

## **FAQ's - relating to the serving of the Initial Demolition Notice and the Right to Buy**

- **Why is the Council serving an Initial Demolition Notice (IDN)?**

The purpose of the initial demolition notice is to formally advise tenants of the Council's intention to demolish Serpentine Court. The Council needs to issue the Initial Demolition Notice to allow Phase B of the Lakes Estate regeneration to progress in due course. It also suspends any Right to Buy applications that have been submitted by qualifying tenants whilst proposals for regeneration are being considered, or progressed to the point where a Final Demolition Notice is served.

- **What if I have applied for the Right to Buy my home?**

If you have already applied for the Right to Buy (RTB), your application will be suspended whilst the Council progresses its regeneration plans. If at any point the plans change and your home is not to be demolished, a revocation notice will be served. At this point, you could still complete your purchase. You can still make a RTB application when an Initial Demolition Notice is in effect on your home, but the sale process will be suspended until either a Final Demolition Notice has been served or the Initial Demolition Notice has lapsed.

- **What if I want to apply for the Right to Buy my home?**

You can make a new RTB application, but the Council cannot complete the sale while an initial demolition notice is in force. However, if the Council serves a final demolition notice, any existing Right to Buy claims are ended and no new applications can be made.

- **How does an Initial Demolition Notice (IDN) affect me?**

The Initial Demolition Notice is more about alerting residents to the suspension of the Right to Buy and does not mean that demolition is about to start. Demolition can only start after planning permission has been granted AND after a Final Demolition Notice has been issued. The Final Demolition Notice will only be issued once the Council has a clear timetable for Phase B of the Lakes regeneration. An Initial Demolition Notice does not affect your rights and responsibilities as laid out in the tenancy agreement, other than the 'Right to Buy'. A Right to Buy (RTB) application can be made but these applications will not be completed while the Initial Demolition Notice is in force.

- **How is my Right to Buy affected by moving to another home?**

Council tenants will continue to be able to bid for a new property, according to their needs.

- **What happens if the Council decide not to proceed with the demolition?**

If the Council decides not to demolish Serpentine Court, we will serve a revocation notice on each affected resident as soon as is reasonably practicable. This means that we will withdraw the notice and residents may exercise the Right to Buy.

- **When will I know when I need to move?**

Serpentine Court will not be demolished before all residents and occupiers have moved out and reasonable advance notice will be given prior to this happening.