

Date: 23/3/2022

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Dear Michael Anderson,

## **ASSETS OF COMMUNITY VALUE - NOTICE OF LISTING**

Pursuant to Section 91 of the Localism Act 2011, I am writing to inform you that Ground Floor and Basement, Salisbury Pub, 1a Green Lanes, N4 1JX, as shown edged on the plan attached, has been listed by the London Borough of Haringey as being an Asset of Community Value.

On 26/01/2022 you, The Ladder Community Safety Partnership, submitted a community nomination for the listing of the land as an asset of community value. A panel of officers appointed by the Council's Cabinet assessed the nomination in accordance with section 90 of the Localism Act and found that the land is in the authority's area and is of community value. Accordingly, the building has now been added to the Council's list of assets of community value. The asset will remain listed for a period of five years.

Inclusion of the land on the list requires that if the owner wishes to dispose of the listed asset, they must inform the local authority in writing of this. A disposal of listed land is ineffective if it contravenes 95(1) of the Localism Act.

This means that when the asset is put up for sale a moratorium period will be triggered, during which the asset cannot be disposed of. An initial interim moratorium period will run for six weeks. If the local authority receives during that period, from any community group, a written request for that group to be treated as a potential bidder in relation to the land, a full moratorium period of six months will be triggered, during which time the asset cannot be disposed of unless it is to a community interest group. Following completion of the six-month moratorium period, the owner will be free to dispose of the asset. If no such written request is received during the initial interim six-week moratorium period, the owner will be free to dispose of the asset. Disposals that are not covered by these procedures are listed in section 95(5) of the Localism Act and Schedule 3 to the Assets of Community Value (England) Regulations 2012.

Section 92 of the Localism Act affords the owner the right to ask for review of the listing. They may, before the end of a period of eight weeks from receipt of a letter notifying them of the listing, make a written request asking the Council to review its decision to include the land in the list.

If such a request is made, the Council will review its decision pursuant to the procedure prescribed in Schedule 2 to the Assets of Community Value (England) Regulations 2012.

There is also a further right of appeal to the First-Tier Tribunal against the decision on a listing review in respect of the land.

Further information regarding Assets of Community Value can be found on the Council's website: [www.haringey.gov.uk/assets-of-community-value](http://www.haringey.gov.uk/assets-of-community-value). Please note that the listing is time-limited and will expire after 5 years.

Yours sincerely,

**Philip Crowther**

**Chair of the Assessment Panel**



Localism Act 2011  
The Assets of Community Value (England) Regulations 2012

**Assets of Community Value**

The Salisbury, 1a Green Lanes, N4 1XJ  
**Decision upon Community Nomination**

1. Haringey Council received a community nomination made by The Ladder Community Safety Partnership seeking the listing of The Salisbury Pub, 1a Green Lanes, N4 1XJ, as an Asset of Community Value. The nomination was validated by the Council on 28/2/2022.
2. Pursuant to Section 90 of the Localism Act 2011 ('the Act') a Cabinet appointed Assessment Panel - comprising Philip Crowther, Principal Planning Officer (Chair), the nominee of the Director of Housing, Regeneration, and Planning, Ed Telepneff, Planning and Regeneration Specialist Lawyer, the nominee of the Assistant Director Corporate Governance, and Claire McCarthy, Head of Leaders Office for Strategy, Communications and Delivery, the third nominee of Haringey Council – met on 28/2/2021 for the purposes of considering and determining the aforementioned community nomination.
3. Outcomes of the meeting are set out below having regard to the key considerations informing the final decision.

**Is the application a community nomination?**

4. The Assessment Panel is satisfied that The Ladder Community Safety Partnership is a voluntary or community body pursuant to Regulation 5 of the Assets of Community Value (England) Regulations 2012 ('the Regulations').
5. The Panel is satisfied that the requirement for a "local connection" as set out in the Regulations is met by virtue of The Ladder Community Safety Partnership operating within the London Borough of Haringey with the aim of providing a service for the public benefit.

**Does the community nomination address the relevant matters?**

6. The Assessment Panel is also satisfied that the community nomination contains the information required by Regulation 6.
7. In accordance with Regulation 6(c) the nominee submitted a statement setting out the reasons for thinking the Council should consider the building is of community value.
8. Evidence was also provided to demonstrate that the nominee was eligible to make a community nomination in line with Regulation 6(d).

**Is the land of community value?**

9. The Assessment Panel is able to conclude that The Salisbury Pub, 1a Green Lanes, N4 1XJ constitutes land of community value for the purposes Section 88 of the Act.
10. The Assessment Panel decided that the current (non-ancillary) use of the building meets the requirements of Section 88 (1)(a) for the following reasons:
  - i. The use of the public house furthered community cohesion in this area of the Borough by providing a space for all members of the community to use and meet.
  - ii. The facilities are used for exhibitions, comedy nights, live music and a range of other activities by a wide range of the community and it is reasonable to believe this will continue
  - iii. There is clear evidence of a demand for such a local meeting facility
11. Accordingly, the Assessment Panel considered that the requirements of Section 88(1)(a) were satisfied.
12. The Assessment Panel also gave consideration to Section 88(1)(b) and whether it is realistic to think that there can continue to be non-ancillary use of the building which will further (whether or not in the same way) the social wellbeing or social interests of the local community.
13. The Assessment Panel decided it is realistic to think that there can continue to be non-ancillary use of the building which will further the social wellbeing or social interests of the local community for the following reasons:
  - i. The community nomination provided details of the recent demand for use of the Public House by the community
  - ii. The community nomination provided details of the evident demand for such facilities from the local community indicating that it is realistic to think that this could continue.
14. Accordingly, the Assessment Panel considered that the requirements of Section 88(1)(b) were satisfied.

### **DECISION**

15. Pursuant to Section 90 of the Localism Act 2011, the Assessment Panel has determined:
  - (a) That the land nominated, being The Salisbury Pub, 1a Green Lanes, N4 1XJ is in the authority's area; and
  - (b) Is of community value.

**Accordingly, the Council accepts the community nomination and includes the land in the Council's list of assets of community value**

**Philip Crowther**

Chair of the Assessment Panel

22/3/2022

## **NOTE**

1. The Council will now progress to give Notice of Inclusion in the List of Assets of Community Value to the owner of the land as required by Section 91 of the Localism Act.
2. The owner may before the end of a period of eight weeks beginning on the day on which written notice of inclusion was given by the Council make a written request asking the Council to review its decision to include the land in the list and if such a request is made the Council must review its decision pursuant to the procedure prescribed in Schedule 2 to the Assets of Community Value (England) Regulations 2012.
3. The List of Assets of Community Value will be published on the Council's website and will be available for inspection free of charge at the Council offices. A free copy of the list will be provided to any person who requests a copy.