

INITIAL DEMOLITION NOTICE

WEST KENTISH TOWN ESTATE REGENERATION

THIS NOTICE IS GIVEN by The Mayor & Burgesses of the London Borough of Camden, Town Hall, Judd Street, London, WC1H 9LP (“the Council”)

The Council is required, under Schedule 5A of the Housing Act 1985 as amended, to publish the following information:

1. The Council intends to demolish the following properties at West Kentish Town Estate, London, NW5:
 - 1-7 Wedmore, Queens Crescent, London NW5 4DT (including commercial property at 104a Queens Crescent, London NW5 4DU)
 - 1-20 Ashington, Warden Road, London NW5 4RB
 - 1-20 Beckington, Warden Road, London NW5 4RD
 - 1-30 Milverton, Grafton Road, London NW5 4RJ

(“the Relevant Properties”).

2. The demolition of the Relevant Properties is necessary for the implementation of the West Kentish Town Estate regeneration scheme.
3. The Council intends to demolish the Relevant Properties by 19 September 2029.
4. The Council is serving initial demolition notices on the tenants of the Relevant Properties. These initial demolition notices will remain in force until 19 September 2029 unless revoked or otherwise terminated under or by virtue of paragraph 3 of Schedule 5A of the Housing Act 1985.
5. Whilst the initial demolition notices remain 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 Relevant Properties.
6. However, this Notice does not prevent:
 - a) a tenant of any of the Relevant Properties submitting a Right to Buy claim;
or
 - b) the taking of any steps in connection with any such claim up to the point where section 138(1) would otherwise operate in relation to the claim; or
 - c) the operation of that provision in most circumstances where the notice ceases to be in force.

7. Should the Council subsequently serve a Final Demolition Notice in respect of the Relevant Properties, the Right to Buy will not arise in respect of any of the Relevant Properties while that notice is in force and any existing claim will cease to be effective.
8. 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 in respect of any of the Relevant Properties at the date of the service of this Notice.
9. Any claim for compensation under the previous paragraph of this Notice should be served on the Council within the period of three months beginning with the date this Notice comes into force (“the Operative Date”).
10. The Operative Date of this Notice is 20 September 2022.
11. If you have any queries regarding this Notice please contact:

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