

## **LAKES ESTATE REGENERATION**

### **LANDLORD'S INITIAL DEMOLITION NOTICE**

#### **Housing Act 1985 Schedule 5A** (as amended by the Housing Act 2004)

TAKE NOTICE that MILTON KEYNES CITY COUNCIL of Civic Office, 1 Saxon Gate East, Milton Keynes, MK9 3EJ ("the Council") intends to demolish the following properties at Serpentine Court, Bletchley, Milton Keynes MK2 ("the Relevant Properties"):

numbers: 1, 2, 3, 5, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 39, 40, 42, 43, 44, 45, 47, 48, 49, 50, 51, 52, 53, 54, 55, 57, 58, 59, 61, 62, 64, 65, 66, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 82, 83, 84, 85, 86, 87, 88, 90, 92, 93, 94, 95, 97, 101, 103, 105, 107, 109, 118, 119, 120, 122, 123, 124, 125, 127, 129, 130, 131, 132, 133, 134, 135, 137, 138, 139, 140, 141, 142, 144, 145, 147, 148, 149, 150, 151, 152, 154, 155, 156, 157, 159, 160, 161, 162, 163, 166, 168, 169, 171, 172, 173, 174, 175, 176, 177, 178, 180, 181, 182, 183, 184, 185, 186, 187, 189, 190, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 204, 206, 208, 212, 214, 216,

The reason for the intended demolition is that the Relevant Properties are within an area that is intended will be subject to comprehensive development to allow the building of new homes and associated infrastructure as part of the regeneration of the Lakes Estate, Bletchley. This is not possible without demolishing the Relevant Properties.

Demolition of the Relevant Properties is integral to implementation of the recommendations of the Cabinet report dated 13th July 2021; details of which can be found in the printed minutes on the following web link, under Item No. 24:

<https://milton-keynes.cmis.uk.com/milton-keynes/Calendar/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/6831/Committee/1399/Default.aspx>

The Council intends to demolish the Relevant Properties by 1 November 2027, being no more than seven years after the date of service of this Initial Demolition Notice and being a reasonable period within which to carry out the proposed demolition

This Notice will remain in force up to and including 1 November 2027 unless it has been revoked or otherwise terminated under the provisions of paragraph 3 of Schedule 5A of the Housing Act 1985.

TAKE FURTHER NOTICE that:

Whilst this Notice is in force the Council shall be under no 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 of properties which form part of the Relevant Properties;

This Notice does not prevent:

- (i) any claim to exercise the right to buy in respect of any Relevant Properties; or

- (ii) the taking of such steps pursuant to Part V of the Housing Act 1985 in connection with any such claim in respect of any Relevant Properties up to the point where Section 138(1) would otherwise operate in relation to the claim; or
- (iii) the operation of Section 138(1) in most cases where this Notice ceases to be in force

However, if the Council subsequently serves a Final Demolition Notice in respect of the Relevant Properties, the right to buy will not arise whilst that notice is in force and any existing claim in respect of any Relevant Properties will cease to be effective.

If there is an existing right to buy claim in respect of any Relevant Properties at the operative date of this Notice, there may be a right to compensation in relation to certain expenditure under Section 138C of the Housing Act 1985. This is provided that within three months, beginning from the operative date of this Notice, the Council must be served with a written notice claiming an amount of compensation under Section 138C(3). The claim must be accompanied by receipts or other documents showing expenditure incurred.

Compensation is in respect of expenditure reasonably incurred before the operative date of this Notice in respect of legal and other fees and other professional costs and expenses payable in connection with the exercise of the right to buy.

The operative date of this Notice is 27<sup>th</sup> October 2022 which is the date that a copy of this Notice was served on the tenants and occupiers of the Relevant Properties

If you have any questions about this Notice or the plans to regenerate Serpentine Court, you can contact:

Rahul Mundray, Development Manager, Milton Keynes City Council, Civic Office, 1 Saxon Gate East, Milton Keynes, MK9 3EJ; or by email to [Rahul.Mundray@milton-keynes.gov.uk](mailto:Rahul.Mundray@milton-keynes.gov.uk)

or Independent Tenant Advisor: Kevin Farrell from Tpas on: Freephone: **0800 731 1619** email: [serpentinecourt@tpas.org.uk](mailto:serpentinecourt@tpas.org.uk) web: **www. tpas.org.uk**

The role of Tpas is to provide independent and impartial advice to any resident who lives in Serpentine Court. Tpas will support you and work on your behalf to ensure that you are fully informed and involved throughout the regeneration project. For more information on Tpas' approach, role and the standards that you can expect, please visit the webpage:

<http://www.tpas.org.uk/our-projects/your-mk-serpentine-court-ita>



Dated: 27<sup>th</sup> October 2022 (Date of Service)

Signed:



Stuart Proffitt Director Environment and Property

On behalf of Milton Keynes City Council