

**Assets of Community Value - List of Unsuccessful Nominations**

Details of asset	Date of nomination	Nominating body	Date of decision not to list	Reason for decision not to list	Owner(s) of asset
The Windmill, 125-131 Kirkdale, London SE26 4QJ (first application)	23-May-13	The Sydenham Society, c/o 35 Bishopsthorpe Road, London, SE26 4PA	16-Jul-13	The evidence provided was insufficient to demonstrate that the asset is currently being used to further the social wellbeing or social interests of the local community. Although the asset is currently used as a public house there was not sufficient information provided to demonstrate how the asset is used beyond being a venue for the consumption of alcohol and activities associated with the consumption of alcohol. No evidence of any other community use of the asset was provided. There is also a question about the financial viability of this asset's continued use as a public house. The current owners have been marketing the public house since 2008 and have failed to find any brewery or publican interested in acquiring it. No community group has expressed any interest in purchasing or leasing the public house during this period.	Dr Gabriel Christodoulou, St Gabriel Properties Limited, Sterling House, Fulbourne Road, London, E17 4EE
The land, paddocks and stable buildings to the rear of Rayford Avenue, Ronver Road & St Mildreds Road London SE12	20-Jan-14	The Baring Trust	14/03/2014	The evidence submitted was insufficient to clearly demonstrate that the land's main and current use is to further the social wellbeing or social interests of the local community or that there was a time in the recent past when its actual and main use was to further the social wellbeing or social interests of the local community. The definition of an asset of community value is around social wellbeing and social interests which requires the active use of the asset by local people but does not cover the unquestionable environmental importance of this site. However the SINC designation and the fact that the site is metropolitan open land should provide some safeguard against inappropriate development. It was further noted that there is an active stables as part of the site which does have the potential to meet the definition of community value, however this did not extend to the whole area that is being nominated.	OCEANWAVE ESTATES LIMITED, c/o Marsden Rawsthorpe, Faraday Court, Faraday Drive, Fulwood, Preston, Lancashire PR2 9NB.
Parker House, 144 Evelyn Street, London, SE8 5DD	31-Oct-14	Action for Community Development	23/12/2014	The evidence submitted was insufficient to demonstrate that it is realistic to think that there can continue to be a main use of the building which will further the social wellbeing or social interests of the local community. This decision is reached because the Council would sell the property at market value (best consideration) and the evidence presented does not demonstrate the ability to finance the purchase. Also, the Council estimated in February 2012 that a capital investment of approximately £1.6m was needed to carry out major works to make the building compliant for any form of front line service delivery. This cost would be significantly more today. The evidence submitted does not demonstrate the ability to raise and manage this level of financial investment. Additionally it is also noted that a decision was made by Mayor and Cabinet on 5 March 2014 to demolish the property.	London Borough of Lewisham
R	22nd June 2016	Mr Fraser Jopp - No nominating body.	29th June 2016	Application rejected due to the absence of a nominating body.	Remarkable Pubs Ltd (fka Remarkable Restaurants Ltd), c/o The Grafton Arms, 13 Eburne Road, London N7 6AR

The 'Old Tidemill Wildlife Garden', Reginald Road, Deptford, London SE8 4RS		06-Jun-16 Ms Andrea Carey Fuller, Secretary, Deptford Neighbourhood Action, c/o Deptford Lounge, 9 Giffin Street, Deptford, London SE8 4RJ	01-Aug-16	On the basis of the evidence and information supplied as part of the application and further research about the site, I am satisfied that: i) the actual and main use of the 'Old Tidemill Wildlife Garden', furthers the social wellbeing or social interests of the local community, however ii) it is not realistic to think that there can continue to be a main use of the building or land which will further the social wellbeing or social interests of the local community.	London Borough of Lewisham
The Land North of Grove Park Nature Reserve between the corner of Bramdean Crescent and the railway line (as indicated on the land registry map submitted with the application form)	24th May 2017	Mr Mark Ingleby, Chair, Friends of Grove Park Nature Reserve, 36 Longhill Road, Catford Lodnon SE6 1TY	25-Jul-17	The evidence submitted was insufficient to clearly demonstrate that the land's main and current use is to further the social wellbeing or social interests of the local community or that there was a time in the recent past when it's actual and main use was to further the social wellbeing or social interests of the local community. The definition of an asset of community value is around social wellbeing and social interests which requires the active use of the asset by local people but does not cover the unquestionable environmental importance of this site. However the SINC designation, Tree Protection Order and the fact that the site is metropolitan open land should provide some safeguard against inappropriate development.	Christoper Murphy and Patrick Murphy of The Medows, Packet Boat Lane, Cowley, Middx, UB8 2JR
				On the basis of the evidence and information supplied as part of the application and further research about the site, I am satisfied that:	c/o Trethowans LLP, London Road, Salisbury Wiltshire, SP1 3HP
			i) the actual and main use of the The Land to the north of Grove Park Nature Reserve between the corner of Bramdean Crescent and the railway line. (as indicated on the land registry map submitted with the application)', does not further the social wellbeing or social interests of the local community		
			and:		
			ii) it is not realistic to think that there can continue to be a main use of the building or land which will further the social wellbeing or social interests of the local community		
The Ravensbourne Arms at 323 Lewisham High Street London SE13 6NR (Note – only the ground floor pub is included in the listing)		Mr Mick McLean Special Projects Co-ordinator Lewisham Park (Crescent Residents) Association 52 Lewisham Park London SE13 6QZ	20/11/2017	A copy of the review decision letter is filed in the list of documents.	Sweata Shah, Ravensbourne Arms Ltd, 1 Doughty Street, London WC1N 2PH