

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**  
**Planning (Listed Buildings and Conservation Areas) Act 1990, section 54**

**Urgent Works Notice - Tate Almhouses, Cricket Green, Mitcham, CR4 4LA in  
the London Borough of Merton**

Whereas:

To: THE CROYDON ALMSHOUSE CHARITIES TRUSTEE COMPANY LIMITED, Elis David Almshouses, Duppas Hill Terrace, Croydon CR0 4BT.

1 The building known as Tate Almhouses ("the Building") is a listed building under section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (hereinafter known as 'the 1990 Act'). The Building is shown edged in red on the plan attached to this Notice and described for identification purposes only in Schedule 1 of this Notice.

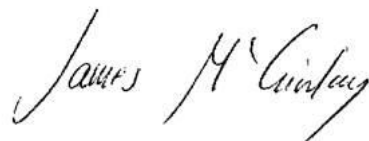
2 It appears to the London Borough of Merton Council ('The Local Authority') whose area includes the Building and being the Local Authority for the purposes of section 54 of the 1990 Act that the works specified within Schedule 2 of this Notice ('the Works') are urgently necessary for the preservation of the Building.

3 Notice is hereby given that on expiration of 14 days after the date of this Notice the Local Authority intends to carry out the Works in accordance with section 54(1) of the 1990 Act.

4 You should be aware that the Local Authority is not obliged to give any further warning after issuing this Notice. It therefore considers the need for the Works has become so urgent that they must be carried out without any delay. You will not be given any further warning.

5 When the Local Authority has carried out the Works you will be sent a further Notice to indicate the expenses incurred by the Local Authority in doing so and requiring you to reimburse it as provided in section 55 of the 1990 Act.

If you wish to discuss this Notice or any related matter you should contact Jonathan Berry as soon as possible.



Dated: 4<sup>th</sup> October 2024

Signed  
The Executive Director of Housing and  
Sustainable Development, the Council of the  
London Borough of Merton

# Schedule 1



## Schedule 2

- i. The brick-built boundary wall located on the south-eastern and south-western boundary of the site shall be demolished and rebuilt to match its former length, height, character, appearance and detailing in all respects, prior to its damage and collapse.
- ii. The rebuilding of the wall as required by step (i) above shall reuse the original bricks removed from the boundary wall where possible.
- iii. Any shortfall of original bricks shall be replaced with new bricks (to match original) of the correct geological source (if possible), type and colour and with the associated surface tooling to match the existing exactly.
- iv. The mortar pointing shall be a lime-based mix finished flush or slightly recessed and with original joint widths all to match the original in all respects.