

**THE HAYES TOWN CENTRE ESTATE REGENERATION  
INITIAL DEMOLITION NOTICE**

**Under Schedule 5A of the Housing Act 1985 as amended**

This Notice is given by the Mayor and Burgesses of the London Borough of Hillingdon of Civic Centre, High Street, Middlesex UB8 1UW (herein referred to as "the Council").

It is the intention of the Council to demolish house-dwellings or premises in or in the vicinity of the Hayes Town Centre Estate, Hayes, UB3 in order to regenerate the area.

The Council is required by Schedule 5A of the Housing Act 1985 to publish the following information:

**1. Intention to demolish and premises affected:**

- The Council intends to demolish the following house-dwellings or (as may be the case) building containing it, including; flats, houses, maisonettes and where applicable commercial premises (herein referred to as "the Premises"):

25 – 30 Austin Road, UB3 3DD

31 – 40 Austin Road, UB3 3DE

41 Austin Road, UB3 3DF

44 – 49 Austin Road, UB3 3DF

124 – 130 Austin Road, UB3 3DF

131 – 135 Austin Road, UB3 3DR

1 – 5 Silverdale Road, UB3 3BX

7 Silverdale Road, UB3 3BX

11 – 13 Silverdale Road, UB3 3BX

44 Silverdale Road, UB3 3BX

46 – 50 Silverdale Road, UB3 3BX

**2. Reasons for demolition:**

- The regeneration scheme aims to assist and improve the Hayes Town Centre Estate area delivering high-quality homes. The regeneration gives the opportunity to design a new neighbourhood which is safe, more secure and a better place to live. The demolition of the Premises is necessary and required for the regeneration of the Hayes Town Centre Estate and is integral to the scheme.

### **3. Demolition period:**

- The Council intends to demolish the Premises by 12 July 2028 being no more than seven years after the date of services of this Notice and being a reasonable period within which to carry out the proposed demolition.

### **4. Date of expiry of the Initial Demolition Notice:**

- This Notice will remain in force until 12 July 2028 unless revoked or otherwise terminated under or by virtue of paragraph 3 of Schedule 5A of the Housing Act 1985.

### **5. Effect of the Initial Demolition Notice:**

- The Initial Demolition Notice, i.e. this Notice, has been served on the tenants and occupiers of the Premises.
- Whilst this Notice is in force the Council 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 property contained within the Premises.
- However, this Notice does not prevent the making by the tenant of any such claim to exercise the right to buy. Any right to buy claims submitted to the Council for properties contained within the Premises will be processed by the Council as normal (whilst this Notice is still in force) up to the point of section

138(1) of the Housing Act 1985, so that if the demolition plans are not implemented the application can be completed.

- Should the Council subsequently serve a Final Demolition Notice and a right to buy application is suspended due to the services of this Notice, that right to buy claim will lapse and any existing claim will cease to be effective, and no further application can then be made whilst the Final Demolition Notice is in force.

#### **6. 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 that has been established prior to, or at, the date of the service of this Notice.
- Any claim for compensation should be served in writing upon the Council within the period of three months beginning from the date of this Notice being served. A compensation claim can be made for certain reasonable expenditure incurred by tenant to date in respect of legal and other fees, and other professional costs and expenses, payable in connection with the exercise of that right to buy claim.

You may obtain further information about this Notice from: Pamela da-Costa, Operational Housing Regeneration Manager, at 2N/03, Resident Services, Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW, or; by telephone on: 01895 556461. Further, and/or in the alternative, you are at liberty to seek independent legal advice.

Dated: 13 July 2021

Sign: 

Name: Daniel Kennedy

Title: Director – Planning, Environment, Education and Community Services

On behalf of the Mayor and Burgesses of the London Borough of Hillingdon