

**RICHMOND HOUSING PARTNERSHIP LIMITED
INITIAL DEMOLITION NOTICE**

Under Schedule 5A of the Housing Act 1985 as inserted by clause 182 of the Housing Act 2004 and amended by the Housing and Regeneration Act 2008

This Notice is given by RICHMOND HOUSING PARTNERSHIP LIMITED of 8 Waldegrave Road, Teddington, Middlesex, TW11 8GT

Richmond Housing Partnership Limited is required by Schedule 5A of the Housing Act 1985 to publish the following information:

Intention to demolish

Richmond Housing Partnership Limited intends to demolish the following properties, including flats and where applicable garages, sheds and commercial premises ("the Relevant Premises"):-

Flats 1-12	Benson House	Ham Close	TW10 7PQ
Flats 13-24	Bentinck House	Ham Close	TW10 7PG
Flats 25-36	Bowes Lyon House	Ham Close	TW10 7PH
Flats 37-48	Cavendish House	Ham Close	TW10 7PJ
Flats 49-68	Clarke House	Ham Close	TW10 7PF
Flats 69-80	Edwards House	Ham Close	TW10 7PB
Flats 81-92	Field House	Ham Close	TW10 7PN
Flats 93-112	Greig House	Ham Close	TW10 7PA
Flats 113-124	Hatch House	Ham Close	TW10 7NX
Flats 125-136	Hawkins House	Ham Close	TW10 7NY
Flats 137-156	Hornby House	Ham Close	TW10 7NU
Flats 157-168	Leyland House	Ham Close	TW10 7PD
Flats 169-180	Newman House	Ham Close	TW10 7NT
Flats 181-192	Secrett House	Ham Close	TW10 7PE
	Little House	Ham Close	TW10 7NU

Reason for Demolition

Richmond Housing Partnership intends to demolish the Relevant Premises in Ham Close, a housing estate in Ham, Richmond, in order to redevelop and regenerate the site. The project will generate new homes for existing households, additional homes including affordable homes, new community facilities and associated amenities, landscaping, roads and parking.

Demolition Period

Richmond Housing Partnership Limited intends to demolish the Relevant Premises by 27 October 2028, being no more than seven years after the date of service of this Notice and being a reasonable period within which to carry out the proposed demolition.

Date by which the Initial Demolition Notice shall no longer have effect

Richmond Housing Partnership Limited will be serving an Initial Demolition Notice upon the tenants of the Relevant Premises. This Notice will cease to be in force on 27 October 2028, unless previously revoked under the provisions of paragraph 3 of Schedule 5A of the Housing Act 1985.

Effect of the Initial Demolition Notice

Whilst this Notice is in force Richmond Housing Partnership Limited will not be under an obligation to make such a grant as is mentioned in section 138(1) of the Housing Act 1985 in respect of any claim to exercise the Right to Buy in respect of any of the Relevant Premises.

However, Right to Buy claims submitted to Richmond Housing Partnership Limited for any of the Relevant Premises whilst this Notice is in force will still be processed by Richmond Housing Partnership Limited, so that, if the demolition plans cannot be implemented, the application can be completed. This Notice does not prevent a tenant of any of the Relevant Premises submitting a Right to Buy claim.

Should Richmond Housing Partnership Limited subsequently serve a Final Demolition Notice in respect of the Relevant Premises, the Right to Buy will not arise in respect of the Relevant Premises while that Notice is in force and any existing claim will cease to be effective.

Right to Compensation

There may be a right to compensation under section 138C of the Housing Act 1985 in respect of certain expenditure incurred in relation to any existing Right to Buy claim. Any claim for compensation should be served on Richmond Housing Partnership Limited within the period of three months beginning with the date when the Notice comes into force ("the Operative Date").

The Operative Date of this Notice is 28 October 2021 being the date on which the Initial Demolition Notice was served on the tenants of the Relevant Premises.

Dated: 28 October 2021

Signed:

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Tim Willcocks – Executive Director of Development
Richmond Housing Partnership Limited