

**Numbers 2,4,6,8,10,12,14,16,18,18a,20,20a,22,22a,24,24a,26,28,30,32,34,36,40,42,44,46,48,50,52,54,56,58,60,62,64,66,68,70,72,74,76,78,80,82,84,86,88, 90,92,94,96,98,100,102,104,106,108,110,112,114,116,118,120, Pool Way, Birmingham B33 8ND**

**31,33,35,37,39,39A,41,43,45,47,49,51,53,55,57,59,61,63,65,67,69,71,73,75,77,79,81,87,89,91,92,95,97,99,101,103,105,107,109,111,113,115,117,119,121,123,125,127,129,131,133,135,137, 139, Pool Way, Birmingham B33 8ND**

**191,193,195,197,199 Pool way, Birmingham. B33 8ND**

**(NB this advert/notice may cover a range of addresses or schemes)**

### **Initial Demolition Notice**

Made under

Schedule 5A Housing Act 1985 as amended

1. This Notice is given by Birmingham City Council, Planning and Regeneration of 1 Lancaster Circus, PO BOX 28, Birmingham, B2 2GQ.
2. It is the intention of the Council
  - 2.1 To demolish numbers  
2,4,6,8,10,12,14,16,18,18a,20,22,24,26,28,30,32,34,36,38,40  
42,44,46,48,50,52,54,56,58,60,62,64,66,68,70,72,75,76,78,80  
82.84.86.88.90.92.94.96.98.100.102,104,106,108,110,112,114,  
116,118,120, Pool Way, Birmingham B33 8ND  
  
31,33,35,37,39,39A,41,43,45,47,49,51,53,55,57,59,61,63,65,67  
69,71,73,75,77,79,81,83,85,87,89,91,93,95,97,99,101.103.105,  
107, 109,111,113,115,117,119,121,123,125,127,129,131,133,  
135,137,139, Pool Way, Birmingham B33 8ND  
  
191,193,195,197,199, Pool Way, Birmingham B33 8ND  
(Relevant Properties).
  - 2.2 The purpose of the demolition is to improve the efficiency of Council Housing by removing properties with high future investment costs that will achieve savings. It will also improve the effectiveness of Council housing stock by creating opportunities for the development of new, affordable, high quality homes that better meets the current and future needs of

the citizens of Birmingham and contribute to the creation of sustainable communities.

- 2.3 The Council intends to demolish the properties identified above within the period October 2016 and before 31 October 2021
- 2.4 This Notice will remain in force up to and including 31 October 2021 unless revoked or otherwise terminated under or by virtue of paragraph 3 of Schedule 5A of the Housing Act 1985
- 2.5 Whilst this Notice is in force the Council will not be under an obligation to grant a lease as mentioned in section 138(1) of the Housing Act 1985 in respect of any claim by a tenant to exercise the right to buy of the Relevant Properties
- 2.6 However Right to Buy claims submitted to the Council for any of the Relevant Properties whilst this Notice is still in force will be processed by the Council as normal, so that if the demolition plans not be implemented the application can be completed.
- 2.7 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 at the date of the service of this Notice.
- 2.8 Any claim for compensation under the previous paragraph of this Notice should be served upon the Council within the period of three months beginning from the operative date of this notice. Compensation under section 138C is compensation in respect of expenditure reasonably incurred by the tenant before the operative date in respect of legal and other fees, and other professional costs and expenses, payable in connection with the exercise of that Right to Buy claim.
- 2.9 If the Council serves a Final demolition Notice in respect of the Relevant Properties and a right to buy application is suspended due to the service of this Notice, that application will lapse and no further application can then be made whilst the Demolition Final Notice is in effect.
- 2.10 The operative date of this notice is 22 October 2015, which is the date a copy of this notice was served on the tenants of the Relevant Properties identified above.