

MEETING

COMMUNITY LEADERSHIP SUB-COMMITTEE

DATE AND TIME

MONDAY 16TH JANUARY, 2017

AT 6.00 PM

VENUE

THE HERITAGE ROOM, HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ

TO: MEMBERS OF COMMUNITY LEADERSHIP SUB-COMMITTEE (Quorum 3)

Chairman: Councillor David Longstaff

Vice Chairman: Councillor Graham Old

Councillor Kath McGuirk

Substitute Members

Councillor Hugh Rayner

Councillor Eva Greenspan

Councillor Jess Brayne

In line with the Constitution's Public Participation and Engagement Rules, requests to submit public questions or comments must be submitted by 10AM on the third working day before the date of the committee meeting. Therefore, the deadline for this meeting at 10am, Wednesday 11 January 2017. Requests must be submitted to Maria Lugangira maria.lugangira@barnet.gov.uk

You are requested to attend the above meeting for which an agenda is attached.

Andrew Charlwood – Head of Governance

Governance Service contact: Maria Lugangira 020 8359 2761

Media Relations contact: Sue Cocker 020 8359 7039

ASSURANCE GROUP

ORDER OF BUSINESS

Item No	Title of Report	Pages
1.	Minutes of last meeting	3 - 4
2.	Absence of Members (if any)	
3.	Declaration of Members' Disclosable Pecuniary Interests and Non-Pecuniary Interests (if any)	
4.	Report of the Monitoring Officer (if any)	
5.	Public Questions and Comments (if any)	
6.	Members' Items (if any)	
7.	Community Right to Bid nomination: The Sebright Arms, 9 Alston Road, High Barnet, EN5 4ET	5 - 17
8.	Any other item(s) that the Chairman decides are urgent	

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Decisions of the Community Leadership Sub-Committee

13 October 2016

AGENDA ITEM 1

Members Present:-

Councillor David Longstaff (Chairman)
Councillor Graham Old (Vice-Chairman)

Councillor Kath McGuirk

1. MINUTES OF LAST MEETING

The minutes of the last meeting of the Community Leadership Sub-Committee held on 30 June 2016 were agreed as a correct record.

2. ABSENCE OF MEMBERS (IF ANY)

None.

3. DECLARATION OF MEMBERS' DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS (IF ANY)

None.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

None.

6. MEMBERS' ITEMS (IF ANY)

None.

7. COMMUNITY RIGHT TO BID: TEMPLARS LAWN TENNIS CLUB, ST ANDREWS ROAD, NW11 0PJ

The Chairman introduced the item which related to the Community Right to Bid: Templars Lawn Tennis Club, St Andrews Road, NW11 0PJ.

The legal officer in attendance explained that there is no statutory definition of what local community means. The legislation is in its early stages and there are to date no cases through which the courts have provided guidance regarding the definition of local community.

During the discussion the Committee decided to define local community as the Borough of Barnet and neighbouring boroughs.

The Committee unanimously agreed this definition.

Councillor McGuirk moved a motion to change the recommendation to read as:

In the absence of the owner and the nominating group, the Committee assumed that the facilities of the tennis club are used to create a wider social benefit. The Committee based its decision on the evidence provided through the nomination which demonstrates the community use of the tennis club. Therefore the Committee decide to list the Templars Lawn Tennis Club as an Asset of Community Value and that is it added to the council's Register of Assets of Community Value as a successful nomination

The motion was seconded and became the substantive motion.

The Committee unanimously agreed the recommendation and it was therefore agreed that:

In the absence of the owner and the nominating group, the Committee assumed that the facilities of the tennis club are used to create a wider social benefit. The Committee based its decision on the evidence provided through the nomination which demonstrates the community use of the tennis club. Therefore the Committee decide to list the Templars Lawn Tennis Club as an Asset of Community Value and that is it added to the council's Register of Assets of Community Value as a successful nomination

8. ANY OTHER ITEM(S) THAT THE CHAIRMAN DECIDES ARE URGENT

None.

The meeting finished at 6.26 pm

	<p align="center">Community Leadership Sub-Committee 16 January 2017</p>
<p align="center">Title</p>	<p>Community Right to Bid nomination: the Sebright Arms, 9 Alston Road, High Barnet, EN5 4ET</p>
<p align="center">Report of</p>	<p>Director of Strategy, Innovation and Customer Services (Interim)</p>
<p align="center">Wards</p>	<p>High Barnet</p>
<p align="center">Status</p>	<p>Public</p>
<p align="center">Urgent</p>	<p>Yes</p> <p>This decision is urgent because there is an 8 week statutory timescale to respond to Community Right to Bid nominations, starting from the date the council receives the nomination. The nomination for the Sebright Arms was accepted on 8 December 2016, making the deadline for a decision 2 February 2017.</p>
<p align="center">Key</p>	<p>No</p>
<p align="center">Enclosures</p>	<p>Appendix A: Plan of nominated asset</p>
<p align="center">Officer Contact Details</p>	<p>Hannah Chillingworth (hannah.chillingworth@barnet.gov.uk, 020 8359 3598)</p>

<h2>Summary</h2>	
<p>The Localism Act 2011 (“the Act”) (as supplemented by the Assets of Community Value (England) Regulations 2012 (“the Regulations”)) introduced the Community Right to Bid (“the Right”), a new right for qualifying local bodies to nominate buildings or pieces of land that they believe contribute to the social wellbeing or social interests of their local communities, to be listed as an Asset of Community Value (an “ACV”) on a register of Assets of Community Value (“the Register”) managed by the local authority.</p>	
<p>Where land is listed as an ACV, if the owner subsequently wishes to make a ‘relevant disposal’ (to sell the freehold estate in the asset with vacant possession or the grant or</p>	

assignment of a qualifying lease, being one originally granted for a minimum 25 year term) they must notify the local authority in writing. This triggers an interim moratorium period of six weeks, during which time qualifying community interest groups can register interest in putting together a bid for the asset. If a community group registers interest within this interim period, this triggers a full moratorium period of six months, during which time the owner may not make a relevant disposal of the asset, except to an eligible community interest group as defined in the legislation. The moratorium allows community groups the time to develop a proposal and raise the required capital to enable it to bid for the asset. The owner is under no obligation to accept a bid from a community group and can sell the property on whatever terms and to whomsoever they wish once the six month moratorium is over. No further moratorium will apply for the remainder of a protected period lasting 18 months (running from the same start date of when the owner notified the local authority of its wishing to sell).

In order to decide whether to list an asset as an ACV, the Regulations provide that the council must consider whether the nominator has supplied evidence that the nomination comes from a body eligible to make the community nomination, as defined in the legislation; and if that is established, whether the nomination demonstrates that the current main use of the nominated asset contributes to the social wellbeing or 'social interests' of the local community, and it is realistic to think it will continue to do so. 'Social interests' for this purpose include cultural, recreational or sporting interests (section 88 of the Localism Act 2011). Alternatively, if in the opinion of the council, there was a time in the recent past that the main use of the nominated asset furthered the social wellbeing or interests of the local community, and it is realistic to think that during the next five years there could be a main use of the nominated asset (whether or not the same community use as before) that will further the social wellbeing or social interests of the local community, the council must list the asset.

A nomination has been received to list the Sebright Arms, 9, Alston Road, High Barnet, EN5 4ET (High Barnet ward) as an Asset of Community Value. **This report recommends that the asset is listed as an Asset of Community Value.**

The Localism Act 2011 provides that in order to be eligible, the nomination must be made by a community organisation or group which qualifies under the Act to make the nomination. The nomination for the Sebright Arms came from an unincorporated group – the Sebright Arms Community Group. In order for an unincorporated body to be eligible, it must consist of at least 21 members on the electoral roll in Barnet or a neighbouring borough and not distribute any surplus to its members. The Sebright Arms Community Group consists of at least 21 members who are on the electoral roll in Barnet – a list of members and their addresses was provided with the application and it has been verified by the Electoral Services Team that at least 21 of these members are registered to vote in Barnet. The nominating group does not engage in financial activity therefore the surplus criterion is not engaged. **The nomination comes from an eligible body.**

Eligible nominating bodies must be able to satisfy the mandatory local connection criteria. In the case of an unincorporated group, these criteria are: that the group's activities are concerned with the local area or with a neighbouring area; and any surplus is applied wholly or partly for the benefit of Barnet or a neighbouring borough. The nominating body's members are all local residents of the streets that surround the Sebright Arms. The Sebright Arms Community Group describes itself as "a group of 36 local people who have a common interest in wanting to support and preserve the Sebright Arms public house. We

have combined together as the Sebright Arms Community Group to make this application for the Sebright Arms to be listed as an Asset of Community Value. We are customers of the Sebright Arms and we greatly value its presence as a focal point for our community". It is therefore reasonable to say that the group's activities are concerned with the London Borough of Barnet. As before, the surplus criterion does not apply as it is stated in the nomination that this group does not collect subscriptions or have any money of its own. **The mandatory local connection test is therefore satisfied. The nomination therefore meets the criteria of a community nomination and falls to be considered against the statutory criteria for listing.** It is worth noting that the Sebright Arms was previously listed as an Asset of Community Value but this decision was overturned following a review requested by the owner, because it was found that the nominating group did not fulfil the mandatory local connection criterion.

The nomination describes the Sebright Arms as the 'social centre' of its neighbouring roads and gives a range of recreational and sporting activities that happen at the pub, as well as other uses that further the social wellbeing of the local community such as hosting the Committee meetings and AGM of local residents' group SPACES, arranging events and collections for local and national charities, supporting local musicians, and hosting the fortnightly cribbage club. Pubs exist to provide for the sporting and recreational interests of the community, so it is reasonable to think that **the main use of the asset furthers the social wellbeing and social interests of the community**, through providing a community space for the local residents. There are currently no known plans to close the pub and the nomination outlines that a new landlady took over the pub in July; so far the kitchen has been redesigned and refurbished, there has been new furniture and the pub has been repainted – supporting the assertion that the pub is popular locally and suggesting continued viability and demand. **It is therefore realistic to think that use of the asset will continue to contribute to the social wellbeing and social interests of the community.**

Recommendations

That the Committee decide to list the Sebright Arms as an Asset of Community Value, based on the statutory criteria set out in the Localism Act 2011, and the evidence provided in the nomination.

1. WHY THIS REPORT IS NEEDED

The Community Right to Bid

- 1.1 The Localism Act 2011 ("the Act") introduced a new right for groups of local people to nominate buildings or pieces of land which contribute to the 'social wellbeing or social interests' of their local communities to be listed on a register of Assets of Community Value ("ACVs"), which the local authority is required to maintain.
- 1.2 Nominations can apply to public or private assets, although certain kinds of asset (such as residential homes) are exempt.
- 1.3 The Act defines social interests as 'including cultural, recreational, and sporting interests'.

- 1.4 The Act provides that land in a local authority's area which is of community value may be included by a local authority in its register of ACVs only:
- (a) in response to a community nomination, or
 - (b) where permitted by regulations made by the appropriate authority.
- 1.5 In England a community nomination can be made by a parish council or by a voluntary or community body with a local connection as defined in the Assets of Community Value Regulations 2012 (“the Regulations”).
- 1.6 The statutory tests which the council must apply when assessing a nomination are:
- a) That the nomination is a community nomination made by a community or voluntary organisation or group which qualifies under the Act to make the nomination
 - b) (i) the actual current use of the building or land that is a non-ancillary use furthers the social wellbeing or social interests of the local community; and it is realistic to think that there can continue to be a non-ancillary use of the building or other land which will continue to further the social wellbeing or social interests of the local community; **OR**

(ii) where the main use does not currently have such a community benefit, in the “recent past” it did have and the council considers it realistic that it would be able to have such a use in the next 5 years.
- 1.7 Where criterion (a) and (b) of the above is met, the council must list the land or building on its Register.
- 1.8 If the council lists the nominated land, a restriction is placed on the title to the land if the land is registered. If the owner wishes to make a relevant disposal, the owner is legally obliged to notify the council (if the asset is not owned by the council). The council will then inform the nominating group which signals the start of an interim moratorium period of six weeks where the nominating group (if eligible) or any other eligible community interest group may register an interest in bidding for the asset. The asset can only be sold during the interim moratorium period to a community group. If during the six weeks a local community group expresses an interest in acquiring the asset, then a full moratorium is triggered and any relevant disposal is delayed for a six month period. This is designed to give the community group the opportunity to make a bid for the asset.
- 1.9 The owner is under no obligation to accept the community group’s bid over any other bid. There is no ‘right of first refusal’ for the community group, only the right to request the moratorium. The owner is free to work with other potential buyers and stimulate the wider market during the moratorium and at

the end of the moratorium period can sell to any party. No further moratorium will apply for the remainder of a protected period lasting 18 months (running from the same start date of when the owner notified the local authority of wishing to sell).

- 1.10 Since the introduction of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 much greater weight is given in planning to public houses which are registered or nominated as an ACV. Any change of use or re-development of an ACV registered or nominated public house requires planning permission. Previously such changes could be made without requiring the consent of the local planning authority. While not offering explicit protection for pubs, the Barnet Local Plan Policies CS10 and DM13 support the protection of community meeting places. The ACV listing will provide greater protection for retention as a public house.
- 1.11 If the pub is listed as an ACV it may become a material consideration in any future planning decisions – this and the weight given to such considerations is at the discretion of the council. Under Para 70 of the National Planning Policy Framework, planners should already consider pubs as community facilities. Para 70 states: ‘To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, **public houses** and places of worship) and other local services to enhance the sustainability of communities and residential environments’.
- 1.12 If an asset is listed as an ACV, the asset owner has the right to appeal against this, initially through the council’s internal review process and subsequently through an appeal to the First Tier Tribunal. The owner can claim compensation for any losses incurred as a result of the moratorium being triggered.
- 1.13 If an asset is not listed, the council must communicate its reasoning to the nominating group but the nominating group has no right to appeal against the decision. However, a nominating group can apply for a judicial review of the local authority’s decision.

Nomination of the Sebright Arms

- 1.14 The Sebright Arms Community Group has nominated the Sebright Arms, 9 Alston Road, High Barnet, EN5 4ET. The enclosed plan sets out the boundaries of the nominated asset.
- 1.15 The Sebright Arms is currently owned by McMullen and Sons Ltd and tenanted to the current landlady. Both have been notified that this nomination is currently under consideration.
- 1.16 The nominating group considers that the current, main (non-ancillary) use of the asset furthers social wellbeing and social interests of the community and has community value on the following grounds. Alongside the anecdotal

evidence provided in the nomination, evidence was provided to support this in the form of a newsletter from SPACES, the local residents' association which sets out a variety of community activities that took place at the Sebright Arms, and a flier for a live music event and raffle that took place at the pub in early December:

- It hosts (free of charge) the committee meetings and AGM of local residents' group SPACES, as well as hosting the Friends of Barnet Market, sub-groups of the Town Team, the 'Open Door' appeal committee, and members of the Foulds School PTA.
- It participates in the annual social event run by four of its neighbouring roads, and hosted it in 2016 and 2015 – celebrating the Queen's 90th birthday in the former and the 70th anniversary of VE day in the latter. In 2014 the Sebright Arms staff ran a bar on the Byng Road games field and provided a bouncy castle.
- The pub hosts carol singing near Christmas, usually in aid of a local charity
- The Sebright Arms arranges collections and events for local and national charities, for example 'Open Door' appeal for a new centre for elderly Chipping Barnet residents, the British Legion, Help for Heroes, Cherry Lodge Cancer Care (raising over £4,000), Noah's Ark Children's Hospice (for the proposed Byng Road building), Foulds school (Bingo evening) and the Alzheimer's Society (raised through a James Bond evening with the proceeds shared with a local resident suffering from disabilities).
- It supports local musicians by offering them the chance to perform, for example 'Hokum' (lead singer from Sebright Road), and Ella and Naz (Ella from the neighbouring Puller Road).
- The pub hosts parties for local residents to celebrate birthdays, anniversaries, engagements and weddings as well as wakes. On the Sunday before Christmas, SPACES organises a lunch for local residents and other groups also have pre-Christmas lunches or dinners, for example a Bible study group from nearby Christ Church.
- It has hosted 'getting to know computers' and 'getting to know smart phone' courses for local residents, and a Sunday evening quiz.
- The fortnightly cribbage club is held at the pub, and the Sebright Arms has fostered a football team.

- 1.17 There are no known plans to close the pub. The nomination states that over the summer a new landlady took over the running of the pub and that it has been recently refurbished. The nominating group describe the pub as the focal point for the community.

Application of statutory tests as set out in the Localism Act 2011

Eligibility of nominating group

- 1.18 The nomination has been made by an unincorporated body; a status which qualifies to make nominations under the Act provided that a number of conditions are met:
- An unincorporated group must comprise of at least 21 local members who appear on the electoral register in either Barnet or a neighbouring borough;
 - Any surplus that is made must not be distributed to any members of the group;
 - The nominating group must demonstrate its “local connection”:
 - the body’s activities must be wholly or partly concerned with the local authority’s area or with a neighbouring authority’s area; and
 - any surplus made must be wholly or partly applied for the benefit of the local authority’s area or a neighbouring authority’s area
- 1.19 The nominating group provided with their nomination a list of their members and their addresses, which has been verified by the Electoral Services Team as at least 21 members registered to vote in Barnet.
- 1.20 The nominating body does not engage in financial activities or generate income; therefore the prohibition of distributing a surplus to members is not engaged.
- 1.21 The nominating body is composed of a group of people who live locally to the asset and who came together to form the Sebright Arms Community Group. Their aim is to preserve the pub so that it can continue to benefit the local community in years to come. This is deemed sufficient to reach the conclusion that the nominating body’s activities are concerned with the London Borough of Barnet, satisfying the first criterion of the mandatory local connection.
- 1.22 As the nominating body does not make a surplus, the second criterion of the local connection test is not engaged. Considering this, the local connection criteria have been fulfilled.
- 1.23 Criterion (a) of the statutory tests set out in paragraph 1.6 above has therefore been met.

Main use of asset furthers social wellbeing or social interests of community

- 1.24 The activities listed at paragraph 1.16 are sufficient to demonstrate that a number of uses of the asset fall within the definition of ‘cultural, recreational, and sporting interests’.
- 1.25 These uses can be considered to be part of the main use, rather than merely ancillary use because a pub by its nature is a community facility and taken together, the activities listed at paragraph 1.16 are amongst the main activities carried out at the premises. Simply being a pub does not mean that a

nominated asset meets the statutory criteria; a nominating group must set out exactly why they deem the pub to be an asset of community value and these grounds must not be an ancillary use of the nominated asset.

- 1.26 There are no known plans to close the pub and there is evidence of continued demand and viability, which means it is realistic to think the main use of the asset will continue to further the social wellbeing and social interests of the community.
- 1.27 Taken together, points 1.24 – 1.26 establish that criterion (b(i)) of the statutory tests set out in paragraph 1.6 above have been met. The main use of the land does further the social wellbeing or social interests of the community and it is realistic to expect that it will continue to do so.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The nomination of the Sebright Arms meets the statutory tests established by the Localism Act 2011 to be considered an Asset of Community Value. The recommendation is, therefore, that the Committee lists the Sebright Arms as an Asset of Community Value.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 The Community Leadership Sub-Committee could decide not to list the Sebright Arms as an ACV, but on balance it is judged that the nomination provides sufficient evidence that the statutory criteria set out in the Localism Act 2011 have been met. If the Committee is in agreement with this judgment, the council must list the nominated asset as an ACV.
- 3.2 An owner has the right to appeal if they feel that their asset has been wrongly listed.

4. POST DECISION IMPLEMENTATION

- 4.1 The Sebright Arms will be recorded on the Register of Assets of Community Value as an ACV. Both the nominating group and the owner of the property will be informed, in writing, of the outcome.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The Community Right to Bid process contributes to the 2015-2020 Corporate Plan's objective to develop a new relationship with residents that enables them to be independent and resilient and to take on greater responsibility for their local areas by fulfilling one of the rights granted to local communities under the Localism Act 2011.

5.2 **Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)**

5.2.1 The owner has the right to appeal if they believe the property has been wrongly listed, first through the council's internal review process, and subsequently through escalation to First Tier Tribunal, where the council will be responsible for its own costs.

5.2.2 The owner has the right to claim compensation from the council due to any loss incurred as a result of the moratorium.

5.3 **Social Value**

5.3.1 There are no social value considerations as this decision does not relate to a service contract.

5.4 **Legal and Constitutional References**

5.4.1 The Localism Act 2011 obligates the council to list assets nominated by local community groups as Assets of Community Value if these are deemed to pass the statutory tests set out in the Act.

5.4.2 Under the council's Constitution (Responsibility for Functions – Annex A) the responsibilities of the Community Leadership Sub-Committee include:

- To receive nominations and determine applications for buildings / land to be listed as an Asset of Community Value (Community Right to Bid) when there is no scheduled meeting of the full Committee which falls within the eight week statutory deadline for determining applications.

5.5 **Risk Management**

5.5.1 There are no risks associated with the decision to list the Sebright Arms pub as an ACV.

5.6 **Equalities and Diversity**

5.6.1 No negative differential impact on people with any characteristic protected under the Equality Act 2010 has been identified with regard to this nomination.

5.6.2 Under section 149 of the Equality Act 2010, the council and all other organisations exercising public functions must have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by or under the Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it

The relevant protected characteristics are age; disability; gender reassignment; pregnancy and maternity; race, religion or belief; and sex and sexual orientation. The broad purpose of this duty is to integrate considerations of equality into daily business and keep them under review in decision making; the design of policies; and the delivery of services.

5.7 Consultation and Engagement

- 5.7.1 A draft amendment to the council's Community Right to Bid policy was carried out between 11 February and 24 March 2014. The results of that consultation were set out in a report taken to the Community Leadership Committee on 25 June 2014 and the council's guidance on the Community Right to Bid amended following agreement of that report.

5.8 Insight

- 5.8.1 No specific insight data has been used to inform the decision required.

6. BACKGROUND PAPERS

- 6.1 Community Right to Bid: Consultation and recent developments (Community Leadership Committee, 25 June 2014)
<http://barnet.moderngov.co.uk/documents/s15687/Community%20Right%20to%20Bid%20Report.pdf>.

Title Number : AGL148123

This title is dealt with by Land Registry, Wales Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

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This extract shows information current on 30 NOV 2016 at 16:27:36 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: AGL148123
Address of Property	: The Sebright Arms, 9 Alston Road, Barnet (EN5 4ET)
Price Stated	: £225,000
Registered Owner(s)	: McMULLEN & SONS LIMITED (Co. Regn. No. 51456) of The Hertford Brewery, 26 Old Cross, Hertford SG14 1RD.
Lender(s)	: None

Title number AGL148123

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 30 NOV 2016 at 16:27:36. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

BARNET

- 1 (05.12.2005) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being The Sebright Arms, 9 Alston Road, Barnet (EN5 4ET).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (05.12.2005) PROPRIETOR: McMULLEN & SONS LIMITED (Co. Regn. No. 51456) of The Hertford Brewery, 26 Old Cross, Hertford SG14 1RD.
- 2 (05.12.2005) The value stated as at 28 November 2005 was £225,000.

C: Charges Register

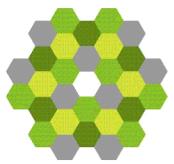
This register contains any charges and other matters that affect the land.

- 1 (05.12.2005) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

- | | | | |
|---|------------|-------------------|---|
| 1 | 05.12.2005 | The Sebright Arms | 17.04.2000
9 years from
17/4/2000 |
|---|------------|-------------------|---|

End of register



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