

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 Ms Janiz Murray on behalf of the Greater Carpenters Neighbourhood Forum seeking to have an area of land 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 Greater Carpenters Neighbourhood Forum 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 land 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 [April] 2016.
4. The Community Nomination refers to land including an area of local green space and children's play area on the Carpenters Estate, as delineated on the attached plan. The Community Nomination considers the land, green area and children's play area to have a real community importance and it furthers the social wellbeing:

- a. As an external area of communal recreation on the Carpenters Estate, providing a space that brings together new and older communities of the area, through sports and recreational activities;
 - b. It is used by residents of both the Carpenters Estate and the Wider Greater Carpenters Area and local students from the Building Crafts College as well as a public space;
 - c. The Carpenters and Docklands Centre and the Carpenters Primary School use the space for activities for children and young people.
 - d. This space is often used for fun days, summer fairs, fire work displays on Guy Fawkes night, football matches and landmark events.
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 play space and open area serving the local community. No evidence has been submitted that this use is likely to change in the foreseeable future.

7. DECISION

The land shown 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

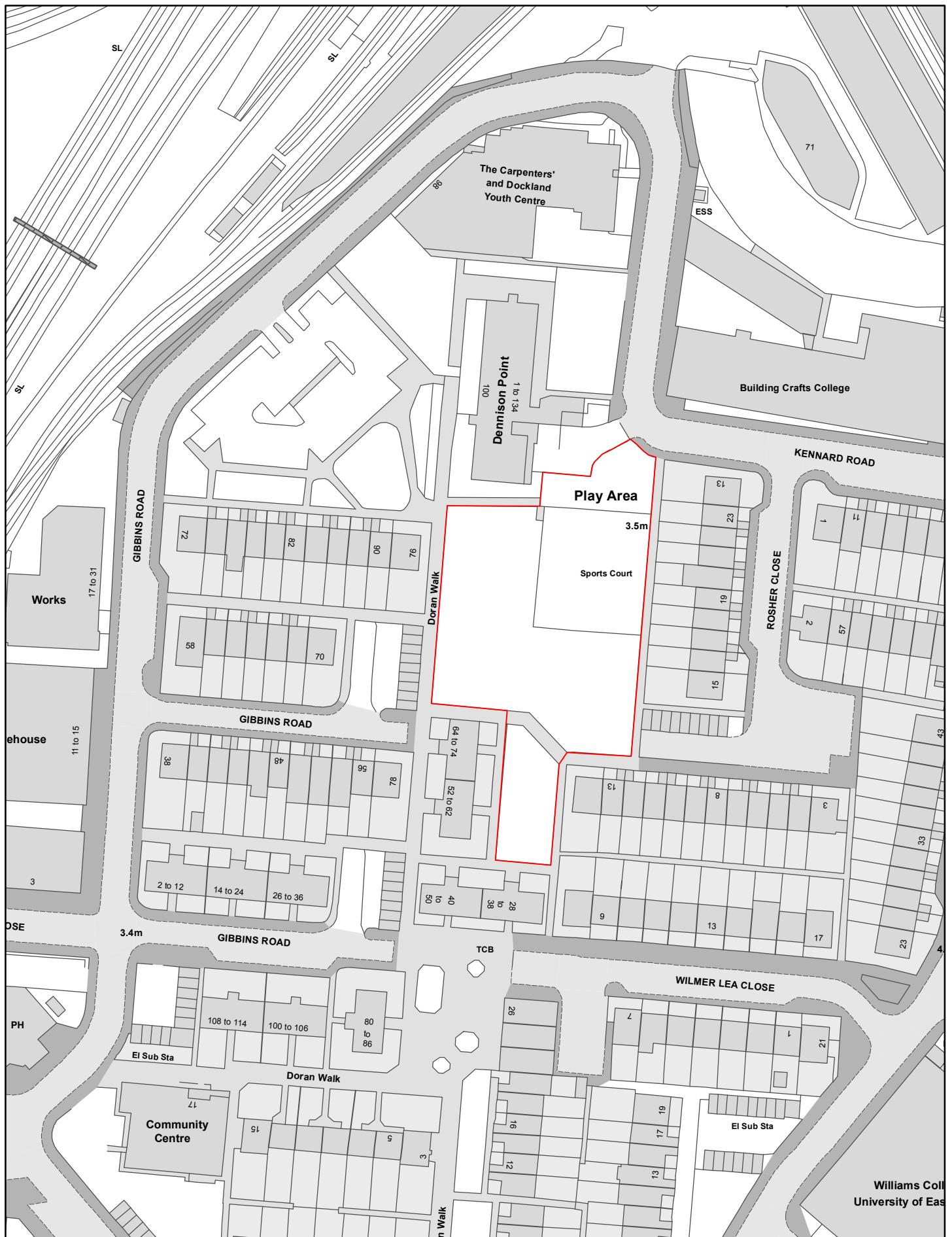
It is accepted that the land shown edged red on the attached plan has been a public play space and community meeting place allowing social interaction and by providing services to the local community. In so doing it furthers the social wellbeing and social interests of the local community.



Signed:.....

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

Date:.....6th June 2016.....



Title: Site Plan - Open space at Carpenters Estate E15

16/08/2016

This map is reproduced with the permission of Ordnance Survey on behalf of Her Majesty's Stationery Office. © Crown Copyright. Licence No. 100019272 2016. Unauthorised reproduction prohibited. Produced by LBN Geospatial Team (MS). E-mail geospatial.team@newham.gov.uk for further details


1:1,250

Newham London