

# TUSTIN ESTATE REGENERATION

## Final Demolition Notice

### Under Schedule 5 of the Housing Act 1985

TAKE NOTICE that THE MAYOR AND BURGESSES OF THE LONDON BOROUGH SOUTHWARK of 160 Tooley Street, London, SE1 2QH ("the Council") intends to demolish the following block(s) ("the Premises"):

- 1-98 Heversham House, Ilderton Road
- 1-38 Kentmere, Manor Grove

The Council is required by Schedule 5 of the Housing Act 1985 to publish the following information:

- The demolition of the Premises is necessary for the redevelopment and regeneration of the Tustin Estate. This redevelopment is not possible without demolishing the Premises. The demolition is integral to the implementation of the recommendations of the Cabinet report dated the 13th July 2021 which can be found in the printed minutes of the following weblink under Supplemental Agenda 3 - Item No. 14:

<https://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=7014&Ver=4>

- The Council intends to demolish the Premises on the 20th July 2026.
- The Final Demolition Notice will cease to be in force on the 20th July 2026 unless extended or revoked under Paragraph 15 of Schedule 5 of the Housing Act 1985.
- This Final Demolition Notice shall replace the Further Initial Demolition Notice served on the 24th April 2025.

TAKE FURTHER NOTICE that:

- a) While the Final Demolition Notice is in force, the Right to Buy under the Housing Act 1985 will not arise in relation to any dwelling within the Premises and any existing Right to Buy claim will cease to be effective while this Final Demolition Notice is in force.
- b) If there is an existing Right to Buy claim in respect of any dwelling at the date the Final Demolition Notice comes into force, there may be a right to compensation in relation to certain expenditure under Section 138C of the Housing Act 1985. This is provided that within three months of the date when this Final Demolition Notice comes into effect, the Council is served with a written notice claiming an amount of compensation under Section 138C(3). Any claim must be accompanied by receipts or other documents showing the expenditure incurred.
- c) Compensation is in respect of expenditure reasonably incurred before this Final Demolition Notice comes into force in respect of legal and other fees and other professional costs and expenses payable in connection with the exercise of the Right to Buy.

The date this Final Demolition Notice comes into force is the 4th June 2026 this being the date on which a copy of this Final Demolition Notice was served on the tenants of the Premises.

Any queries, comments or observations regarding this matter should be directed to Louise Turff, Southwark Council, Sales & Acquisitions Team, PO Box 76378, London, SE1P 6HY or [specialist.homepurchase@southwark.gov.uk](mailto:specialist.homepurchase@southwark.gov.uk).

**Date:** 4th June 2026

**Name:** Abi Oguntokun

**Signed:**



**Title:** Director of Landlord Services

**On behalf of the Mayor and Burgesses of the London Borough of Southwark**