

Frequently Asked Questions Demolition Notices

What is a Demolition Notice?

All the residents who live within a regeneration area will receive a formal notice that Bromford is proposing to demolish their home at some point in the future. This is called a Demolition Notice.

Demolition Notices are issued in two stages:

- **Initial Demolition Notices** are issued to residents when Bromford has decided to regenerate an area and the proposals require some homes to be demolished but has not yet established when this will happen. These notices can last up to seven years, and it does not mean that demolition work is about to start.
- **Final Demolition Notices** are issued to residents when planning permission has been granted and Bromford has set a date for the demolition to happen. No demolition can happen until this Notice is issued. These notices last for two years.

Why does Bromford serve an Initial Demolition Notice?

The purpose of the initial demolition notice is to suspend any Right to Buy (RTB) 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. It does not mean demolition is about to start.

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

If you have already applied for the Right to Buy your home, your application will be suspended whilst Bromford progresses their 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

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has lapsed.

If you have established a valid claim to exercise the Right to Buy before an Initial Demolition Notice is served, you now have 3 months in which to claim compensation for reasonable expenditure connected with the conveyancing process such as legal or survey fees. Please contact James Trotter to discuss this further.

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

You can make a new application while an Initial Demolition Notice is in force, but Bromford cannot complete the sale whilst these circumstances are in place. However, if Bromford 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 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 Bromford have a clear programme and timetable for the scheme and it is known that the property will be demolished within 2 years.

Homeowners & Leaseholders: This notice has been served as you are attached to a property we are including in our regeneration plans. You may continue to use your property as you were doing before you received an Initial Demolition Notice.

Customers: 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 application can be made but these applications will not be completed while the Initial Demolition Notice is in force.

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

If you move to another Bromford property, we will let you know if your new home includes the Right to Buy, as some homes are exempt, for example some sheltered accommodation.

I am a freeholder; how can you demolish my home when I own it?

Bromford cannot demolish your home. The Initial Demolition Notice has to be served on the occupier of any privately owned property if that property is part of the “building” which is to be demolished e.g. the owner of a flat within a block owned by Bromford or a semi-detached home that is attached to a home owned by Bromford. As part of our legal obligations we serve this initial demolition notice on you as a homeowner.

What happens if Bromford decide not to proceed with demolition or changes its mind about including my home in the regeneration plans?

If Bromford decides not to demolish the property, we will serve a revocation notice on each affected customer as soon as is reasonably practicable. This means that we will withdraw the notice and you may exercise your Right to Buy.