



**LEEDS CITY COUNCIL**  
**INITIAL DEMOLITION NOTICE**  
**SUSPENSION OF RIGHT TO BUY IN RESPECT OF PREMISES IN BEESTON HILL AND**  
**HOLBECK, LEEDS 11**

**Intention to Demolish**

The Leeds City Council ("the Council") pursuant to the provisions of Section 138A and 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 Nos.1-11 inclusive & 15-75 (odds) Bismarck Drive; 53-133 (odds) Bismarck Street; 66-80 (evens) Cemetery Road; 15-23 (odds) & 26-44 (evens) Coupland Place; 1-11 inclusive & 15-21 (odds) Coupland Road; 2-64 (evens) Fairfax Road; 2-16 (evens) Malvern Grove; 1-12 inclusive & 15-37 (odds) Malvern Rise; 84-112 (evens) & 131-183 (odds) Malvern Road; 1-12 & 14-21 (inclusive) & 23-41 odds St. Lukes Green; 1-11 inclusive & 15-85 (odds) Waverley Garth ("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 30 January 2009 and 29 January 2016.

**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 29 January 2016 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 30 day of January 2009

Nicolé Jackson  
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