

**St Albans City and District Council**  
**Assets of Community Value - Unsuccessful Nominations 13/05/2019**

Ref No	ASSET INFORMATION		DECISION
	Asset Name	Asset Address	Reasons for Decision
13-01	Napsbury Fields - (Registered as land on the East side of Napsbury Lane, St Albans)	Napsbury Lane, St Albans	The land is fenced with access points only to the public footpath intersections. There are notices at all of the access points advising the public that the land is private and that they should keep to the footpaths. There is no evidence that this land has been legitimately used for the social wellbeing or interests of the community, save for the use of the public footpaths. Raffle Homes are opposed to public use of the site to there is no realistic expectation that any public use will be granted over and above that which exists along the public footpaths.
13-10	Jessamine Garage	15 High Street, Wheathampstead, AL4 8BG	The property is a business offering a service which is not a community business – not everyone in the community needing to use or being able to afford the services of a vehicle workshop or vehicle sales forecast. This property is not considered to currently further community purposes or to have any realistic prospect of furthering community purposes in the future as the property is subject to a business tenancy and has been used for similar business purposes for many years.
13-11	Aggregate site, former station sidings	Kingfisher Close, Wheathampstead, AL4	The land belonging to the County Council is gated with the only access being through a small gap which is overgrown. There is no evidence of community use. The other parcel of land is fenced off and used by a tenant for grazing sheep and goats. The community at large cannot access the land or benefit from it. It is difficult for them to see how it can further social interests or social wellbeing.
13-13	Fire Station	Marford Road, Wheathampstead, AL4	The main purpose of the building is for storage of the engine and for use by the retained firemen not as a publicly available asset. One room within the building is used about every 3 months for Neighbourhood Watch meetings with the Community.
13-22	The Beacon	28 King Harry Lane, St Albans, Herts, AL34AA	The primary purpose of the site is for residential care for people recovering from mental illness. It is not considered to be a benefit for the local community since the community facilities within the building are for the use of residents.
13-26	Marian Hall	29 Townsend Drive, St Albans, AL3 5RF	The area proposed for listing is largely residential in nature for the benefit of the sisters who lived there. Only a relatively small part of the property was given over to occasional community use. It is not therefore considered that this property meets the criteria.
13-27	Westfield News	35 Abbey Avenue, St Albans	This property is not considered to meet the set criteria. It is part of a parade of shops with flats above, rather than a village shop. Watford and the City Centre are close by. The shop no longer has a post office.
13-27	King Ofth Public House	Wallingford Walk, St Albans, AL1 2JJ	Although this property has the potential to be an important hub for the community, potential is specifically excluded from the criteria. The property is a public house and although other public houses have been listed by other councils, this property is not considered to be of important local social benefit currently. There is no evidence to suggest the community would have been offered by the land of the village pub that is at the heart of the community, being located in a Housing Estate close to the city centre. It is not well used currently and has been in decline for a number of years. In the circumstances it is not thought to fulfil the criteria.
13-27	King Ofth Public House	Wallingford Walk, St Albans, AL1 2JJ	The primary use of the asset does not further and has not in the recent past furthered the local community's social wellbeing or interest... Although the property is a public house and other public houses have been listed by other councils, this property is not considered to be of important local social benefit. Further references in the nomination to community events, there is no evidence that these community events were held and supported by the community. Further, a Google search does not provide evidence to support the provision of the events and family days. While there is some evidence that darts was played at the pub, the site inspection did not identify community noticeboards and similar to support the suggestion that the pub is used as a base for sports teams. The pub has not been well used and has been in decline for a number of years. The pub has not been refurbished for a long time. A nomination for listing was previously rejected in 2013. Since then, the main change has been in the closure and stripping out of the pub, which does not increase its community value. There is potential for there to be a community hub in this location, a defined housing estate within St Albans, however potential is specifically excluded from the criteria.
13-27	SPEC Retreat Centre	Shenley Lane, St Albans, AL21AF	The facility has been closed since May 2014. The main use of the building was a religious education centre providing residential courses to catholic schools at both primary & secondary level. It was used by schools that came within the boundary of the Diocese of Westminster - Hertfordshire, Middlesex & London Boroughs. In part of the building there was a self contained flat used by the family of the staff member that ran the facility plus residential accommodation for other staff members. Since the closure, this use is now provided from a property at Pinner and therefore this use is still available. We are advised that the facility was not available to be used by the local community but may have been used by schools in Hertfordshire to provide educational courses as part of the school curriculum. We do not consider that the building was used for community purposes - it was specific in its use as a residential educational facility. In addition the use is no longer continuing in this property but is still available at an alternative venue. In any event, we do not believe it is realistic to consider the use will become available again in this property for the next 5 years. It has also been used by the community for residential development and there is no reason to believe that the owners will offer it for community use whilst they are on through the planning process. Consequently we do not believe it fits the criteria.
Charity Chapel (Compter Chapel)	Shenley Lane, London Colney		The asset is not currently used for community purposes. The previous use was for residential purposes for approximately 3 years and is in a poor state of repair. 2. The previous use was a place of worship for residents of the retreat and visitors to it. It was not a local community chapel. 3. The chapel is part of a larger asset. It is accessed via Alban House, a private language school, which is included in the nomination plan but is not referred to as being part of the asset. 4. The nomination refers to the chapel as being part of Charity Island. However the island is a 5 minute walk away and is marked as Private. It is also not included in the nomination plan. 5. The chapel is accessed via a long gated driveway which accesses a closed or privately leased facility. From the road way it appears to be private not open to the public. There is nothing to suggest that the chapel has been used as a community asset or gives any benefit to the community now or in the recent past. Neither is there any evidence or suggestion that it is likely to be reinstated as a chapel let alone a chapel for public use. Invalid nomination form
Al Saints Pastoral Centre	Al Saints Pastoral Centre, Shenley Lane, London Colney, Herts, AL2 1AF		We are only permitted by law to consider land as an asset of community value (ACV) if the nomination has come from a valid organisation. Until we can establish that the nominating organisations fall within section 89 and paragraph 5 we cannot consider the nomination. This current nomination is invalid because one of the nominating organisations does not fall within the criteria in section 89 and as such it cannot be considered.
Harpenden Memorial Hospital & Red House (including the Stearns)	Harpenden Memorial Hospital, Carlton Road, Harpenden, AL5 4TA		1. Although parts of the building are used to further the social wellbeing of the community (e.g. podiatry, physiotherapy) a large part of the Memorial Hospital is closed off and is a dangerous structure. 2. The whole of the first floor and some ground floor areas are used by the health staff from all over the County and not necessarily in connection with the few remaining services operating out of the Red House. The clinical parts of the building are not accessible to the administrative staff. 3. The main Red House building used to house a hospital with surgical facilities and could have been used at one time to further the social wellbeing of the community. However the condition of the building is poor and to bring it up to current standards for clinical care is likely to cost in excess of £4m - this is a huge amount of money, in addition to the cost of purchasing the asset and maintaining it as a similar facility. It does not therefore seem realistic that it could ever become a community asset. 4. The Stearn building is an in-patient mental health centre for the elderly. This is separately owned and managed to the main Harpenden Memorial Hospital. It is only one quarter of the site nominated for listing.
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