

Mr Paul Britt
Reading Pride

Paul.britt@readingpride.co.uk

Your contact is: **Bruce Tindall, Valuation**

Dear Mr. Britt

ASSET OF COMMUNITY VALUE - THE WYNFORD ARMS P.H, 110 KINGS ROAD, READING, RG1 3BY

**COMMUNITY NOMINATION AS AN ASSET OF COMMUNITY VALUE
DETERMINATION UNDER SECTION 90 OF THE LOCALISM ACT 2011**

I acknowledge receipt of your form dated 25th May 2016 nominating The Wynford Arms Public House, in Kings Road, Reading, for inclusion on the Council's List of Assets of Community Value under the Community Right to Bid provisions of Chapter 3 of the Localism Act 2011.

I am responding to you as the officer to whom the Council has delegated authority to consider and determine community nominations under Section 90 of the Localism Act 2011.

In considering and determining your community nomination, the Council is required under Section 89 to consider whether the nomination has been made by a body listed under Section 89(2)(b), i.e a local parish council or a voluntary or community body with a local connection.

The Council is also required under Section 90(3) to consider whether the land nominated (a) is in the authority's area; and (b) is of community value.

I am satisfied that Reading Pride was entitled to make a community nomination because:

It is a voluntary or community body which is a charity.

The site you have nominated (The Wynford Arms) is in the local authority's area.

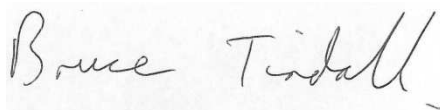
Section 88 of the Localism Act 2011 defines land of community value. This is land and buildings where, in the opinion of the local authority, its actual current use furthers the social wellbeing or social interests of the local community, and it is realistic to think that the same or another such use will continue; or where there was such a use in the recent past which it was realistic to think could exist within the next five years.

In view of the fact that the property has been vacant for a long period of time and is therefore not in use I am of the opinion that the building is not an asset of community value.

Therefore the decision of the Council on your community nomination is that it is **unsuccessful**.

Under Section 93(1) of the Localism Act 2011 the Council is required to maintain a separate list of unsuccessful community nominations, and the reasons for not including the land in the authorities list of assets of community value. This entry will appear on the Council's website, with this letter attached to the entry for The Wynford Arms.

Yours sincerely

A handwritten signature in black ink that reads "Bruce Tindall". The signature is written in a cursive style and is positioned above a light grey rectangular background.

Bruce Tindall
Chief Valuer