

LONDON BOROUGH OF NEWHAM

LOCALISM ACT 2011

ASSETS OF COMMUNITY VALUE

NOTICE OF DETERMINATION OF COMMUNITY NOMINATION

1. A Community Right to Bid Nomination was submitted to the Council by Ms J. Sell on behalf of East 13 Christian Trust, seeking to have Christendom House, 383 Barking Road, Plaistow, London E13 8AL listed as an asset of community value pursuant to the provisions of the Localism Act 2011.
2. As a result of another Community Nomination the Council has verified that the applicant fulfilled the statutory criteria to submit a Community Nomination and that the Community Nomination was valid.
3. The Community Nomination sought the listing of an asset of community value of the property Christendom House, 383 Barking Road, Plaistow as shown edged on the plan comprising Appendix 1 to this notice. The registered proprietors of the freehold are Cravendale Investments Ltd., of 148 Cranbrook Road, Ilford, IG1 4LZ.
4. The Community Nomination referred to the building having been a community space for over 100 years. It has been a social club from 1894 until approximately 2 years ago. The building has large rooms on the ground floor which have been used as a meeting room, an office and a bar. The building is historic being approximately 150 years old and has its own First World War Memorial and is named after the Manor House that stood in Balaam Street until its demolition in the 1770s. The building has been closed for a number of years and is currently vacant and in a state of disrepair. There has been no community use or funding of the community facility for some period of time. The applicants consider that up to the closure of the facility it did provide a community meeting place and hub which furthered the social wellbeing or social interests of the local community.

5. Section 88(2) of the Localism Act 2011 provides that land is of community value if in the opinion of the authority
 - (a) there is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or interests in the local community and
 - (b) 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 of the land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community.
6. The current use of the building is that it is vacant and on the market, but its use in the recent past as a social club and meeting place for the local community has continued since the late 19th century.
7. The applicants consider that it could be brought back into community use over the next 5 years whereby the hall could be used for community events, parent and toddler groups and a community performance space. The front and back gardens could be used for outdoor activities or a small playground, there might even be capacity for joining up all the outside spaces to facilitate a small market space.

8. DECISION

Christendom House 383 Barking Road, Plaistow E13 8AL and shown edged at Appendix 1 to this notice fulfils the criteria of Section 88(2) 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.

9. REASONS FOR THE DECISION

It is accepted that for over a 100 years until the closure of the building approximately 2 years ago it has provided social facilities and a community meeting point furthering the social wellbeing and the social interests of the local community. It is considered realistic that in the next 5 years there is the capacity for public access to be obtained again and for activities to be introduced which

further the social wellbeing and social interests of the local community.

Signed: Zoe Power

Zoe Power, Interim Head of Property (Newham)
For and on behalf of the London Borough of Newham

Date: 10th July 2015

