

THE COUNCIL OF THE CITY OF SALFORD
Initial Demolition Notice
Section 138 and Schedule 5A Housing Act 1985 (as amended)

This notice relates to all of the properties listed in the schedule below ("the Relevant Properties").

1. THE COUNCIL OF THE CITY OF SALFORD ("the Council") intends to demolish the Relevant Properties (or any building containing any of the Relevant Properties).
2. The purpose of the demolition is to enable the regeneration of the Pendleton estate in accordance with proposals made under the Pendleton PFI project for the improvement of the area
3. The Council intends to demolish the Relevant Properties before 22 June 2016.
4. This Notice will remain in force up to 22 June 2016 unless revoked or otherwise terminated under or by virtue of paragraph 3 of Schedule 5A to the Housing Act 1985
5. 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 application to exercise the Right to Buy in respect of the Relevant Properties.
6. However a Right to Buy application submitted to the Council in respect of any of the Relevant Properties whilst this Notice is still in force will be processed by the Council. If this Notice ceases to be in force, the Right to Buy application can be completed.
7. 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 application at the date of the publication of this Notice.
8. Any claim for compensation under the last preceding paragraph of this Notice should be served upon the Council within the period of three months beginning with the date of this notice.
9. Compensation under section 138C is compensation in respect of expenditure reasonably incurred by a tenant before the date of this Notice in respect of legal and other fees, and other professional costs and expenses, payable in connection with the exercise of that Right to Buy application.
10. If the Council serves a Final Demolition Notice in respect of the Relevant Properties and a Right to Buy application is suspended due to the service of this Notice, that application will lapse and no further application can then be made whilst the Final Demolition Notice is in force.
11. Notice in this form is also being served individually on tenants and occupiers of the Relevant Properties and a copy of this notice will also be published in the Salford Advertiser and Life in Salford magazine.

12. Further information about this Notice can be obtained by calling Salix Homes on 0800 218 2000 or by emailing pendleton.pfi@salixhomes.org

Dated: 22 June 2009

Schedule

RELEVANT PROPERTIES

Brydon Close, Salford 6 - 1-65

Edgehill Close, Salford 5 - 3-33 (odd numbers only)

Holcombe Close, Salford 6 - 14-53

Pear Tree Court, Salford 6 - G1-G5, 11-16, 21-26, 31-36, 41-46, 51-56, 61-66, 71-76, 81-86, 91-96, 101-106, 111-116, 121-126, 131-136, 141-146, 151-156 and 161-166