



Ms Susan Crisp
By Email

Finance & Corporate Services
Direct Line: 020 7525 0886
Direct Fax: 020 3014 8865
Our ref: CTRB/L/CG/1

14th February 2014

Dear Ms Crisp

NOMINATION OF AN ASSET OF COMMUNITY VALUE (LOCALISM ACT)

I write to advise you of the decision on your nomination of **Former Library and bath house, Wells Way, Wells Way, SE5 0PX** as an Asset of Community Value and request to be placed on the list of successful nominations.

It is our duty to inform you that the nomination of the asset has been successful.

The property will now appear on the Council's list of Assets of Community Value for a period of five years from 11th February 2014. The successful listing of the property has been entered as a Local Land Charge on the Land Charges Register held by the Council, and a restriction entered on the title at the Land Registry, in accordance with the provisions of the Act.

Under the Act, the owner of a property that has been successfully listed as an Asset of Community Value has a duty to inform the Council if they are planning to dispose of the property (by way of a freehold sale, or the grant of a lease of 25 years or more) within the period of 5 years from the date of listing.

Community groups have a period of 6 weeks from the date the owner notifies us of their intention to sell to decide whether they would like to express an interest in bidding for the property.

If this happens the property cannot be disposed of until the 6 weeks have elapsed and no Expressions of Interest have been received. If a community group submits an expression of interest during that 6 week period the owner is required NOT to dispose of the property for a period of 6 months from the date of the notification of the intention to sell. The property owner has no obligation to sell to the community group(s) after this time. They are free however to sell to an eligible community group (at market value) within that time. I must also point out that the successful listing of the asset does not confer any rights to the nominating group to veto any sale, lease or other disposal of the building.

The Asset owner has a right to appeal against their asset being listed as an Asset of Community Value by requesting a 'listing review'. A request for a listing review must be made in writing before the end of a period of 8 weeks beginning with the date listing.

If you have any further questions please put these in writing to Stephen Douglass, Head of Community Engagement, Southwark Council, PO Box 64529, London, SE15 5LX.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'I. Brinley', with a stylized flourish at the end.

Ian Brinley
Community Premises Officer
CommunityRighttoBid@Southwark.gov.uk