



## Notice of Intention to Make a Relevant Disposal

The London Borough of Lewisham (“the Council”) has received a Notice of Intention to Make a Relevant Disposal from the owner of the following properties which are currently listed on the Council’s Register of Assets of Community Value:

1. **The Land and Outbuildings comprising The Baring Hall Hotel, 368 Baring Road, Grove Park London SE12 0DU**
2. **The remainder of the car park not already listed, the stable block also known as the coach house and public house at the Baring Hall Hotel 368 Baring Road, Grove Park London SE12 0DU**

**Notice of Intention to Make a Relevant Disposal under Section 95(2) of the Localism Act 2011 (“the Act”) in respect of the above assets was received by the Council on 1 June 2021. The initial moratorium period of 6 weeks will end on 13 July 2021. The full moratorium period of 6 months (if triggered) will end on 1 December 2021. The protected period that will apply under Section 95 will end on 1 December 2022.**

During the initial moratorium period, any eligible community interest group may express an interest in being treated as a potential bidder for either or both of the assets. An intention to bid must be made in writing to the Council by no later than 5 pm on 13 July 2021. Any intention to bid received after that time will not be accepted by the Council.

If one or more eligible intention to bid in respect of either or both of the assets is received by the Council during the initial moratorium period, the owner may not enter into a relevant disposal (as defined in the Act) of that asset or assets (as the case may be) during the full moratorium period. The only exception to this is a disposal to an eligible community interest group. The full moratorium period is intended to give an eligible community group extra time to do the work necessary to make a bid for the asset. The owner is not required to accept any bid and once the full moratorium period has expired, may dispose of the asset as they wish until the end of the protected period.

A form to assist with any intention to bid can be obtained from <http://www.lewisham.gov.uk/getinvolved/community-support/community-assets> or requested via email to [community.assets@lewisham.gov.uk](mailto:community.assets@lewisham.gov.uk)

Any intention to bid should include the address of the asset, name of group, constitutional status, contact details, date of submission and signature of the chair or leader of the group. It can be made via email to [community.assets@lewisham.gov.uk](mailto:community.assets@lewisham.gov.uk) or by post to Head of Law, Lewisham Legal Services, 5<sup>th</sup> floor Laurence House, Catford, London SE6 4RU.

If you are only interested in bidding for one of the assets, please make that clear in your intention to bid. The Council will inform the owner of the assets of any intention to bid that it receives within the initial moratorium period.

In summary, the purpose of these provisions is to provide any eligible community interest group with the time to decide whether to bid and, if so, to develop a business plan and arrange funding. In particular, the Act does not give a first right of refusal, restrict who the owner should sell the asset to, determine the price at which the asset can be sold or place any express restrictions on the owner’s use of the asset.

**It will be the responsibility of any bidder to arrange funding, seek to come to an agreement with the owner and be responsible for all associated costs. The Council is unable to assist in negotiations or to provide any funding or other assistance.**

More information and advice on the legislation and process is available at <https://mycommunity.org.uk/community-assets-and-ownership>