

**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 Pauline Rowe on behalf of the Friends of Queens Market seeking to have Queens Market, Green Street, London E13 9BA 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 Friends of Queens Market are a voluntary or community body being an unincorporated body 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 Queens Market, Green Street, London E13 9BA 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 29 June 2015.
4. The Community Nomination asserts that Queens Market is an open and permeable space which is a social space where different communities from the multicultural Borough of Newham interact, and thereby strengthens community cohesion. In one of London's poorest boroughs the market enables transient and low income communities to buy cheap, affordable goods and fresh, healthy, affordable and culturally appropriate food. It

provides local jobs and entrepreneurial opportunities for local people. It is a key resource and point of social reference for displaced communities which have resorted to Newham. The market has formed part of the local heritage for over a century. It was first located in Queens Road but latterly in the current location in the square adjacent. The Community Nomination considers Queens Market to have a real community importance and that it furthers to social wellbeing and social interests for the local community.

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 is as a market 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**

**Queens Market, Green Street, London E13 9BA 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 Queens Market is a place of resort and social interaction for and provides services to the local community. In so doing it furthers the social wellbeing and social interests of the local community.

Signed: MR Butler .....

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

Date: 25/8/2015 .....









<u>QUEENS ROAD PROPERTIES AND TITLES WITHIN THE AREA EDGED RED</u>				
<u>ADDRESS</u>	<u>OWNER</u>	<u>TITLE NUMBER</u>		<u>INTEREST</u>
1. Land on the North side of Rochester Avenue, West Ham	EAST HOMES LIMITED	EGL321534	Within are edged red	Freehold
2. 62/64 Queens Market, Plaistow, London E13 9BA	GHULAM CHAUDHRY	EGL484527	In the area edged red	Leasehold
3. 6 Queens Market, London E13 9BA	AMJAD IQBAL	EGL485778	In the area edged red	Leasehold
4. 17 Queens Market, London E13 9BA	SAJID MAHMOOD	EGL488910	In the area edged red	Leasehold
5. 39 Queens Market, Upton Park, London E13 9BA	AMARJIT SINGH TOOR & AVTAR KAUR TOOR	EGL495481	In the area edged red	Leasehold
An electricity transformer chamber lying to the South of Queens Road Newham	LONDON POWER NETWORKS PLC	EGL507427	In the area edged red (non residential)	Leasehold – electricity Transformer Chamber.
7. 36 Queens Market, Green Street, Upton Park, London E13 9BA	JAVED IQBAL	TGL360503	In the area edged red	Leasehold
8. 57 Queens Market, London E13 9BA	TAHIR RAHMAN	TGL353029	In the area edged red	Leasehold
9. 23 Queens Market, London E13 9BA	GHULA RABANI CHAUDRY	TGL354317	In the area edged red	Leasehold
10. 70 – 71 Queens Market, London E13 9BA	JAGTAR SINGH SANDHU	TGL356997	In the area edged red	Leasehold
11. 408 Green Street, London E13 9JJ	PERCY INGLE BAKERIES LIMITED	TGL358160	In the area edged red (non residential)	Leasehold
12. 55 Queens Market, Green Street, London E13 9BA	ABDULLA HOSSEINPOUR & SHAHEEN SAMUEL HOSSEINPOUR	TGL361638	In the area edged red	Leasehold
13. 27 Queens Market, Green Street, Upton Park, London E123 9BA	MUNIR DOODWALLA	TGL362420	In the area edged red	Leasehold
14. 30 Queens Market, London E13 9BA	GIAN KAUR KAUL	TGL366052	In the area edged red	Leasehold
15. 31 Queens Market, London E13 9BA	GIAN KAUR KAUL	TGL366053	In the area edged red	Leasehold

16.61 Queens Market, London E13 9BA	TAHIR SAEED BUTT	TGL369386	In the area edged red	Leasehold
17.32 Queens Market, London E13 9BA	INDERJEET KAINTH	TGL371304	In the area edged red	Leasehold
18.65 Queens Market, London E13 9BA	FANCY INTERIORS LIMITED	TGL372123	In the area edged red	Leasehold
19.67 – 69 Queens Market, London E13 9BA	RANI BAZAAR LIMITED	TGL376355	In the area edged red	Leasehold
20.49 Queens Market, London E13 9BA	ALTAF PATNI	TGL378742	In the area edged red	Leasehold
21.9 Queens Market, London E13 9BA	SAJID MAHMOOD	TGL379752	In the area edged red	Leasehold
22.10 Queens Market, London E13 9BA	MUBARAK AHMAD CHOCHAN	TGL384609	In the area edged red	Leasehold
23.35 Queens Market, London E13 9BA	MOHAMMED ALI AREFA AREFI	TGL392641	In the area edged red	Leasehold
24.59 Queens Market, London E13 9BA	SALEH ASKARIAN	TGL396251	In the area edged red	Leasehold
25.60 Queens Market, London E13 9BA	SAIQA SHABBER	TGL398034	In the area edged red	Leasehold
26. Land on the North side of Rochester Avenue, West Ham	EAST HOMES LIMITED	EGL321534	Within are edged red	Freehold
27. Land on the West side of Green Street, West Ham	THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF NEWHAM Town Hall, East Ham, London E6 2RP	EGL72238	In the area edged red	Freehold
28. Queens Hotel 410 Green Street, Upton Park E7 8BZ	STAR PUBS & BARS (PROPERTY) LIMITED Elseley Court. 20-22 Great Titchfield Street, London W1W 8BE	EGL6695	Within area edged red (Non residential)	Leasehold