**77 Watsons Street, Deptford, London SE8 4AU**

***Application from the Midi Music Company dated 24th April 2024***

This decision relates to 77 Watsons Street, Deptford, London SE8 4AU as shown on the title plan held at the land registry.

I have reviewed all paperwork received as part of the application. The legislation provides that an asset satisfies the definition of an asset of community value if:

* the local authority decides that the actual main, current use of the building or land is to further the social wellbeing or social interests of the local community and it is realistic to think that there can continue to be a main use of the building or land which will further the social wellbeing or social interests of the local community; or
* in the opinion of the local authority there is a time in the recent past when the actual and main use of the building or land furthered the social well being or social interests of the local community and, it is realistic to think that there is a time in the next five years when there could be a main use of the building or land that would further the social wellbeing or social interests of the local community.

The Applicant cited the history of the building, which was built as a public mortuary and coroner’s court around 1896 and operated as such till the 1970’s; when decommissioned the building stood empty till 1981 when the Royal Academy of Music started running music workshops in the building and supporting artists from diverse communities to write, record and perform.

The Applicant provided a description of the range of activities provided in the venue since 2001, when the Midi Music Company took over the building. The purpose of these activities was to provide an opportunity for children and young people to develop their musical skills, learn about the music business and develop professional careers, as well as become entrepreneurs and business owners. The activities described included careers advice, courses, opportunities for networking with professionals in the music industry, bursaries at the Blackheath Conservatoire to enable children who are economically and socially disadvantaged to experience 1:1 music tuition, international youth arts projects enabling young people to take part in cultural exchanges, and activities to engage the parents and family of young people supported by Midi Music.

The applicant provided the names of local alumni who have gone on to have international success and ongoing engagement with the Midi Music Company and with Lewisham.

The applicant described the impact of the work in terms of professional achievement of young people, and provided short case studies and testimonials from young people and family who had been supported by the range of activities in the building.

The applicant cited that 34,584+ participants, students and members, and 2,267 young people had benefited from the activities provided in the building.

The applicant summarised that for over 43yrs the building has been a place of music and creativity, encouraging emerging artists and engaging professionals to share their stories, support new talent and provide professional pathways into the music and the creative industries and for this reason they would nominate the building as an Asset of Community Value.

On the basis of the evidence and information supplied as part of the application, I am satisfied that:

1. The actual main, current use of the building or land is to further the social wellbeing or social interests of the local community

2. It is realistic to think that there can continue to be a main use of the building or land which will further the social wellbeing or social interests of the local community

Accordingly, my decision is that 77 Watsons Street, Deptford, London SE8 4AU should be included in the Council’s list of Assets of Community Value.

Electronic Signature

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**James Lee, Director of Communities**

Dated……18th June 2024