



Notice of Intention to Make a Relevant Disposal

The London Borough of Lewisham (“the Council”) has received a Notice of Intention to Make a Relevant Disposal from the owner of the following property which is currently listed on the Council’s Register of Assets of Community Value:

The Windmill Pub
125-131 Kirkdale,
London
SE26 4QJ

Notice of Intention to Make a Relevant Disposal under Section 95(2) of the Localism Act 2011 (“the Act”) was received by the Council on 8 October 2014. The initial moratorium period of 6 weeks will end on 19 November 2014. The full moratorium period will end on 8 April 2015. The protected period that will apply under Section 95 will end on 8 April 2016.

During the initial moratorium period, any eligible community interest group may express an interest in being treated as a potential bidder for the asset. An intention to bid must be made in writing to the Council by no later than 5 pm on 19 November 2014. Any intention to bid received after that time will not be accepted by the Council.

If one or more eligible intention to bid is received by the Council during the initial moratorium period, the owner may not enter into a relevant disposal (as defined in the Act) of their asset during the full moratorium period. The only exception to this is a disposal to an eligible community interest group. The full moratorium period is intended to give an eligible community group extra time to do the work necessary to make a bid for the asset. The owner is not required to accept any bid and once the full moratorium period has expired, may dispose of the asset as they wish until the end of the protected period.

A form to assist with any intention to bid can be obtained from <http://www.lewisham.gov.uk/getinvolved/community-support/community-assets> or requested via email to community.assets@lewisham.gov.uk

Any intention to bid should include the address of the asset, name of group, constitutional status, contact details, date of submission and signature of the chair or leader of the group. It can be made via email to community.assets@lewisham.gov.uk or by post to Head of Law, Lewisham Legal Services, 5th floor Laurence House, Catford, London SE6 4RU.

The Council will inform the owner of the asset of any intention to bid that it receives within the initial moratorium period.

In summary, the purpose of these provisions is to provide any eligible community interest group with the time to decide whether to bid and, if so, to develop a business plan and arrange funding. In particular, the Act does not give a first right of refusal, restrict who the owner should sell the asset to, determine the price at which the asset can be sold or place any express restrictions on the owner’s use of the asset.

It will be the responsibility of any bidder to arrange funding, seek to come to an agreement with the owner and be responsible for all associated costs. The Council is unable to assist in negotiations or to provide any funding or other assistance.

More information and advice on the legislation and process is available at <http://mycommunityrights.org.uk/community-right-to-bid>