



We recently hand-delivered Initial Demolition Notices to residents within the demolition area on the Grey Mare Lane Estate in Beswick. These notices are a legal requirement and set out One Manchester's intentions, but no homes will be demolished for several years. Before serving these notices, we carried out a number of one-to-one visits ensuring residents who are affected were informed of our intentions and provided the information regarding timeframes and support with moving. If you wish to view the notice, please see below.

ONE MANCHESTER LIMITED INITIAL DEMOLITION NOTICE

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

This Notice is given by ONE MANCHESTER LIMITED of Lovell House, Archway 6, Hulme, Manchester M15 5RN

One Manchester Limited is required by Schedule 5A of the Housing Act 1985 to publish the following information:

Intention to demolish

ONE MANCHESTER LIMITED intends to demolish the following properties, including flats, maisonettes and where applicable garages, sheds and commercial premises ("**the Relevant Premises**"):

2 to 12 (even numbers) Cairn Walk, Beswick, Manchester M11 3UE
2 to 24 (even numbers) Howarth Close, Beswick, Manchester M11 3BR
Flat 1 to 15 (odd numbers) 2 Banner Walk, Beswick, Manchester M11 3TD
1 to 23 (odd numbers) Dewar Close, Beswick, Manchester M11 3BX
25 to 69 (odd numbers) Grey Mare Lane, Beswick, Manchester M11 3DQ
62 to 74 (even numbers) Grey Mare Lane, Beswick, Manchester M11 3DG
162 to 174 (even numbers) Grey Mare Lane, Beswick, Manchester M11 3DG
1 to 17 (odd numbers) Newcombe Close, Beswick, Manchester M11 3TF
101 to 119 (odd numbers) Newcombe Close, Beswick, Manchester M11 3TF
2 to 6 (even numbers) Pratt Walk, Beswick, Manchester M11 3UU
2A to 2F (inclusive), 4, 6, 8A to 8F (inclusive) Sledmere Close, Beswick, Manchester M11 3BU
1 to 15 (odd numbers) 2 Turnpike Walk, Beswick, Manchester M11 3TH
1 to 11 (odd numbers) 4 Turnpike Walk, Beswick, Manchester M11 3TH

Reason for Demolition

One Manchester Limited intends to demolish the Relevant Premises in order to redevelop and regenerate the Grey Mare Lane Estate.

Demolition Period

ONE MANCHESTER LIMITED intends to demolish the relevant premises by 12 January 2027, being no more than seven years after the date of service of this Notice and being a reasonable period within which to carry out the proposed demolition.

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

ONE MANCHESTER LIMITED will be serving an Initial Demolition Notice upon the tenants of the Relevant Premises. This Notice will cease to be in force on 12 January 2027, unless previously revoked under the provisions of paragraph 3 of Schedule 5A of the Housing Act 1985.

Effect of the Initial Demolition Notice

Whilst this Notice is in force ONE MANCHESTER LIMITED will not be under an obligation to make such a grant 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 Relevant Premises.

However, Right to Buy claims submitted to ONE MANCHESTER LIMITED for any of the Relevant Premises whilst this Notice is in force will still be processed by ONE MANCHESTER LIMITED, so that, if the demolition plans cannot be implemented, the application can be completed. This Notice does not prevent a tenant of any of the Relevant Premises submitting a Right to Buy claim.

Should ONE MANCHESTER LIMITED subsequently serve a Final Demolition Notice in respect of the Relevant Premises, the Right to Buy will not arise in respect of the Relevant Premises while that Notice is in force and any existing claim will cease to be effective.

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 ONE MANCHESTER 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 13 January 2020 being the date on which the Initial Demolition Notice was served on the tenants of the Relevant Premises

Dated: 13 January 2020

A handwritten signature in black ink, appearing to read "Dave Williams".

Dave Williams – Executive Director, Assets and Growth, One Manchester Limited