

**CLARION HOUSING ASSOCIATION 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 Clarion Housing Association Limited of Level 6, 6 More London Place, Tooley Street, London SE1 2DA (**Clarion**)

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

Intention to demolish

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

1 - 24	Deburgh House	Nelson Grove Road	South Wimbledon	London	SW19 2LH
1 - 18	Doel Close		South Wimbledon	London	SW19 2XH
1 - 17 & 19	Dowman Close		South Wimbledon	London	SW19 2XG
1 - 21	Eleanor House	High Path	South Wimbledon	London	SW19 2JT
1 - 18	Hilborough Close		South Wimbledon	London	SW19 2NQ
1 - 66	Hudson Court	Pincott Road	South Wimbledon	London	SW19 2LF
1 - 66	May Court	Pincott Road	South Wimbledon	London	SW19 2LE
1 - 14	Merton Place Mychell	Nelson Grove Road	South Wimbledon	London	SW19 2NH
1 - 12	House	Pincott Road	South Wimbledon	London	SW19 2NN
1 - 30	Norfolk House	Nelson Grove Road	South Wimbledon	London	SW19 2NG
1 - 64	Priory Close	High Path	South Wimbledon	London	SW19 2TG
1 - 30	Ramsey House	High Path	South Wimbledon	London	SW19 2JU
1 - 38	Ryder House	High Path	South Wimbledon	London	SW19 2JS
1 - 21	Tanner House	Pincott Road	South Wimbledon	London	SW19 2NW
1 - 12	Vanguard House	Pincott Road	South Wimbledon	London	SW19 2XE
1 - 17	Will Miles Court	Hilborough Close	South Wimbledon	London	SW19 2NP
Garages 1 - 10	Hilborough Close		South Wimbledon	London	SW19 2NP
Garages 11 - 31	Deburgh House	Nelson Grove Road	South Wimbledon	London	SW19 2LH

Garages 4 -
27

Hudson Court Pincott Road

South
Wimbledon London SW19 2LF

Reason for Demolition

Many of the homes on High Path have come to the end of their useful life. Almost one third of High Path's residents live in the three tower blocks which now suffer regular failures of key components including lifts, plumbing and heating systems, reflecting the age of the buildings and the cumulative impact of changes made over the years. They are in need of replacement. Similarly, many other residents are living in 1950s flats and maisonettes which suffer from cold and damp and cannot be made accessible. Around one third of the social housing households are overcrowded. Outline planning approval is in place for High Path's complete regeneration to include larger, brick built, higher quality homes set in an attractive and biodiverse public realm and the first new homes have been completed. The regeneration will include a new public park, retail units and community meeting spaces and amenities.

Demolition Period

Clarion intends to demolish the Relevant Premises by 12 January 2030, 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

Clarion will be serving an Initial Demolition Notice upon the tenants of the Relevant Premises. This Notice will cease to be in force on 12 January 2030, 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 Clarion 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 Clarion for any of the Relevant Premises whilst this Notice is in force will still be processed by Clarion, 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 Clarion 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 Clarion 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 12 January 2023 being the date on which the Initial Demolition Notice was served on the tenants of the Relevant Premises.

Dated: 12 January 2023

Signed:

A handwritten signature in black ink, appearing to read 'P. Quinn', with a long horizontal flourish extending to the right.

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Paul Quinn - Director of Regeneration
Clarion Housing Association Limited