

Your Ref:

Our Ref: SL/MGCR2B/049



FAO: Neil Jeeves
C/O Beacon Bingo
Seebeck House
1A Seebeck Place
Knowlhill
Milton Keynes
MK5 8FR

9 January 2019

Dear Sirs

Review of listing as an Asset of Community Value relating to Streatham Hill Theatre 110 Streatham Hill London SW2 4RD

I refer to your request for a review of the decision made by London Borough of Lambeth to list the above property, known as Streatham Hill Theatre, as an Asset of Community Value ("ACV") at a decision made on 2 July 2017. By agreement the parties extended the period for completion of the review until 11th January 2019.

The review has been undertaken by Sophie Linton MA MRICS, Head of Valuation and Strategic Assets. She has had no previous involvement with the decision to list the assets as ACVs although a member of the Strategic Assets team was on the original panel.

The London Borough of Lambeth (the "Council") received nomination forms dated 21 May 2018 from the Friends of Streatham Hill Theatre (the "Nominator") to list Streatham Hill Theatre 110 Streatham Hill, London, SW2 4RD (the "Property") as an ACV under the Localism Act 2011 (the "2011 Act") and the Assets of Community Value (England) Regulations 2012 (the "ACV Regulations").

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Following a review by a panel of Lambeth Council officers, the Property was successfully listed on 2 July 2017.

On 30th August 2018 Beacon Bingo Ltd (the “Owner”) sought a review through their agent Neil Jeeves of Greenfield Asset and Property Management Ltd, of the decision to list the asset as an ACV. On 5th September 2017 the Council confirmed that a review of the decision would take place and requested a submission by 19th September. On the 17th September Mr Jeeves requested an extension for submission to 5th October and in a letter dated 20th September, the Council agreed to this request. On the same date the Council wrote to the Nominator extending the time for their counter submission to the 26th October.

On 4th October, Neil Jeeves requested an extension of time until 12th October. On the same day a reply was given agreeing to this and to the Nominator extending their submission until 16th November. The Owner’s submission (the “First Submission”) was received on 18th October.

On 22nd October the Council wrote to Neil Jeeves advising that in view of their late submission, the Nominators would be given an extension to 29th November and on 23rd October the Nominator was informed of this.

The Nominator submitted their report (the “Nominator’s Report”) on 26th November.

On 30th November, Neil Jeeves submitted further points for their submission together with a statement from the freeholders Pollmount Ltd (the “Second Submission” and the “Press Release” respectively).

The Council wrote to Neil Jeeves on 3rd December requesting an extension from 21st December to 11 January 2019 which was agreed.

Details redacted

Conclusion

For the reasons noted above, the Reviewing Officer upholds the first panel's decision to list Streatham Hill Theatre as an Asset of Community Value to the extent that it meets the requirements set out within Section 88(2) of the 2011 Act.

Next Steps

As you will be aware, if the Reviewing Officer upholds the acceptance of the nomination to the list of Assets of Community Value, then the owner can appeal to a First Tier Tribunal, part of the HM Courts and Tribunals Service.

Yours faithfully

Sophie Linton

Sophie Linton MA MRICS
Head of Strategic Assets
London Borough of Lambeth

Cc The Friends of Streatham Hill Theatre