



LEEDS CITY COUNCIL

INITIAL DEMOLITION NOTICE
SUSPENSION OF RIGHT TO BUY IN RESPECT OF MULTI-STOREY PREMISES IN
HOLBECK, LEEDS 11

Intention to Demolish

The Leeds City Council ("the Council") in pursuance of Schedule 5A paragraph 2(2) of the Housing Act 1985 as amended by Schedule 9 of the Housing Act 2004 ("the Act") hereby gives Notice of its intention to demolish the dwellings scheduled below.

Dwellings comprised in 5 multi-storey tower blocks being flats Nos. 1-11 and 15-181 odds and 2-180 evens Holbeck Towers; and 1-11 and 15-61 odds and 2-60 evens Gaitskell Court; and 1-11 and 15-61 odds and 2-60 evens Gaitskell Grange, Holbeck, Leeds 11. ("the relevant premises").

Reason for Demolition

The Council intends to demolish the relevant premises as part of a major PFI Regeneration Scheme in Beeston Hill and Holbeck, Leeds. Following extensive consultation in 2007 the majority of residents in the area and in the affected premises showed a preference for demolition and the implementation of a Regeneration Scheme. Contributory factors in reaching the decision to demolish include the uneconomical costs of refurbishment and the perceived benefits of the PFI option thereby contributing to the regeneration objectives identified for the area.

Proposed Demolition Period

Each phase of demolition of the relevant premises will be carried out within the period 14th March 2008 and 13 March 2013.

Date by which the Initial Demolition Notice shall no longer have effect

Each Initial Demolition Notice which the Council will be serving on all secure tenants of the relevant premises will cease to be in force with effect from 13 March 2013 unless revoked or otherwise terminated under the provisions contained in paragraph 3 of Schedule 5A of the Act.

Effect of the Initial Demolition Notice

During the period of validity of any such Notice, the Council will not be under any obligation to make a freehold transfer or lease in respect of any claim to exercise the Right to Buy in relation to any of the relevant premises comprised in the area. However, this Initial Demolition Notice does not prevent any tenant from making a 'Right to Buy' application.

Right of Compensation

There may be a right to compensation under Section 138C of the Act in respect of certain expenditure incurred as a consequence of an existing 'Right to Buy' application. Further information regarding this Notice may be obtained by contacting Russell Merrick, Regeneration Officer on 0113 214 1923.

Dated this 14th day of March 2008

Nicolé Jackson
Assistant Chief Executive (Corporate Services)
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Leeds LS1 1UR