

APPENDIX 9 | NOVEMBER 2023 DECISION ON ACV STATUS

Planning

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ASSETS OF COMMUNITY VALUE - NOTICE OF UNSUCCESSFUL LISTING

Pursuant to Section 91 of the Localism Act 2011, I am writing to inform you that the listing of **"Cascade Avenue tennis courts, clubhouse and associated land, London N10 3PT"** as an Asset of Community Value has been rejected by the London Borough of Haringey.

On 14th September 2023 the Chine and Cascade Avenue Residents Association, submitted a community nomination for the listing of the land as an asset of community value. A panel of officers appointed by the Council's Cabinet assessed the nomination in accordance with section 90 of the Localism Act and found that the land is in the authority's area, but that use of the land or building has not furthered the social well-being or social interests of the local community in the recent past and it is not realistic to consider that it will do so again during the next five years. I have enclosed a copy of the decision for your information.

Further information regarding Assets of Community Value can be found on the Council's website: www.haringey.gov.uk/assets-of-community-value.

Yours sincerely,

M Tolley
Chair of the Assessment Panel

Localism Act 2011

The Assets of Community Value (England) Regulations 2011
Assets of Community Value

Cascade Avenue tennis courts, clubhouse and associated land, London N10 3PT
Decision upon Community Nomination

1. On 14th September 2023 the London Borough of Haringey received a community nomination made by the Chine and Cascade Avenue Residents Association seeking the listing of **"Cascade Avenue tennis courts, clubhouse and associated land, London N10 3PT"** as an asset of community value.
2. The Assessment Panel comprising Max Tolley, Assistant Planning Officer (Chair), Claire McCarthy, Assistant Director Strategy and Communications and Justin Farley, Senior Lawyer considered and determined the above mentioned community nomination on 13th October 2023.
3. The Assessment Panel gave consideration to Section 88(2). The Panel decided that use of the land or building has not furthered the social well-being or social interests of the local community in the recent past and it is not realistic to consider that it will do so again during the next five years. This was based on the time between now and the last use of the tennis courts being in 2011, which was not considered to be in the recent past. The Assessment Panel therefore have concluded on the evidence provided that 'Cascade Avenue tennis courts, clubhouse and associated land' does not at present or has not at any time in the recent past had an actual non ancillary use which furthered the social well being or social interest of the local community and therefore does not meet the requirements of Section 88.
4. In light of its opinion in paragraph 3 above, it follows that the Panel did not consider it realistic to think that there continues to be a non-ancillary use of the land which will further the social wellbeing or social interests of the local community and therefore the requirements of Section 88 were not satisfied in respect of the nominated land and the land would not be listed.

DECISION

1. Pursuant to Section 90 of the Localism Act 2011, the Assessment Panel has determined:
 - (a) That the land nominated, being "Cascade Avenue tennis courts, clubhouse and associated land, London N10 3PT as shown edged on the plan attached, is in the authority's area; but
 - (b) It is not of community value.

Accordingly, the Council rejects the community nomination in respect of the land in the Council's list of assets of community value

M Tolley
Chair of the Assessment Panel
7 November 2023