

Community Right to Bid for Assets of Community Value

Nomination Form

Please read the attached notes before completing this form.

Please note, if you are collecting personal data such as names and addresses from individuals in order to create an 'unincorporated body', you have a duty to ensure that individuals are shown the following privacy notice. The Council will accept no responsibility for any breach of the Data Protection Act (DPA) and the General Protection Data Regulation (GPDR) if individuals claim they did not see this notice or were not aware of the rationale for collecting their data. **We recommend using the template attached to the end of this form at Appendix 1 for unincorporated body nominations.**

Privacy Notice

The information contained in this form is processed by the Valuation and Strategic Assets Team to carry out their statutory duties to respond to nominations pertaining to legislation in the 2011 Localism Act 'Assets of Community Value'. The purpose of this form is to check the nomination is valid in accordance with S89 of the 2011 Localism Act. The information contained in this form may be shared with the Electoral Services department of Lambeth Council and adjoining local authority boroughs and as required by law. For full details of our privacy notice, and a description of your rights, please refer to www.lambeth.gov.uk/privacy-notice

Section 1 – About you

Your Title	<input type="text" value="Mr"/>	Forename:	<input type="text" value="Marc"/>	Surname:	<input type="text" value="Thompson"/>
Address:	<input type="text" value="Flat 1, 151 Railton Road"/>				
	<input type="text" value="London"/>				
	<input type="text"/>				
Postcode	<input type="text" value="SE24 0LT"/>	Telephone:	<input type="text" value="07967 182296"/>		

Section 2 – About your voluntary or community group

Name of Organisation:	<input type="text" value="Give it Back to Brixton"/>				
Address:	<input type="text" value="Flat 1, 151 Railton Road"/>				
	<input type="text" value="London"/>				
	<input type="text"/>				
Postcode	<input type="text" value="SE24 0LT"/>	Telephone:	<input type="text" value="07967 182296"/>		

Email Address:

marcthompson6@me.com

Your position in the organisation:

Leader

What type of voluntary or community organisation do you belong to? Tick the appropriate box(es)

Neighbourhood Forum

An unincorporated body with at least 21 members

A charity

A company limited by guarantee

An industrial and provident society

A community interest company

Please state what your organisation does and what its main activities are (a) within the London Borough of Lambeth and (b) outside the borough if applicable.

An unincorporated body set up for the purpose of registering 141-149 Railton Road as an asset of community value. All members are based in Brixton and the London Borough of Lambeth.

How many members does your organisation have?

21

If your organisation has a constitution please attach a copy with this nomination form.

If the organisation is an unincorporated body please use the attached form to list the names and addresses of 21 members who are registered to vote in the London Borough of Lambeth or neighbouring boroughs.

Section 3 – About the property to be nominated and its use

Name and address of the Property

141-149 Railton Road

London

Postcode:

SE24 0LT

Please provide the following:

1. A description of the property, its proposed boundaries and its use. If possible please attach a site plan.

141-149 Railton Road, SE24 0LT is a brick façade two storey building facing Railton Road with a single storey extension to rear and a small amount of open space. The boundaries of the site are clearly marked by a perimeter wall and fence. Site plan attached.

2. The name(s) of the current occupants/users of the property (if known)

Gold Compass Developments, Bond House, 20 Woodstock Street, London, W1C 2AN

3. The name(s) and current or last known addresses of all owners ie those holding a freehold or leasehold interest in the property (if known)

Gold Compass Developments
Bond House
20 Woodstock Street
London
W1C 2AN

Are similar alternative facilities available in the area and do you know of any proposals to move the existing facilities to alternative premises.

Yes

No

(Tick one box)

If yes, please provide details

Section 4 – Information to support the nomination

Please state your reasons for thinking that the Council should conclude that the property is of Community Value and provide as much information as you can to support your application (to be continued on a separate sheet of paper if necessary).

The clinic was planned in 1984 following the recommendations of the Scarman Report on the causes of the Brixton uprising of 1981. It was part of the investment in the community and social infrastructure of the area, which had been neglected for decades. The building replaced housing that had been bomb damaged in the Second World War and subdivided in 1977. The building was intended to form part of a lasting improvement in the social wellbeing of the area, a direct legacy of the 1981 uprising.

The property has D1 use class planning consent only, reflecting the most recent use of the site as a health centre. As such, it has a clear non-ancillary use in the recent past that furthered the social wellbeing and interests of the local community. Furthermore, in the Lambeth Local Plan existing community premises, with planning use classes D1 and D2, are safeguarded by policies S1 and S2. These classes cover uses such as healthcare, childcare, higher and further education, training, community halls and meeting spaces, libraries, indoor play, recreation and sports facilities and places of worship. The property has been used for no other purpose since the use as a health centre and does not have planning permission for any other use other than D1.

The Brixton Housing Coop (BHC) is adjacent to the property and as part of a strategy of community development requires premises for childcare, education, training, community halls, meeting spaces and recreation. There has been a reduction of space and services for older people which are a considerable demographic in BHC and Lambeth more broadly. As well there has been a reduction of services and spaces for young people let alone spaces for intergenerational engagement. It is

therefore realistic to think that there is a time in the next five years when there could be non-ancillary use of the site that would further the social wellbeing or social interests of the local community both old and young (noting the Localism Act 2011 does not require this to be in the same way as before). Registering the building as an asset of community value will provide the opportunity for the site to continue in community use in the event of a sale.

Checklist of attachments

~~A copy of the organisation's constitution if it has one.~~

The names and addresses of 21 members who are registered to vote in the London Borough of Lambeth if the organisation is an unincorporated body filled in at Appendix 1

A site plan showing the property and its boundaries, if you have one.

If electronically submitted, please scan and email to cr2b@lambeth.gov.uk or post to Valuation and Strategic Assets, 2nd floor, Olive Morris House, 18 Brixton Hill, London, SW2 1RD

Declaration

I confirm that this nomination form has been fully completed and that the information is, to the best of my knowledge, accurate to enable the Council to consider the nomination in accordance with the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012.

Signed: or tick here if electronically submitted

Print Name: Date:

Notes on completing the Nomination Form

All community nominations for properties to be included on the List of Assets of Community Value must be made using this form and must satisfy the requirements of the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012. For these purposes the term property means any qualifying land and/or buildings that are covered by the Regulations. The nomination form may be downloaded either as a PDF or a Word File.

What is the definition of an asset of community value?

A building or land is of community value if, in the Council's opinion:

The actual current main use of the building or land furthers the social interests or social wellbeing of the local community and it is realistic to think that there can continue to be a main use which will further the social interests or social wellbeing of the local community (although not necessarily in the same way).

Or

In the recent past, the main use of the building or land furthered the social wellbeing of the local community and it is reasonable to think that within 5 years the building or land could be brought back into a use that would further the social interests or social wellbeing of the local community (although not necessarily in the same way as before).

In this context social interests include cultural, recreational and sporting interests.

Section 2 – About your voluntary or community group

We are asking for the information in this section because we need evidence that you are eligible to make a nomination. We have to do this in order to satisfy the Regulations.

It is essential for you to show a local connection to the London Borough of Lambeth.

It is also essential for you to state the type of organisation you belong to as only those voluntary and community bodies shown on the form are eligible to make a nomination. Nominations cannot be accepted from anyone else, whether a person or a body. The definitions are as follows:

- A Neighbourhood Forum is a body designated as such pursuant to section 61F of the Town and Country Planning Act 1990 (as established by the Localism Act 2011).
- An unincorporated body must have at least 21 members and does not distribute any surplus it makes to its members.
- A charity means a charitable organisation.
- A company limited by guarantee must be one that does not distribute any surplus it makes to its members.
- An industrial and provident society means a body registered or deemed to be registered under the Industrial and Provident Societies Act 1965 which meets one of the conditions in section 1 of that Act. It must be one that does not distribute any surplus it makes to its members.
- A community interest company group is a company which satisfies the requirements of Part 2 of the Companies (Audit Investigations and Community Enterprise) Act 2004.

Section 4 – Information to support the nomination

Please note that any information provided in this section may be copied and passed to the owner(s) of the property concerned.

Declaration

The form must be signed by the person named in Section 1.

Where can I get further information?

Further details of the Community Right to Bid are available on the Government's Community Rights website at <http://communityrights.communities.gov.uk/what-are-community-rights/community-right-to-bid/>