

# Jargon Buster – Initial Demolition Notices (IDN) March 2021

**Westminster City Council wants to regenerate properties within the Church Street area on Lilestone Street. This would provide brand new state-of-the-art homes, replacing the Westminster City Council block Gayhurst House and the flats 6, 8, 10 and 12 Lilestone Street.**

As standard practice, the council will issue an Initial Demolition Notice. This factsheet is designed to inform Church Street residents about Initial Demolition Notices.

## What is an Initial Demolition Notice (IDN)?

An Initial Demolition Notice is a formal notification that the landlord (Westminster City Council) intends to demolish a particular home or block. This does **not** mean demolition works are about to start on your block. What this does mean is tenants' right to buy their property is suspended. Westminster City Council will issue an IDN to residents in Church Street to support the regeneration plans.

## Does this affect my rights?

The IDN suspends current and future Right to Buy applications for council tenants relating to properties on within the Church Street Regeneration Programme. During the notice period (which can last up to seven years), the council will not sell the freehold, or grant a lease relating to a Right to Buy application. A tenant may still submit a Right to Buy application, but this will not progress during the notice period and will not proceed if a Final Demolition Notice is served. **If you are a leaseholder, your rights are unaffected.**

## Do I have to do anything?

No. Issuing an IDN is standard practice with regeneration schemes and doesn't change any previous assurances given by the Council concerning secure tenants' individual circumstances.

## What happens after the IDN is issued?

A Final Demolition Notice will be issued to secure tenants and leaseholders in due course after planning permission for the full site regeneration is granted. This notice can last up to two years.

## What assistance will the council provide?

The council wants to ensure that everyone is kept updated and informed of the regeneration plans. This includes by sending information leaflets, newsletters and amending our Church Street website with updates to all estate households and business units.

**It's quick and easy to contact us with any questions.  
Turn this leaflet over to see how.**



---

## Contact us

We'd be happy to assist with any questions or concerns about the regeneration, including the issuing of an IDN.

You can contact us by:

☎ Calling Freephone: **020 7641 2968**

✉ Emailing: **churchstreet@westminster.gov.uk**

---

## Independent advice

PPCR is the designated independent residents' advisors for Church Street. The team are able to offer advice on a range of housing topics, including rehousing, buyback valuations and IDNs. An interpreter is available on request. You can contact them by:

☎ Calling Freephone: **0800 317 066**

✉ Emailing: **info@ppcr.org.uk**

