

INITIAL DEMOLITION NOTICE

Schedule 5A of the Housing Act 1985 as amended

1. This Notice is given by Havebury Homes, Havebury House, Western Way, Bury St Edmunds, Suffolk, IP33 3SP ("Havebury").
2. Havebury is required by Schedule 5A of the Housing Act 1985 as amended (the "Act") to publish the following information:

Intention to demolish

3. Havebury intends to demolish the following properties:
 - 41, 43, 45, 47, 49, 51, 53, 55 and 57 The Vinefields, Bury St Edmunds, Suffolk, IP33 1YE
 - 99, 101, 103, 105, 107, 109, 111, 113 and 115 The Vinefields, Bury St Edmunds, Suffolk, IP33 1YE

Reason for demolition

4. The demolition of the Relevant Premises is necessary to develop new homes.

Demolition period

5. Havebury intends to demolish the Relevant Premises by 31 December 2028, being no more than seven years after the date of service of this notice and being a reasonable period within which to carry out the proposed demolition.

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

6. This Notice will remain in force up to and including 31 December 2028 unless revoked or otherwise terminated under or by virtue of paragraph 3 of Schedule 5A of the Act.

Effect of the Initial Demolition Notice

7. Whilst this Notice remains in force Havebury will not be under any obligation to make such a grant as is mentioned in section 138(1) of the Act (including as modified by The Housing (Right to Acquire) Regulations 1997 and/or The Housing (Preservation of Right to Buy) Regulations 1989) in respect of any claim made by you to exercise the Right to Buy or the Right to Acquire in respect of any of the Relevant Premises.
8. This Notice does not prevent:
 - a. you from making a claim to exercise the Right to Buy or the Right to Acquire;
 - b. you taking such steps pursuant to Part V of the Act in connection with any such claim up to the point where Section 138(1) of the Act would otherwise operate in relation to the claim;
 - c. the operation of Section 138(1) in most circumstances where this Notice ceases to be in force.
9. If Havebury subsequently serves a Final Demolition Notice in respect of the Relevant Premises, the Right to Buy or the Right to Acquire will not arise in respect of it while that notice is in force and any existing claim will cease to be effective.

Right to compensation

10. You may have a right to compensation under section 138C of the Act in respect of certain expenditure incurred in relation to any existing Right to Buy or Right to Acquire claim at the date of the service of this Notice.
11. Any claim for compensation under the previous paragraph of this Notice should be served upon Havebury 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 or Right to Acquire claim.

Operative date

12. The operative date of this notice is 23 September 2026, which is the date a copy of this notice was served on the tenants and occupiers of the Relevant Premises.

Dated this 30th day of September 2026

Signed: 

Name: Scott Bridge, Assistant Director of Asset Management.

For and on behalf of Havebury Homes