

**WIGAN COUNCIL**  
**FINAL DEMOLITION NOTICE**  
**HOUSING ACT 1985, Schedule 5 Paragraph 13**  
**as amended by HOUSING ACT 2004**

**NOTICE IS HEREBY GIVEN** that the Wigan Borough Council ("the Landlord") in exercise of the powers under Schedule 5 paragraph 13 of the Housing Act 1985, as amended by the Housing Act 2004, intends to demolish 2a + 2b Helen Street, Golborne, Wigan WA3 3QR ("the Premises").

The Landlord intends to demolish the Premises because the premises are defective pre-fabricated dwellings of pre-cast concrete construction which were acquired under the Housing Defects Act 1984 and which require substantial repairs to remedy their condition and no adequate improvements have been carried out by private owners.

The Landlord intends to demolish the premises by 27<sup>th</sup> July 2007 and this Notice will cease to be in force (unless extended or revoked) on the 28<sup>th</sup> July 2007.

The Landlord hereby confirms that condition B of paragraph 14 of Schedule 5 Housing Act 1985 as, amended by the Housing Act 2004, which states that:

- (a) the proposed demolition of the dwelling-house does form part of a scheme involving the demolition of other premises, but
- (b) none of those other premises needs to be acquired by the landlord in order for the landlord to be able to demolish them.

is satisfied in relation to this Notice.

The Landlord hereby confirms that the Right to Buy does not arise in respect of the Premises or (as the case may be) in respect of any dwelling house contained in them whilst this Notice is in force. But if at the time when the Notice is served, there is an existing claim to exercise the right to buy in respect of a dwelling house the claim ceases to be effective on the Notice coming into force.

There may be a right to compensation under section 138C of the Housing Act 2004, in respect of certain expenditure incurred in respect of any existing claim to purchase the property under the Right to Buy legislation. But if at the time when the Notice is served there is an existing claim to exercise the right to buy in respect of a dwelling house the claim to compensation shall:-

- a) Be compensation in respect of expenditure reasonably incurred by the tenant before the Notice comes into effect in respect of legal and other fees and other professional costs and expenses payable in connection with the exercise by him of the right to buy.
- b) The tenant must within 3 months beginning with the date when the Notice comes into force serve on the landlord a written notice claiming the amount of compensation with supporting evidence.
- c) The tenants notice may be served on the Landlords Director of Legal and Property Services, S.D. Lowe at the address given below.

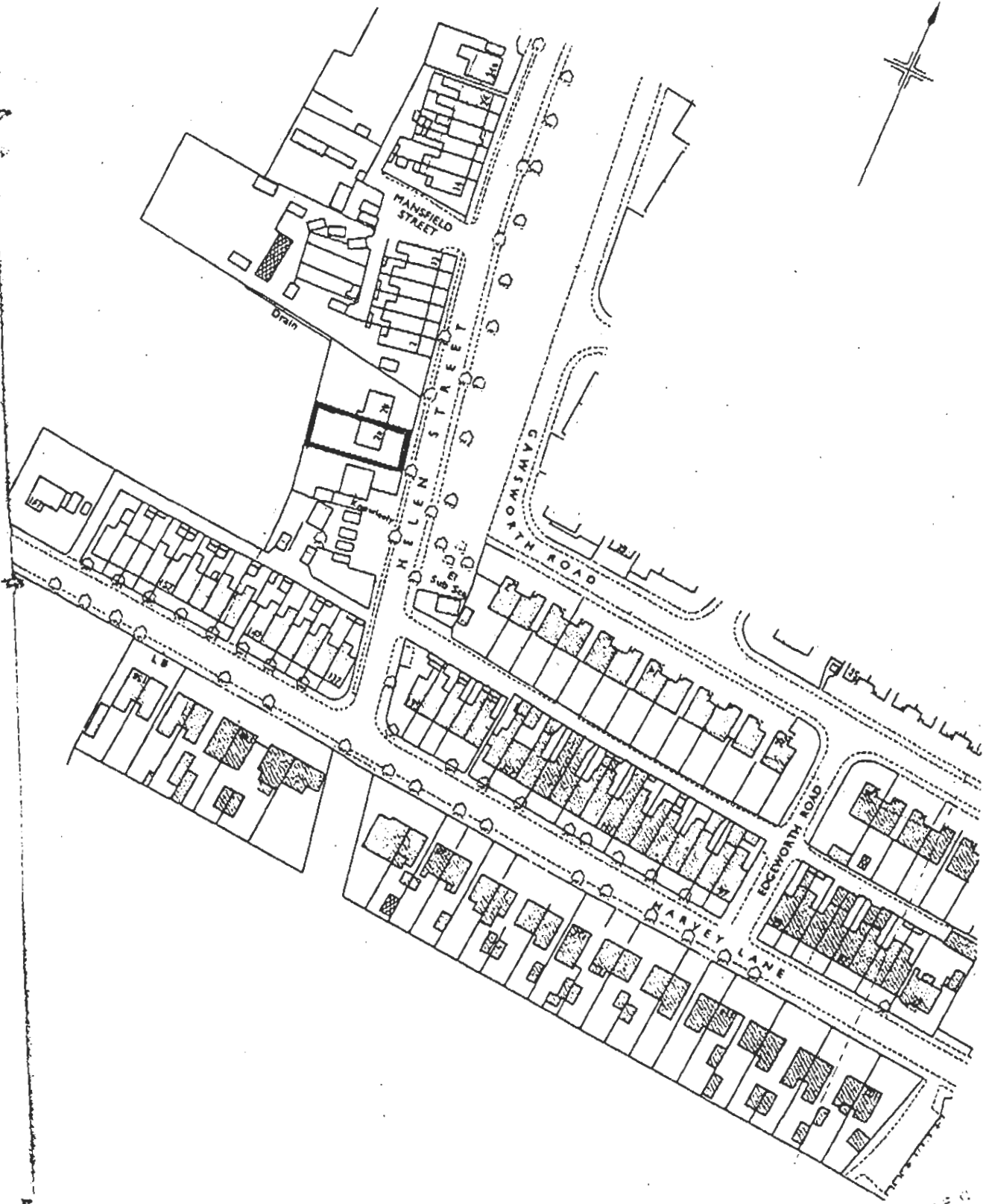
A map identifying the location of the Scheme and the Premises to be demolished may be inspected at the Town Hall, Library Street, Wigan WN1 1YN or at Leigh Town Hall, Market Place, Leigh, WN7 1DY at all reasonable hours.

SUSAN DIANNE LOWE  
DIRECTOR OF LEGAL AND PROPERTY SERVICES  
WIGAN BOROUGH COUNCIL

# H.M. LAND REGISTRY

# GM74400

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Except where otherwise stated on the register there is vested in the registered proprietor of the land any easement, right or appurtenance which appertains or is reputed to appertain to the land or any part of it or was at the time of registration deemed to be so vested.

H.M. LAND REGISTRY		TITLE NUMBER	
		GM292932	
ORDNANCE SURVEY PLAN REFERENCE	SI 5998	SECTION D	Scale 1/1250
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