

Assets of Community Value: Listing Decision Notice

Date of Nomination Application: 7 February 2022

Application Number: ACV17/022022 (Renewal)
Nominated Asset: Love Lane Green
Site Address: Love Lane Green, South Norwood, SE25 4NG
Ward: Woodside
Nominator: Friends of Love Lane

1. Outcome of Listing Decision: Gavin Handford, Director of Policy & Partnership, as listing decision maker, having regard to the relevant statutory provisions within the Localism Act 2011 (“The Act”), the Assets of Community Value (England) Regulations 2012 (“The Regulations”) and in so far as is relevant, the non-statutory guidance (“Community Right to Bid: Non-Statutory advice note for local authorities”, October 2012), has considered the nomination application in two parts, the supporting documentation and the nomination report for the renewal for the current strip of land that borders the ‘Love Lane Green’ Land and concluded, for the reasons set out in the decision notice below that:

a. This part of the nomination satisfies the requirements of a community nomination
- The application has provided sufficient evidence of substantial recent or existing community use that furthers the social wellbeing or social interests of the local community.

This part of the nomination is for a long narrow strip of green land which is being used as a community garden and a play place.

It stretches from the boundary fence (erected by the owner) to the opposite side of the public footpath. The site extends past the last property on the top end of Love Lane and also terminates the following adjoining streets; Waverly Road, Malden Avenue, Chartham Road, Hambrook Road and there is also indirect access to Cromer Road. It includes the council owned green at the end of Waverley Road which is used at the monthly ‘Play Street’, as mentioned in the application. This ACV approval does not include the land between the fence and tram line. That bit of the application will be assessed separately as a new application.

- The application provides evidence which relates to activity taking place in this ‘community garden’. The group have organised community clean ups of the adjoining vacant plot which is in private ownership.

b. The Listed Asset should be listed as an Asset of Community Value;

c. Instructs that the asset be listed on the list of successful Community Nominations and that interested parties (and local land charges where relevant) be notified accordingly.

2. Background to Decision:

1. The Localism Act 2011 and the Assets of Community Value (England) Regulations 2012 set out the opportunities and procedures to follow for communities wishing to identify assets of community value and have them listed.

2. The Council is required to list an asset only in response to a valid community nomination and provided that the land is of community value.

3. Land is land of community value if, in the opinion of the Council:

- an actual current use (not an ancillary use) of the building or other land is one that furthers the social wellbeing or social interests of the local community; AND

- it is realistic to think that there can continue to be non-ancillary use of the building or other land that will further the social wellbeing or social interests of the local community (whether or not in the same way as the current use).

[Section 88(1)(a) & (b)]

OR

- there was a time in the recent past when an actual use (not an ancillary use) of the building or other land is one that furthered the social wellbeing or interests of the local community; AND
- it is realistic to think that there is a time in the next 5 years when there could be non-ancillary use of the building or other land that would further the social wellbeing or social interests of the local community (whether or not in the same way as before).

[Section 88(2)(a) & (b) of the Act]

3. Nominator:

The Statutory requirements which the Nominator must meet in order to be eligible to make a community nomination within the meaning of the Act are set out below with the listing officers' assessment of each requirement. If the Nominator does not meet the statutory requirements, there is not a valid application before the Council.

a. Is the nominator a voluntary or community body within the meaning of Regulation 5?

Assessment: The Nominators are the 'Friends of Love lane', who are an unincorporated group but do have a constitution. They have also stated that they will not distribute any surplus to its members. The Friends of Love lane have provided twenty-one original signatures as required which evidences wider community support.

b. Does the nominator have a local connection within the meaning of Regulation 4 of the Regulations and Section 89(2)(b)(ii) of the Act?

(i) Are the body's activities wholly or partly concerned with the local area or with a neighbouring authorities' area?

Assessment: Yes

(ii) For a nominator within the meaning of Regulation 5(1)(c) (e) or (f) – is any surplus it makes wholly or partly applied for the benefit of the local authority area or for the benefit of a neighbouring authority area?

Assessment: Yes – the nominators have stated as follows in their constitution:

- To establish and run a café whose profits will be applied for the furtherance of the objects of the charity
- To grow and sell food, the profits of which will be applied for the furtherance of the objects of the charity.

(iii) For a nominator within the meaning of Regulation 5(1)(c) – does it have "Local Members"?

Assessment: Local members are defined by Regulation 4(3) as meaning a member who is registered, at an address in the local authority's area or in a neighbouring authority's area, as a local government elector in the register of local government electors kept in accordance with the provisions of the Representation of the People Acts.

Assessment: The Love Lane Constitution has ten members who are members of the Executive Committee. In addition, twenty-one local residents who are local voters have supported this nomination and also provided their original signatures.

4. Does the Contents of the nomination meet the requirements of Regulation 6 for a Community Nomination?

The Council may only list a building or other land pursuant to a valid community nomination. The statutory requirements for a valid community nomination are set out below followed by the reviewing officers' assessment of the requirements:

a. Includes a description of the nominated land including its proposed boundaries

Assessment: Yes. This approval is solely based on the strip of land that is currently been used and granted ACV in 2017. Nominator also agreed for this ACV to be assess in two parts.

b. Statement of all the information which the nominator has with regard to names of current occupants of the land and the names of the current or last-known addresses of all those holding a freehold or leasehold estate in the land

Assessment: Yes

c. Evidence that the nominator is eligible to make a community nomination

Assessment: Yes – local connections have been sufficiently evidenced.

5. Assessment

The nominator's reasons for thinking that the responsible authority should conclude that the strip of land is of community value

Assessment: Yes – The strip of land that borders the Love land Green satisfies the requirements of a community nomination. The application provides sufficient evidence of substantial recent or existing community use that furthers the social wellbeing or social interests of the local community.

This ACV approval is limited specifically to the community garden which occupies a long strip of land which lies to the southern border of a much larger piece of land which is partially fenced off.

We will continue assessing the application relating to that larger piece of land, which is also sometimes described as 'Love Lane green'. This distinction is clearly made in the drawing sent by the applicants', which specifically outlines the narrow strip of land which is currently being used as a community garden as well as the land between the fence and tram line.

Review Decision

I confirm that:

Nominated Asset: Love Lane Green

Site Address: Love Lane Green, South Norwood, SE25 4NG

Should be included on the list of successful Community Nominations and that interested parties be notified accordingly.

Date: 17 May 2022

Name: Gavin Handford

Title: Director of Policy & Partnership

Signature:

