

Community Right to Bid - List of Land Nominated by Unsuccessful Community Nominations

Reference	Asset Name	Asset Address	Date Nomination Received	Date of Decision	Reasons for Decision
2013/06	Black Lion Basmati	142 London Road, Shenley, Hertfordshire, WD7 9BT	28 June 2013	23 August 2013	Over the past 6 years the property has operated not as a pub but as a restaurant. Evidence was not submitted to support that the current main use of the building as a restaurant furthers the social wellbeing or social interests of the local community. The Assets of Community Value Listing Panel considered that the term “recent past” would reasonably cover a period of 5 years. In the past 5 years the property has been in the same use. In the opinion of the panel the building is not an Asset of Community Value when judged against the criteria set out in Section 88 of the Localism Act 2011.
2013/7	Aldenham Reservoir	Watford Road, Elstree, Hertfordshire	4 July 2013	16 September 2013	The Environment Agency who is the responsible registration body have confirmed that Aldenham Reservoir is a registered statutory reservoir. As such the reservoir falls within the definition of operational land set out in Schedule 1 paragraph 4 of the Assets of Community Value (England) Regulations 2012 (“the Regulations”). Any recreational activities identified in the Nomination Form therefore constitute “ancillary use” to the main use as a statutory reservoir and thus the land may not be listed as Land/Asset of Community Value under Section 88 of the Localism Act 2011 and Regulation 3 of the Regulations.
2019/3	King William IV Public House	82 London Road, Shenley, Hertfordshire, WD7 9BT	21 May 2019	7 November 2019	The Council was satisfied that prior to the closure of the King William IV Public House on the 1 September 2019 that the primary use of the Land in the recent past had furthered the social wellbeing or social interests of the local community. However as a result of the Planning Permission and the enhanced development value conferred to the site of the King William IV Public House by the planning permission it is unrealistic to think that in the next five years the King William IV Public House could again further the social wellbeing or social interests of the local community as the primary use of the Land that would further (whether or not in the same way) the social wellbeing or social interests of the local community and therefore is not an Asset of Community Value when judged against the criteria set out in Section 88 of the Localism Act 2011.
2021/1b	Land on the South Side of Watford Road	Land on the South side of Watford Road, Elstree, Borehamwood	5 July 2021	8 December 2021	The Council was satisfied that there is no evidence that there was any primary use of the land, in the recent past, that had furthered the social wellbeing or social interests of the local community and further that it is unrealistic to think that in the next five years the land on the south side of Watford Road, Elstree, Borehamwood could further the social wellbeing or social interests of the local community as the primary use of the land that would further (whether or not in the same way) the social wellbeing or social interests of the local community and therefore is not an Asset of Community Value when judged against the criteria set out in Section 88 of the Localism Act 2011.
2021/2	St Andrews United Reformed Church	Aycliffe Road, Borehamwood, Hertfordshire WD6 4HB	19 July 2021	8 December 2021	The Council was satisfied that the primary use of the nominated site was a place of religious worship and thus Section 88(2) (a) has not been satisfied as there had not been any actual use of the St Andrew’s United Reformed Church in the recent past that was not an ancillary use and which furthered the social wellbeing or interests of the local community and therefore is not an Asset of Community Value when judged against the criteria set out in Section 88 of the Localism Act 2011.
2021/3	The White Hart Public House	St Albans Road, South Mimms, Potters Bar Hertfordshire EN6 3PJ	14 September 2021	9 December 2021	The Council was satisfied that prior to the closure of the White Hart Public House the primary use of the land in the recent past had furthered the social wellbeing or social interests of the local community. However as a result of the closure of The White Hart Public House, significant cost required to acquire and repair the property, there being no plans/details to support how the nominator’s aspirations for future use would be achieved nor funded, the Owner’s confirmed intention not to re-open the site for any form of community use and their capacity to hold the property to block future community use make it unrealistic to think that in the next five years The White Hart Public House could again further the social wellbeing or social interests of the local community as the primary use of the land that would further (whether or not in the same way) the social wellbeing or social interests of the local community and therefore is not an Asset of Community Value when judged against the criteria set out in Section 88 of the Localism Act 2011.