

ROCHDALE BOROUGHWIDE HOUSING LIMITED FINAL DEMOLITION NOTICE

Under Schedule 5 to the Housing Act 1985 as inserted by section 182 of the Housing Act 2004 and amended by the Housing and Regeneration Act 2008

This Notice is given by Rochdale Boroughwide Housing Limited of Unique Enterprise Centre, Belfield Road, Rochdale OL16 2UP

Rochdale Boroughwide Housing Limited is required by Schedule 5 to the Housing Act 1985 to publish the following information:

Intention to demolish

Rochdale Boroughwide Housing Limited intends to demolish the following block (the **"Relevant Premises"**):

493-516 Zedburgh, Lower Falinge, Rochdale, OL12 6QY

Reason for Demolition

The demolition of the Relevant Premises is necessary for the regeneration of the Lower Falinge neighbourhood as part of Rochdale Boroughwide Housing Limited's Rochdale Town Centre regeneration proposals confirmed in June 2017. This is not possible without demolishing the Relevant Premises and the dwelling-houses contained within the Relevant Premises.

Demolition Period

Rochdale Boroughwide Housing Limited intends to demolish the Relevant Premises by 20 July 2027, being within the period of 24 months from the date of service of this Notice.

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

This Notice will cease to be in force on 21 July 2027, unless previously revoked under the provisions of paragraph 15 of Schedule 5 to the Housing Act 1985.

Housing Act 1985 Schedule 5 Paragraph 14 Condition

The following condition B is satisfied in relation to this Notice:

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

Effect of the Final Demolition Notice

Whilst this Notice is in force the right to buy does not arise in respect of any dwelling-house forming part of the Relevant Premises. Any existing claim to exercise the right to buy in respect of any dwelling-house forming part of the Relevant Premises will cease to be effective on this Notice coming into force.

Right to Compensation

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. Any claim for compensation should be served on Rochdale Boroughwide Housing Limited within the period of three months beginning with the date when the Notice comes into force (**the Operative Date**).

The Operative Date of this Notice is 22 July 2025 being the date on which the Final Demolition Notice was served on the tenants of the Relevant Premises.

Dated: 22 July 2025

Signed:

A handwritten signature in black ink, appearing to read 'H Fleming', written in a cursive style.

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Hannah Fleming, Director of Regeneration and Development
On behalf of Rochdale Boroughwide Housing Limited