

HOUSING AND REGENERATION ACT 2008

EXPLANATORY NOTES

STRUCTURE OF THE ACT

Schedule 13 – Demolition notices

1002. [Schedule 13](#) amends Schedule 5 to the Housing Act 1985 with respect to final demolition notices and Schedule 5A to that Act with respect to initial demolition notices, so that these notices will remain in effect if the landlord sells or transfers the property to another landlord who intends to continue with the demolition plans. To ensure this, the second landlord will be required to serve a continuation notice confirming that he intends to continue with the demolition plans.
1003. A continuation notice must give reasons for the proposed demolition and specify which of the required conditions applies. The notice may not vary the planned demolition date nor the expiry date of the original demolition notice.
1004. The continuation notice is subject to the same requirements for notice and publication as the original demolition notice.
1005. [Schedule 13](#) makes two further amendments. The first closes a loophole to prevent a landlord serving an initial demolition notice immediately after a final demolition notice has expired. The second amendment extends the maximum permitted lifetime of an initial demolition notice from 5 years to 7 years to reflect the extended timescale required for a number of regeneration schemes.