

## **INITIAL DEMOLITION NOTICE**

### **Made under**

### **Schedule 5A Housing Act 1985 as amended**

This Notice relates to the properties listed in the Notice below.

1. This Notice is given by Manchester City Council (the “Council”) Growth and Development Department of PO Box 532 Town Hall, Manchester, M60 2LA.
2. It is the intention of the Council:
  - 2.1 To demolish the following properties (the “Relevant Properties”) known as:
    - 66 Churnet Street and 127 Thornton Street North.
  - 2.2 The purpose of the demolition is to facilitate the regeneration of the Collyhurst Village Neighbourhood in accordance with the Spatial Framework for Collyhurst Village as set out in the Northern Gateway (now known as Victoria North) Strategic Regeneration Framework.
  - 2.3 The Council intends to demolish the Relevant Properties before **August 2027**.
  - 2.4 This Notice will remain in force up to and including **August 2027** unless revoked or otherwise terminated under or by virtue of Paragraph 3 of Schedule 5A of the Housing Act 1985.
  - 2.5 Whilst this Notice is in force the Council will not be under an obligation to make a grant as mentioned in section 138(1) of the Housing Act 1985 in respect of any claim by a tenant to exercise the right to buy in respect of the Relevant Properties.
  - 2.6 However right to buy claims submitted to the Council for any of the Relevant Properties whilst this Notice is still in force will be processed by the Council as normal, so that if the demolition plans are not implemented the application can be completed.
  - 2.7 There may be a right to compensation under section 138C of the Housing Act 1985 in respect of certain expenditure incurred in relation to any existing right to buy claim at the date of the service of this Notice.
  - 2.8 Any claim for compensation under the previous paragraph of this Notice should be served upon the Council 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 claim.

2.9 If the Council serves a Final demolition Notice in respect of the Relevant Properties and a right to buy application is suspended due to the service of this Notice, that application will lapse and no further application can then be made whilst the Final Demolition Notice is in effect.

2.10 The Council shall serve this Notice upon the tenants of all dwelling houses contained within the Relevant Properties on or before 31 August 2025 and the Notice will come into force on **31 August 2025**.

Dated: **28 August 2025**

**Major Regeneration**

Growth and Development

PO Box 532 Town Hall Manchester M60 2LA

Email: [andrea.broodbank@manchester.gov.uk](mailto:andrea.broodbank@manchester.gov.uk)