



Mrs Veronica Leek
Emmer Green Residents' Association
22 Marchwood Avenue
Emmer Green
RG4 8UN

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

Dear Mrs Leek

ASSET OF COMMUNITY VALUE - Telephone Box Junction of Courtney Drive/Peppard Road

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

I acknowledge receipt of your form dated 15 January 2017 nominating the Telephone Box, Junction of Courtney Drive/Peppard 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 Emmer Green Residents' Association (EGRA) was entitled to make a community nomination because:

It is a voluntary or community body which is an unincorporated body whose members include at least 21 individuals, and which does not distribute any surplus it makes to its members.

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

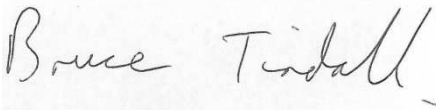
Schedule 1 of The Assets of Community Value (England) Regulations 2012 defines land which is not of community value and therefore may not be listed.

I am of the opinion that the telephone box is within the categories of assets excluded from listing under paragraph 4 of Schedule 1 to the Regulations, being operational land of a statutory undertaker as defined in section 263 of the Town and Country Planning Act 1990.

Therefore the decision of the Council is that your application to nominate is outside the scope of the legislation and for that reason 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 Telephone Box Junction of Courtney Drive/Peppard Road.

Yours sincerely

A handwritten signature in black ink that reads "Bruce Tindall". The signature is written in a cursive style and is positioned above the printed name and title.

Bruce Tindall
Chief Valuer