

LONDON BOROUGH OF NEWHAM
LOCALISM ACT 2011
THE ASSETS OF COMMUNITY VALUE

NOTICE OF DETERMINATION OF COMMUNITY NOMINATION

1. A Community Right to Bid Nomination was submitted to the Council by Mr Tristan O'Dwyer on behalf of the East London and City branch of CAMRA (Campaign for Real Ale) seeking to have **the Abbey Arms, 384 Barking Road, Plaistow, London, E13 8HL** listed as an asset of community value pursuant to the provisions of the Localism Act 2011.
2. Pursuant to Section 89(2)(b)(iii) of the Localism Act 2011 and Regulations 4 and 5 of the Assets of Community Value (England) Regulations 2012, the East London and City branch of CAMRA (Campaign for Real Ale) are a voluntary or community body being company limited by guarantee whose members include at least 21 individuals and which does not distribute any surplus it makes to its members. The body has a local connection with land in the Council's area as its activities are wholly or partly concerned with the Council's area. The Community Nomination fulfils the criteria of Regulation 6 of the above-mentioned Regulations, and is accepted as a valid community nomination.
3. The Community Nomination sought the listing as an asset of community value of **the Abbey Arms, 384 Barking Road, Plaistow, London, E13 8HL** as shown edged red on the plan comprising Appendix 1 to this notice. There are a number of parties with freehold or leasehold interests in part of the subject land as listed at Appendix 2 to this notice. Notices under Regulation 8 of the Assets of Community Value (England) Regulations 2012 were served on all the parties listed in Appendix 2 on 26 February 2016
4. The Community Nomination refers to the grade 2 listed public house having served the local community for over two hundred years. The Community Nomination considers the Abbey Arms to have a real community importance

and it furthers the social wellbeing and social interests for the local community in that:

- The pub hosts advertising for local events which encourages the community to come together to support local businesses.
 - There are televisions screening sporting events enjoyed by patrons. This allows people in the community to come together to enjoy specific sporting events – providing a safe place to enjoy a drink and a specific sporting event for vulnerable members of society.
 - The pub has a great food menu enjoyed by the local community.
 - The pub hosts regular quiz nights which brings the community together. The regular quiz brings people together from a variety of different backgrounds and therefore furthers the recreational interests of the community.
 - There are good transport links available to/ from the pub. This means that elderly members of the community can easily and safely get to / from the pub. It also means that people from the surrounding areas can easily access and enjoy the pubs facilities.
5. Section 88(1) of the Localism Act 2011 provides that land is of community value if in the opinion of the Authority:
- a. An actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and
 - b. It is realistic to think that there can continue to be non-ancillary use of the buildings or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.
6. The current use of the subject land remains as a public house serving the local community and providing a community meeting place. No evidence has been submitted that this use is likely to change in the foreseeable future.

7. DECISION

The Abbey Arms, 384 Barking Road, Plaistow, London, E13 8HL and show edged red on the plan comprising Appendix 1 to this notice, fulfils the criteria of Section 88(1) of the Localism Act 2011 and is land of community value. It shall be included on the Council's list of assets of community value.

8. Reasons for the Decision

It is accepted that The Abbey Arms has been a community meeting place and place of social interaction providing services to the local community. In so doing it furthers the social wellbeing and social interests of the local community.

Signed:..........

Mark Buttler, Director of Asset Management Services, OneSource
For and on behalf of the London of Borough of Newham

Date:.....11/3/2016.....

