

INITIAL DEMOLITION NOTICE

Made under Section 138A and Schedule 5A of the Housing Act 1985 (as amended by the Housing Act 2004 and the Housing and Regeneration Act 2008)

THE ROYAL BOROUGH OF KINGSTON UPON THAMES (the “Council”) hereby gives notice of its intention to demolish the building(s) listed in paragraph 1 below for the purpose set out in paragraph 3 below.

1. Building(s) affected by this notice

All those properties listed in the Schedule.

(the “relevant premises”)

2. Intention to demolish

It is the intention of the Council to demolish the relevant premises.

3. Purpose of demolition

The demolition of the relevant premises is required to secure the comprehensive redevelopment of the Cambridge Road Estate. The regeneration of the Cambridge Road Estate is a key priority for the Council and will improve the quality of the housing stock in the Council’s area.

4. Proposed demolition period

The Council intends to demolish the relevant premises before the end of 20 July 2031.

This Notice is an extension of the Initial Demolition Notice dated 24 July 2017 (the “2017 Notice”). The consent of the Secretary of State for Levelling Up, Housing and Communities, given pursuant to powers conferred by paragraph 4(2) of Schedule 5A of the Housing Act 1985, has been obtained in respect of the said extension.

5. Date of expiry of the Initial Demolition Notice

This Notice will come into force on the date that the 2017 Notice expires (that being 20 July 2024) and will remain in force up to and including 20 July 2031 unless revoked or otherwise terminated under or by virtue of paragraph 3 of Schedule 5A of the Housing Act 1985.

Whilst this Notice is in force the Council will not be under an obligation to sell the freehold of any house or to grant a lease as mentioned in section 138(1) of the Housing Act 1985 (the “Right to Buy”) in respect of any claim by a tenant to exercise the Right to Buy.

However, Right to Buy claims submitted to the Council for any of the relevant premises whilst this Notice is still in force will be processed by the Council as normal, so that if the demolition plans are not implemented, the application can be completed.

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 the date of the service of this Notice.

Any claim for compensation under this paragraph 6 should be served upon the Council within the period of three months beginning with the date of service of this Notice. A compensation claim can be made for any reasonable expenditure incurred by the tenant to

date in respect of legal and other fees, and other professional costs and expenses, payable in connection with the exercise of the Right to Buy claim.

If the Council serves a Final Demolition Notice and a Right to Buy application is suspended due to the service of this Notice, that Right to Buy application will lapse and no further application can then be made whilst the Final Demolition Notice is in effect.

7. Further information

Should you require any further information about this Notice, please contact the Council on: 07523942028.

Further information in respect of the Cambridge Road Estate regeneration programme is available from the Council's website: www.kingston.gov.uk/creregen

Wale Adetoro

Assistant Director – Housing

Dated: 18th July 2024

SCHEDULE

All at Cambridge Road Estate, Kingston upon Thames, KT1:

Brinkley, Burritt Road	1-13 Chesterton Terrace
Burwell, Excelsior Close	1-13 Franklin Close
Caldecote, Excelsior Road	1-9 Stapleford Close
Childerley, Burritt Road	1-9 (odds) Vincent Road
Chippenham, Excelsior Close	
Connington, Somerset Road	
Croxton, Burritt Road	
Duxford, Burritt road	
Fordham, Excelsior Close	
Foxton, Stapleford Close	
Graveley, Willingham Way	
Harston, Burritt Road	
Impington, Willingham Way	
Madingley, St Peter's Road	
Oakington, Eureka Road	
Shelford, Burritt Road	
Westwick, Chesterton Terrace	
1-49 (odds) Willingham Way	
2-50 (evens) Cambridge Grove Road	

47-53 (odds) Cambridge Grove Road

1-9 Burritt Road