

INITIAL DEMOLITION NOTICE
Schedule 5A of the Housing Act 1985
South Acton Estate, Acton, London, W3



This Notice is given by the COUNCIL OF THE LONDON BOROUGH OF EALING of Town Hall, New Broadway, Ealing W5 2BY (“the **Council**”).

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

1. The Council intends to demolish a number of properties in South Acton Estate being 1-54 Ludlow Court, 1-63 Barrington Court, 1-33 Clandon Close, 1-66 Arlington Court, 4-24 Block 4 Cheltenham Place, 98-100 Avenue Road, 1-20 Belgrave Close, 26-44 Block 6 and 46-74 Block 8 Cheltenham Place, 1-37 (sheltered) Harleyford Manor, 1-10 Buckland Walk, 11-29 Block 9 Cheltenham Place, 1-39 (sheltered) Pembroke House, 1-12 St Margarets Lodge (“the **Relevant Premises**”).
2. The demolition of the Relevant Premises is necessary for the regeneration of South Acton Estate. The demolition is essential to delivering the scheme.
3. The Council intends to demolish the Relevant Premises by 22 October 2032 however the intention is to demolish as soon as possible after the block(s) becomes vacant.
4. The Council will be serving initial demolition notices upon the tenants of the flats within the Relevant Premises. These notices will remain in force until 22 October 2032 unless extended, revoked or otherwise terminated under or by virtue of paragraph 3 of Schedule 5A of the Housing Act 1985.
5. Whilst this Notice is in force the Council will not be under an obligation to grant a lease as is mentioned in section 138(1) of the Housing Act 1985 in respect of any claim to exercise the right to buy in respect of any of the flats within the Relevant Premises.
6. However, right to buy claims submitted to the Council for any of the properties within the Relevant Premises whilst this Notice is still in force will be processed by the Council as normal, so that if the demolition plans cannot be implemented the application can be completed. This notice does not prevent a Council tenant submitting a right to buy claim.
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.
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.
9. If the Council serves a Final Demolition Notice in respect of the Relevant Premises and a right to buy application is suspended due to the service of this notice, that application will lapse and no further application can be made whilst the Final Demolition Notice is in effect.
10. The operative date of this notice is 23 October 2025 which is the date the notice was served on the secure tenants at the Relevant Premises.

Dated: 22 October 2025

Peter George
Strategic Director for Economy and Sustainability
on behalf of London Borough of Ealing

