



**FIRST-TIER TRIBUNAL
GENERAL REGULATORY CHAMBER
Community Right to Bid**

Tribunal Reference: CR/2014/0011
Appellant: St Gabriel Properties Ltd
Respondent: London Borough of Lewisham
Second Respondent: CAMRA - South East London Branch
Judge: NJ Warren

DECISION NOTICE

A. Background

1. The Localism Act 2011 requires local authorities to keep a list of assets (meaning buildings or other land) which are of community value. Once an asset is placed on the list it will usually remain there for five years. The effect of listing is that, generally speaking an owner intending to sell the asset must give notice to the local authority. A community interest group then has six weeks in which to ask to be treated as a potential bidder. If it does so, the sale cannot take place for six months. The theory is that this period known as “the moratorium” will allow the community group to come up with an alternative proposal – although, at the end of the moratorium, it is entirely up to the owner whether a sale goes through, to whom and for how much. There are arrangements for the local authority to pay compensation to an owner who loses money in consequence of the asset being listed.
2. This appeal concerns a pub called “the Windmill” which is situated at Kirkdale in Sydenham which is in the London Borough of Lewisham (“Lewisham”).
3. On 30 October 2013 CAMRA South East London Branch nominated the Windmill for inclusion on Lewisham’s list of assets of community value. The branch has 1,600 members of whom 674 live in Lewisham. On 20 December 2013 the

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Windmill was placed on the list. Within a month the owners, St Gabriel Properties Ltd ("St Gabriel Properties") closed it. The owners applied for a review of the listing. A hearing followed in April 2014 and a decision confirming the listing was issued on 6 June 2014. St Gabriel Properties had complained about the way they were given notice of the listing. They also submitted that Lewisham had a conflict of interest. It is common ground that neither of these points has any relevance now to the issue immediately before me.

4. There was a hearing of this appeal on 11 December 2014. Ms Bretherton appeared for St Gabriel Properties; Mr Hopkins appeared for Lewisham; and Mr Pettigrew and Ms McKernan represented CAMRA South East London. After the hearing I received further written submissions.

B. The History

5. The Windmill is a new pub, about 15 years old. It has some modern advantages in that access for wheelchair users is good and the design is light and airy, perhaps making it attractive to some who would not conventionally use a pub. On the other hand it is large and difficult to heat. There is no staff accommodation.
6. In December 2003 a firm called London and Edinburgh Inns Ltd agreed to rent the Windmill at £92,000 p.a. rising to £104,000 p.a. in 2008 with later five yearly reviews. In July 2004 St Gabriel Properties paid £1.4 million for the freehold. The transaction was financed by a 100% mortgage. The interest on the mortgage is £64,000 p.a. In 2006 London and Edinburgh Inns became insolvent. Over the next five years, various tenants tried to make a go of the pub.
7. Some of those were skilled and experienced such as Mr Terry O'Sullivan who gave evidence at the hearing. He has had a successful career running a number of pubs. The Windmill, he told me, is the one pub he has had to give back to the owners. He did this by surrendering the lease in 2008. He says he would not want the Windmill now even at a reduced rent. At least two of the other tenants/managers ran off with the takings. More recently the pub was run by a landlady who agreed to be

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responsible for employment of staff and took a commission of about 15% of the takings. The pub has been offered for sale through various agencies.

8. That said, CAMRA South East London's application relied on (and I accept) use of the Windmill by a local allotment society for meetings and by others for darts and pool league matches, birthday parties, first communions, funerals and music nights. The pub participates in Lewisham's "City Safe Haven Scheme", a local initiative to assist the vulnerable.

C. The Nomination

9. St Gabriel Properties' first point is that there is no valid nomination in this case.
10. Land may be included in a list of assets of community value only in response to "a community nomination". See Section 89(1)(a) Localism Act 2011 ("the Act"). In the context of this case, for the nomination to be valid, it must be made "by a person that is a voluntary or community body with a local connection". See Section 89(2)(b)(iii).
11. Voluntary or community bodies are defined in Regulation 5(1) The Assets of Community Value (England) Regulations 2012 ("the Regulations") as meaning:-
- "(a) a body designated as a neighbourhood forum pursuant to section 61F of the Town and Country Planning Act 1990(1);
 - (b) a parish council;
 - (c) an unincorporated body—
 - (i) whose members include at least 21 individuals, and
 - (ii) which does not distribute any surplus it makes to its members;
 - (d) a charity;
 - (e) a company limited by guarantee which does not distribute any surplus it makes to its members;
 - (f) an industrial and provident society which does not distribute any surplus it makes to its members; or
 - (g) a community interest company."
12. "Local connection" is defined in Reg 4 of the Regulations. In the context of this case, for a body to have a local connection with land in Lewisham, its activities

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must be wholly or partly concerned with Lewisham or with the area of a neighbouring authority. See Reg 4(1)(a).

13. There is an additional condition for those voluntary or community bodies qualifying under Regulation 5(1)(c), (e) or (f), i.e. unincorporated bodies, companies limited by guarantee and industrial and provident societies. Any surplus which they make must be applied at least in part for the benefit of the Lewisham area or of that of a neighbouring authority. See Reg 4(1)(b).
14. Finally, voluntary or community bodies within Reg 5(1)(c) – incorporated bodies – must also have at least 21 members registered to vote in Lewisham or in a neighbouring authority. See Reg 4(1)(c)
15. Ms Bretherton submits that CAMRA South East London does not fall within Regulation 5(1). In particular, it cannot come within Regulation 5(1)(c) because it is not an unincorporated body at all. On the contrary, it is a branch of a body corporate – the national CAMRA organisation. CAMRA itself, she conceded, comes within Regulation 5(1)(e); but she submitted that national CAMRA did not have a local connection within Regulation 4. In any event, it was not the national organisation which had made the nomination but its South East London branch.
16. I should here explain that CAMRA (Campaign for Real Ale Ltd) is a company limited by guarantee. Article 5 of its Articles of Association prohibits distribution of its income or property to members.
17. Article 4(h) empowers CAMRA, in pursuit of its objectives:-

“ To establish and support branches whose objects are the same as the objects of CAMRA....”
18. I was told by Mr Pettigrew, and I accept, that any member of CAMRA living within the geographical area of the branch is allocated to that branch. The branch does not itself receive money from CAMRA head office. The main source of income is an annual local beer festival. The branch’s funds are spent on organising

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social events, supporting local breweries, publishing a news letter and campaigning, for example, for the local Greyhound pub to be rebuilt and reopened.

19. At one point during the hearing, it was suggested on behalf of Lewisham that a national body such as CAMRA might be taken to fulfil the definition of “local connection” in Regulation 4 unless it could be shown that its national activities did not impinge upon the relevant local authority and its neighbours. I am unable to accept that submission. It seems to me to be implicit in Section 89(2) of the Act that a “community nomination” cannot come from a national organisation relying solely on its national activities. Something more by way of local connection is required.
20. The case is different, in my judgement, subject to the facts of any one individual case where a national charity or national company limited by guarantee also has a network of branches. In these circumstances, to regard a local branch and a national organisation as legally separate does not accord with actualities or with the purpose of the statute. It seems to me to be entirely artificial to regard a branch’s link with a national organisation as strong enough to prohibit the branch from having an independent existence under Reg 5(1)(c) and yet not strong enough to permit the branch to take advantage of the national organisation’s status under Regulation 5(1)(e). A proper application of the regulations, in my judgement, treats organisations such as this in a hybrid way. CAMRA South East London Branch is entitled to rely on CAMRA’s status as a company limited by guarantee which does not distribute any surplus it makes to its members in order to satisfy Regulation 5(1)(e). It is then entitled to rely on its own activities in order to satisfy Regulations 4(1)(a) and (b) and I find those sub-paragraphs to be satisfied in this case.
21. I should record that, for Lewisham, Mr Hopkins also submitted that the South East London Branch satisfied Regulation 5(1)(c) as an unincorporated body. I prefer to rest my decision on what I regard as the proper and realistic approach to national organisations with local branches. However, if I am wrong in this approach then I would accept this submission. “Unincorporated body” is a broad term which includes community groups of many descriptions. St Gabriel Properties correctly

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point out that the branch constitution, unlike CAMRA's national Articles of Association, does not prohibit distribution of any surplus to members. There is no requirement, in my judgement however, for an unincorporated body within Reg 5(1)(c) to even have a written constitution; let alone a further requirement that a particular clause should be included.

22. Taking into account the branch's link with CAMRA nationally, and having heard evidence of what the branch actually does with its money, I consider that, as a matter of fact, CAMRA South East London branch would satisfy Regulation 5(1)(c)(ii).

D. The Past and Future Conditions

23. In order to qualify as land of community value, an asset must satisfy either the present and future conditions in Section 88(1) of the Act or the past and future conditions in Section 88(2) of the Act. It is convenient to set out those provisions here:-

- “88 (1) For the purposes of this Chapter but subject to regulations under subsection (3), a building or other land in a local authority's area is land of community value if in the opinion of the authority—
- (a) an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and
 - b) it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.
- (2) For the purposes of this Chapter but subject to regulations under subsection (3), a building or other land in a local authority's area that is not land of community value as a result of subsection (1) is land of community value if in the opinion of the local authority—
- (a) there is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or interests of the local community, and
 - (b) it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the

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building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community.”

24. To these I should add the definition of “social interests” in Section 88(6):-

“ ‘social interests’ includes (in particular) each of the following—

(a) cultural interests;

(b) recreational interests;

(c) sporting interests;”

25. As I have indicated, St Gabriel Properties closed the Windmill within a month of the listing. The original listing had been made under Section 88(1). It was common ground that the review decision had correctly proceeded under Section 88(2) and that I should do the same.

E. A Lacuna?

26. I have always taken the past, present and future conditions in the Act as dealing with uses that further “the social wellbeing or social interests of the local community”. It came to light in the course of this hearing that, whilst that phrase appears in the description of the present condition and of both of the future conditions, the wording of the past condition in Section 88(2)(a) is unaccountably different. The adjective “social” is retained in respect of “wellbeing” of the local community but omitted from the “interests” of the local community in Section 88(2)(a).
27. I am unable to detect any basis on which, in defining “social interests” in Section 88(6) Parliament could have been intending that definition to apply to the present and future conditions but not to the past condition. I therefore construe Section 88(2)(a) of the Act as having the same meaning as if the word “social” appeared in respect of both “wellbeing” and “interests”.

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F. The Past Condition

28. St Gabriel Properties submit that a pub cannot further “the social wellbeing” of a community and that the Windmill harmed the social wellbeing of Lewisham because of the dangers of alcohol and the need to reduce drinking.
29. This is a surprising submission from a company which has owned and been running a pub. I reject it. No one can doubt that alcohol has its dangers. Equally, I have no doubt that licensed premises are capable of furthering the social wellbeing and social interests of the local community.
30. Next, it is submitted that lack of customers and the “ongoing failure” of the Windmill demonstrate that the social interests of the local community were not being served and that the general social activities that took place there were no more than the efforts of the pub, futile as it transpired, to generate business.
31. I am unable to accept this submission. The figures produced by St Gabriel Properties show a turnover of £210,000 a year. That may not be enough for a comfortable profit; but nor does it demonstrate a lack of interest on the part of the local community. I agree with and adopt the approach of Lewisham’s reviewing officer, Mr Shehan, at paras 11(a) – (f) of his witness statement. In my judgement, the use of the Windmill as a pub, which was not an ancillary use, furthered the social wellbeing and interests of the local community and the past condition is satisfied.

G. The Future Condition

32. It may be that the appellants are on stronger ground in their contention that the future condition is not satisfied. I have already described the difficulties there have been in keeping the Windmill a going concern. Mr O’Sullivan, who is very experienced in the trade, would be looking for takings of £9,000-£10,000 a week for the Windmill if he were to make a success of it.
33. On the other hand, the figures produced by St Gabriel Properties to demonstrate a loss of £34,000 p.a. include an interest charge of £64,000 p.a.. I take into account

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St Gabriel Property's difficulties but this demonstrates the close connection between profitability and capital valuation. The Windmill is, everyone agrees, expensive to run compared with similar pubs. Figures on profitability are distorted if an asset is made to bear an interest charge which reflects an over valuation. Different figures have been bandied around but at one time there was a suggestion of a sale at £700,000. That would halve the notional interest bill and bring the pub much closer to profitability.

34. Again, I find myself in agreement with Mr Sheehan, the reviewing officer. Looking to the future, he describes the Sydenham area as upwardly mobile. True it is that the pub trade nationally is in the doldrums but there are examples, to which he refers, of pubs being revived in the area in the last couple of years. The Windmill has been a pub for fifteen years. Despite its past difficulties, it is, in my judgement, still realistic to think that there is a time in the next five years when it could be revived as a pub and run in such a way as would further the social wellbeing and social interests of Sydenham. I take into account what appears to be genuine interest from a keen local community organisation.

H. Article 1, Protocol 1 ECHR

35. Ms Bretherton submitted on the authority of Manchester City Council v Pinnock (2010) UKSC 45 that, because the owners' rights under Article 1 Protocol 1 ECHR are engaged, I must additionally be satisfied that it is in the public interest to add the Windmill to Lewisham's register. I entertain some doubts on both factual and legal grounds as to whether the rights are engaged; but in any event having regard to the overall scheme of the Act, including the provisions concerning compensation, this issue is not, in my judgement, one to be considered at this level at this stage.

I. Compensation

36. In preparation for the review hearing, St Gabriel Properties produced two documents said to be a claim for compensation from Lewisham. One indicated that if the review application was successful they would have a compensation claim of

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about £55,000; the other suggested that if their application was not successful they would have a claim in the region of £124,000.

37. I deprecate this manner of proceeding because of the apparent pressure it places upon the public official whose job it is to give a decision on the review. As it turned out, the official, Mr Shehan, rejected the requests for compensation.
38. Ms Bretherton asked me to reconsider this decision. I accept, however, Mr Hopkins' submission that I cannot do so. Any decision of a local authority on compensation must first go through a review procedure of its own before it becomes susceptible to an appeal to the Tribunal.

J. Conclusion

39. For the reasons I have given, this appeal fails.

NJ Warren

Chamber President

Dated 23 January 2015

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FORSHAW, Nicholas Anthony

Correspondence address **230 Hatfield Road, St Albans, Hertfordshire, AL1 4LW**

Role **Secretary**

Appointed on **28 June 2014**

ANTONA, Niketa John

Correspondence address
52 The Green, Barton Under Needwood, Burton-On-Trent, Staffordshire, England, DE13 8JD

Role **Director**

Date of birth **September 1964**

Appointed on **18 April 2009**

Nationality **British**

Country of residence **England**

Occupation **Business Improvement Manager**

BOLEY, Nicholas Peter

Correspondence address **230 Hatfield Road, St Albans, Hertfordshire, AL1 4LW**

Role **Director**

Date of birth **June 1956**

Appointed on **2 April 2016**

Nationality **British**

Country of residence **England**

Occupation **Retired Analytical Chemist**

DAVIE, Ken

Correspondence
address

The Blacksmiths, High Green, Catterick, Richmond, North Yorkshire, United Kingdom, DL10 7LN

Role **Director**

Date of birth **June 1955**

Appointed on **22 April 2007**

Nationality **British**

Country of residence **England**

Occupation **Architect**

GARNER, Ian

Correspondence address **230 Hatfield Road, St Albans, Hertfordshire, AL1 4LW**

Role **Director**

Date of birth **July 1962**

Appointed on **2 April 2016**

Nationality **British**

Country of residence **England**

Occupation **Branch Manager**

HILL, Ian Alexander

Correspondence address **230 Hatfield Road, St Albans, Hertfordshire, AL1 4LW**

Role **Director**

Date of birth **August 1984**

Appointed on **18 April 2015**

Nationality **British**

Country of residence **England**

Occupation **Telecommunications Manager**

LANIOSH, Brett Vincent

Correspondence address **47a Barley Mow Lane, Catshill, Bromsgrove, Worcestershire, B61 0LU**

Role **Director**

Date of birth **July 1958**

Appointed on **8 April 2006**

Nationality **British**

Country of residence **Uk**

Occupation **Education Consultant**

NEWTON, Abigail

Correspondence address **230 Hatfield Road, St Albans, Hertfordshire, AL1 4LW**

Role **Director**

Date of birth **March 1972**

Appointed on **27 April 2014**

Nationality **British**

Country of residence **England**

Occupation **Business Analyst**

PACKHAM, Ian David

Correspondence address **230 Hatfield Road, St. Albans, Hertfordshire, England, AL1 4LW**

Role **Director**

Date of birth **December 1954**

Appointed on **20 April 2013**

Nationality **British**

Country of residence **England**

Occupation **Senior Quality Engineer**

PARKER, Jackie

Correspondence address

105 Freehold Street, Lower Heyford, Bicester, Oxfordshire, England, OX25 5NT

Role **Director**

Date of birth **January 1963**

Appointed on **18 April 2010**

Nationality **British**

Country of residence **England**

Occupation **Pa To Regional Managing Director**

SHAW, Andrew Timothy

Correspondence address

13a, Peppercorns Lane, Eaton Socon, St. Neots, Cambridgeshire, England, PE19 8HL

Role **Director**

Date of birth **February 1956**

Appointed on **1 April 2012**

Nationality **British**

Country of residence **England**

Occupation **Management Consultant**

VALENTINE, Colin

Correspondence address **348 Oxgangs Road North, Edinburgh, EH13 9NE**

Role **Director**

Date of birth **September 1961**

Appointed on **15 April 2000**

Nationality **British**

Country of residence **Scotland**

Occupation **Civil Servant**

WRIGHT, Alexander Richard

Correspondence address **230 Hatfield Road, St Albans, Hertfordshire, AL1 4LW**

Role **Director**

Date of birth **March 1974**

Appointed on **18 April 2015**

Nationality **British**

Country of residence **England**

Occupation **Self Employed Web Designer**

BENNER, Michael

Correspondence address **2 Churchills, Harlington, Dunstable, Bedfordshire, LU5 6LF**

Role **Secretary**

Appointed on **14 February 2009**

Resigned on **13 June 2014**

DOBSON, Iain Walter

Correspondence address **46 Alexandra Road, St Albans, Hertfordshire, AL1 3AZ**

Role **Secretary**

Appointed on **30 June 1991**

Resigned on **25 June 1994**

SMITH, Richard William Lowestoft

Correspondence address **Gap House, 8 Albion Street, Saxmundham, Suffolk, IP17 1BN**

Role **Secretary**

Appointed on **25 June 1994**

Resigned on **1 March 1997**

TAYLOR WALTON

Correspondence address **36-44 Alma Street, Luton, Bedfordshire, LU1 2PL**

Role **Secretary**

Appointed on **1 March 1997**

Resigned on **5 January 2000**

TAYLOR WALTON SECRETARIAL LIMITED

Correspondence address **36-44 Alma Street, Luton, Bedfordshire, LU1 2PL**

Role **Secretary**

Appointed on **5 January 2000**

Resigned on **3 June 2009**

BEATON, Andrew John

Correspondence address

6 Tring Court, Whitmore Reans, Wolverhampton, West Midlands, WV6 0HG

Role **Director**

Date of birth **May 1957**

Appointed on **30 June 1991**

Resigned on **9 April 1995**

Nationality **British**

Country of residence **United Kingdom**

Occupation **Community Project Manager**

BOYD, Allstair Murray

Correspondence address **25 Moraine Avenue, Glasgow, G15 6HD**

Role **Director**

Date of birth **October 1941**

Appointed on **17 April 1993**

Resigned on **14 April 1996**

Nationality **British**

Occupation **Unemployed**

BRIDLE, Alison Margaret

Correspondence address **10 Cornwall Road, Bishipton, Bristol, BS7 8LH**

Role **Director**

Date of birth **February 1957**

Appointed on **20 April 1997**

Resigned on **13 April 2003**

Nationality **British**

Occupation **Project Administrator**

BRIDLE, Peter Leslie

Correspondence address **10 Cornwall Road, Bishopston, Bristol, BS7 8LH**

Role **Director**

Date of birth **September 1956**

Appointed on **6 February 1993**

Resigned on **17 April 1993**

Nationality **British**

Occupation **Mortgage Underwriter**

BRIDLE, Peter Leslie

Correspondence address **10 Cornwall Road, Bishopston, Bristol, BS7 8LH**

Role **Director**

Date of birth **September 1956**

Appointed on **7 April 2002**

Resigned on **22 April 2007**

Nationality **British**

Occupation **Underwriter**

BROCKLEBANK, Ian Michael

Correspondence address **1 Carse Knowe, Linlithgow, West Lothian, EH49 7LG**

Role **Director**

Date of birth **January 1967**

Appointed on **22 April 2007**

Resigned on **19 April 2009**

Nationality **British**

Occupation **Process Engineer**

BUCHET, Ronald Louis Charles

Correspondence address **49 Cordelia Crescent, Borstal, Rochester, Kent, ME1 3JB**

Role **Director**

Date of birth **August 1967**

Appointed on **13 April 1996**

Resigned on **4 December 1999**

Nationality **British**

Occupation **Flight Information Service Off**

CRYNE, Christine

Correspondence address **10 Sneyd Road, London, NW2 6AN**

Role **Director**

Date of birth **March 1955**

Appointed on **30 June 1991**

Resigned on **26 April 1998**

Nationality **British**

Country of residence **England**

Occupation **Charity Fundraising Manager**

CRYNE, Christine

Correspondence address **230 Hatfield Road, St Albans, Hertfordshire, AL1 4LW**

Role **Director**

Date of birth **March 1955**

Appointed on **17 April 2011**

Resigned on **31 August 2015**

Nationality **British**

Country of residence **England**

Occupation **Non-Executive Director**

CRYNE, John Michael

Correspondence address **10 Sneyd Road, London, NW2 6AN**

Role **Director**

Date of birth **December 1953**

Appointed on **30 June 1991**

Resigned on **26 April 1998**

Nationality **British**

Country of residence **United Kingdom**

Occupation **Tax Consultant**

DAWSON, Keith Michael

Correspondence address **50 Ashley Court, Boundary Street, Lincoln, LN5 8PQ**

Role **Director**

Date of birth **December 1960**

Appointed on **13 April 1996**

Resigned on **31 March 2005**

Nationality **British**

Occupation **Clerical Officer**

DURHAM, Sarah Elizabeth

Correspondence address **31 The Bourne, Hook Norton, Banbury, Oxon, OX15 5PB**

Role **Director**

Date of birth **December 1969**

Appointed on **18 April 1999**

Resigned on **18 April 2010**

Nationality **British**

Country of residence **United Kingdom**

Occupation **Computer Analyst/Programmer**

EDMONDSON, Elizabeth Sarah

Correspondence address **35 Riches Street, Wolverhampton, West Midlands, WV6 0DP**

Role **Director**

Date of birth **February 1941**

Appointed on **30 June 1991**

Resigned on **14 April 1996**

Nationality **British**

Occupation **Branch Librarian**

FOX, James Elton

Correspondence address **1a Kassassin Street, Southsea, Hampshire, PO4 9PS**

Role **Director**

Date of birth **December 1952**

Appointed on **13 April 1996**

Resigned on **3 January 2002**

Nationality **British**

Occupation **Chemist**

GOODWIN, David Jonathan

Correspondence address **63 Church Road, Bebington, Wirral, Merseyside, L63 3DZ**

Role **Director**

Date of birth **December 1950**

Appointed on **30 June 1991**

Resigned on **13 April 2003**

Nationality **British**

Country of residence **England**

Occupation **Hm Inspector Of Taxes**

HADFIELD, Kathryn Mary

Correspondence address **5 Carlisle Terrace, St. Ives, Cambridgeshire, PE27 5PQ**

Role **Director**

Date of birth **February 1958**

Appointed on **15 April 2000**

Resigned on **7 April 2002**

Nationality **British**

Occupation **Research Scientist**

HOLLAND, John

Correspondence address **64 Wynbury Road, Low Fell, Gateshead, Tyne & Wear, NE9 6TT**

Role **Director**

Date of birth **October 1957**

Appointed on **26 April 1998**

Resigned on **22 April 2007**

Nationality **British**

Occupation **Stamp Dealer**

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HOLMES, Marc Stephen

Correspondence address **121 Warmingham Lane, Middlewich, Cheshire, CW10 0HL**

Role **Director**

Date of birth **April 1970**

Appointed on **7 April 2002**

Resigned on **20 April 2013**

Nationality **British**

Country of residence **England**

Occupation **It Consultant**

HOUGH, Julian Richard

Correspondence address **11 Autumn Grove, Chaddesden, Derby, Derbyshire, DE21 6PX**

Role **Director**

Date of birth **May 1959**

Appointed on **8 April 2006**

Resigned on **27 April 2014**

Nationality **British**

Country of residence **England**

Occupation **Telecommunications Engineer**

HUGHES, David Arthur James

Correspondence address **2 Lodge Villas, Corwen Road Treuddyn, Mold, Clwyd, CH7 4LG**

Role **Director**

Date of birth **May 1949**

Appointed on **9 April 1995**

Resigned on **20 July 1996**

Nationality **British**

Occupation **Technical Consultant**

JONES, Robert Moelwyn

Correspondence address **35 Riches Street, Wolverhampton, West Midlands, WV6 0DP**

Role **Director**

Date of birth **January 1955**

Appointed on **23 April 1994**

Resigned on **1 April 2012**

Nationality **British**

Country of residence **England**

Occupation **Training Officer**

KEMPTON, Philip John

Correspondence address **87 High Street, Saxilby, Lincoln, Lincolnshire, LN1 2HA**

Role **Director**

Date of birth **December 1946**

Appointed on **13 April 2003**

Resigned on **1 April 2012**

Nationality **British**

Country of residence **England**

Occupation **Retired**

LACY, Robin Andrew

Correspondence address **2 Willoughby Way, York, North Yorkshire, YO24 3NS**

Role **Director**

Date of birth **December 1964**

Appointed on **13 April 2003**

Resigned on **8 April 2006**

Nationality **British**

Occupation **Network Rail Manager**

LEESON, Neil

Correspondence address
13 Heatherfield Crescent, Marsh, Huddersfield, West Yorkshire, HD1 4QN

Role **Director**

Date of birth **May 1952**

Appointed on **23 March 1991**

Resigned on **16 April 2000**

Nationality **British**

Occupation **Mechanical Engineering Draught**

LOCK, Terrence Allen

Correspondence address **6 Shearing Hill, Gedling, Nottingham, Nottinghamshire, NG4 3HA**

Role **Director**

Date of birth **August 1947**

Appointed on **30 June 1991**

Resigned on **13 April 2003**

Nationality **British**

Occupation **Computer Consultant**

MARSH, Peter William

Correspondence address **139 Wigan Road, Ashton In Makerfield, Wigan, Lancashire, WN4 9SL**

Role **Director**

Date of birth **June 1943**

Appointed on **17 April 1993**

Resigned on **18 April 1999**

Nationality **British**

Occupation **Quantity Surveyor**

MOORHOUSE, Paul

Correspondence address **5 Carlisle Terrace, St Ives, Huntingdon, Cambridgeshire, PE17 4PQ**

Role **Director**

Date of birth **March 1954**

Appointed on **30 June 1991**

Resigned on **14 April 1996**

Nationality **British**

Occupation **Water Chemist**

NORMAN, John Francis

Correspondence address

4 Brooklands Court, Surbiton Road, Kingston Upon Thames, Surrey, KT1 2HE

Role **Director**

Date of birth **August 1957**

Appointed on **30 June 1991**

Resigned on **23 April 1994**

Nationality **British**

Occupation **Electronic Engineer**

NORRIS, Robert John

Correspondence address **Rivendell, Earnley, Chichester, West Sussex, PO20 7JQ**

Role **Director**

Date of birth **February 1940**

Appointed on **30 June 1991**

Resigned on **31 January 1993**

Nationality **British**

Occupation **Trade Union Official**

PARRY, Steven Paul

Correspondence address **St Johns Hall Flat, The Broadway, Crawley, West Sussex, RH10 1HE**

Role **Director**

Date of birth **November 1958**

Appointed on **30 June 1991**

Resigned on **17 April 1993**

Nationality **British**

Occupation **Computer Software Engineer**

PATTERSON, Andrew

Correspondence address **42 Liss Road, Southsea, Hampshire, PO4 8AR**

Role **Director**

Date of birth **January 1968**

Appointed on **23 April 1994**

Resigned on **18 November 1995**

Nationality **British**

Occupation **Accounting Analyst**

SCRIVENS, Paul David

Correspondence address **7 Icarus Court, Sun Street, Reading, England, RG1 3JX**

Role **Director**

Date of birth **October 1983**

Appointed on **1 April 2012**

Resigned on **18 April 2015**

Nationality **British**

Country of residence **England**

Occupation **It Analyst**

SPENCER, Keith

Correspondence address **7 Maple Close, Street, Somerset, England, BA16 0JD**

Role **Director**

Date of birth **April 1956**

Appointed on **22 April 2007**

Resigned on **18 April 2015**

Nationality **British**

Country of residence **England**

Occupation **Carer**

STUKINS, Robert Arthur

Correspondence address **13 Bower Avenue, Hazel Grove, Stockport, Cheshire, England, SK7 6LG**

Role **Director**

Date of birth **July 1951**

Appointed on **22 April 2001**

Resigned on **2 April 2016**

Nationality **British**

Country of residence **England**

Occupation **Civil Servant**

TAYLOR, Mark James

Correspondence address **11 Brampton Avenue, Leicester, Leicestershire, LE3 6DA**

Role **Director**

Date of birth **February 1949**

Appointed on **30 June 1991**

Resigned on **23 April 1994**

Nationality **British**

Occupation **Telephone Technician**

WALKER, Robert Philip

Correspondence address **298 Grays Inn Road, London, WC1X 8DX**

Role **Director**

Date of birth **March 1952**

Appointed on **30 June 1991**

Resigned on **23 March 1991**

Nationality **British**

Occupation **Hospital Administrator**

WATERS, Paula Lindsay

Correspondence address **61 Nightingale Way, Leegomery, Telford, Salop, TF1 4DT**

Role **Director**

Date of birth **December 1958**

Appointed on **13 April 1996**

Resigned on **17 April 2011**

Nationality **British**

Country of residence **England**

Occupation **Teacher**

WILLIAMS, Gillian Elizabeth

Correspondence address **224 Park Road, Cowes, Isle Of Wight, PO31 7NG**

Role **Director**

Date of birth **January 1965**

Appointed on **13 April 2003**

Resigned on **22 April 2007**

Nationality **British**

Occupation **Housing Manager**

ZAPLE, Richard Hugh

Correspondence address **9 Blake Court, Schooner Way Atlantic Wharf, Cardiff, CF10 4DW**

Role **Director**

Date of birth **January 1953**

Appointed on **26 April 1998**

Resigned on **22 April 2001**

Nationality **British**

Country of residence **Wales**

Occupation **Local Authority Accountant**



**FIRST-TIER TRIBUNAL
GENERAL REGULATORY CHAMBER
COMMUNITY RIGHT TO BID**

Tribunal Reference: CR/2013/0005
Appellant: M Patel
Respondent: London Borough of Hackney
Second Respondent: Churchwell Residents' Group
Judge: NJ Warren

DECISION NOTICE

1. The Localism Act 2011 requires local authorities to keep a list of assets (meaning buildings or other land) which are of community value. Once an asset is placed on the list it will usually remain there for five years. The effect of listing is that, generally speaking an owner intending to sell the asset must give notice to the local authority. A community interest group then has six weeks in which to ask to be treated as a potential bidder. If it does so, the sale cannot take place for six months. The theory is that this period known as “the moratorium” will allow the community group to come up with an alternative proposal – although, at the end of the moratorium, it is entirely up to the owner whether a sale goes through, to whom and for how much. There are arrangements for the local authority to pay compensation to an owner who loses money in consequence of the asset being listed.
2. In Mehetabel Road, Hackney, there was a pub named the Chesham Arms which had been there since 1866. In October 2012 Mr Patel bought it and closed it. He wants to turn it into flats. On 19 November 2012 the Churchwell Residents’ Group asked the London Borough of Hackney (“Hackney”) to list the pub as an asset of community value. Hackney did so and confirmed this decision on review. Mr Patel now appeals to the Tribunal against the listing.

Appellant: M Patel**Date of decision: 7 November 2013**

3. I heard the appeal at Hackney Town Hall on 17 October. Mr Patel was represented by Mr Turney. Hackney were represented by Mr Lee. Mr Watson and Mr Williams spoke on behalf of the Churchwell Residents' Group.

4. The real issue between the parties is whether Section 88(2)(b) of the Localism Act is satisfied. This requires that before an asset is listed, it must be:-

“ ... realistic to think that there is a time in the next five years when there could be non-ancillary use of the building... that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community”.

It is not suggested by either of the respondents that such a use could be anything but as a pub. For the appellant, Mr Turney, correctly pointed out that not all pubs would come within Section 88(2)(c). In my judgement, however, the reality is that if the building did revert to being used as a public house then, looking at this particular building in this area, that use would come within the sub-section.

5. I should perhaps deal with two preliminary points about which I heard argument from Mr Lee and Mr Turney.
6. Mr Turney submitted that the Tribunal's jurisdiction was to rehear the case completely. Mr Lee drew attention to the conditions for listing being prefaced in the statute by the words “in the local authority's opinion”. He submitted that whilst the Tribunal was not limited to proceeding on the somewhat narrow grounds upon which judicial review is possible in the Administrative Court, nevertheless in approaching the appeal, the Tribunal should give significant weight to and afford a degree of deference towards the Council's decision.
7. I prefer Mr Turney's submission. This is a simple right of appeal to the First Tier Tribunal. I rather doubt whether the halfway house urged upon me by Mr Lee can intellectually coexist with the Tribunal's freedom to receive new information and its duty to remain unbiased. Of course, some statements made by a local authority will carry particular weight because of their source. An example in this appeal would be Hackney's assertion that “the area is experiencing considerable economic

Appellant: M Patel

Date of decision: 7 November 2013

growth". A Tribunal rejecting such an statement from a local authority would have to clearly explain why. This, though, is merely part of the ordinary evaluation of evidence and does not relate to the jurisdiction of the Tribunal.

8. In earlier submissions it had been suggested on behalf of Mr Patel that it was essential to demonstrate on the balance of probabilities that the Chesham would reopen as a pub. At the hearing, Mr Turney resiled from that submission and in my judgement he was right to do so. The question posed by Parliament is whether "it is realistic to think" that there could be such an outcome. This should not be confused with the test which courts and tribunals use as the civil standard of proof; a test designed to produce one outcome. The language of the statute is consistent with a number of realistic outcomes co-existing.
9. It is convenient to deal next with a submission on behalf of the appellant in his reply concerning the weight to be given to Mr Patel's intentions. It is said that:-

" The intentions of the appellant are clear and should indeed be the determinative factor in this appeal."
10. Whilst I have no doubt that it is reasonable to take into account Mr Patel's intentions as part of a general consideration of the circumstances, I cannot accept this assertion about the weight to be given to them.
11. If correct, it would seem to follow that that an owner need only say "I have set my face like flint against any use of community value" and listing will be avoided. This almost makes the scheme voluntary. I think it more reasonable to take into account Mr Patel's intentions as part of the whole set of circumstances. After all, they are the current owner's present intentions and the legislation requires an estimate of what will happen over the next five years.
12. At the hearing, Mr Turney advanced another submission to the effect that the Chesham Arms could never be viable as a public house. He relied on the evidence from the previous owner, Mr Webster. (See especially page 47 of the appellant's bundle). I do not accept that conclusion. Mr Webster's letter is silent on detail and indeed specifically refuses to disclose figures. Set against it:-

Appellant: M Patel**Date of decision: 7 November 2013**

- (a) The evidence of Mr Assi, the former tenant, is that he ran the pub paying a rent of £30,000 and was keen enough on the trade to want to buy it.
- (b) There have been expressions of interest and at least one firm offer from those in the local pub trade.
- (c) Mr Webster found it sufficiently profitable to move to the pub and to run it himself for three months between Mr Assi's departure and the sale to Mr Patel.

These indications, in my view, outweigh the evidence of Mr Webster.

- 13. Mr Turney made the fair point that the evidence of people being willing to buy the pub depended on the acceptance of a valuation much below what Mr Patel had paid and I turn now to consider that point in the context of the general prospects for the Chesham Arms.
- 14. The current planning use for the building is as a public house. This would permit use for up to two years as an office without the need for any further permission. The building includes residential accommodation for the landlord. Mr Patel intends to rent this out. There is a suggestion, but no more than that, that the latter proposal might run into planning difficulties. Mr Patel intends to apply for planning permission to convert the entire building for residential use.
- 15. If such permission were granted and the building converted then its value could easily be three times its value if the use were restricted to a public house. Mr Patel has bought the Chesham at a price somewhere between those two figures hoping to make a profit if planning permission is granted.
- 16. On the material I have, it seems to me that I must treat both the grant and the refusal of planning permission as realistic possibilities. One realistic outcome therefore is that the Chesham will be converted into flats. What if permission is not granted? A second outcome might be that the Chesham is rented out as one flat plus office space – but the current permission for office use expires in two years

Appellant: M Patel**Date of decision: 7 November 2013**

time. A third outcome might be that a refusal delivers a fatal blow to Mr Patel's current investment strategy. It seems to me that he might realistically then decide to cut his losses and sell to someone interested in running the building as a pub. I agree with Hackney that all these three options are realistic. It follows that they were correct to list the Chesham as an asset of community value.

NJ Warren

Chamber President

Dated 7 November 2013

Butchers Arms

(formerly Moon Under Water, Misty Moon)

148 High Street
High Barnet
BARNET
EN5 5XP



(020) 8441 9476

Opening Times

11-11 Mon-Thu; 11-Midnight Fri & Sat; 12-Midnight Sun

Owner

Red Tree UK

About the Pub

After major refurbishment , the pub reopened on Friday 29th January 2016 as The BUTCHERS ARMS. There has never been a pub of that name in Barnet, but many, many years ago the site was a butchers shop to the front, with an abattoir behind and below; hence the name change.

It has now been tastefully improved with modern seating; a total change from its previous look....check out the sparkling West End style loos!!!

Long, narrow, former Wetherspoon's 'Moon Under Water', 1987 conversion but now a Free House offering an ever changing range of four ales; the Landlord is passionate about serving a great pint, which are often sourced from SIBA.

It is popular with sport fans as all live football games are shown; they are able to show at least 4 different games in 6 separate areas.

Open mic night Sundays and occasional live music on Saturday. May stay open until 1am Friday and Saturday nights, depending on how many are in!

Currently not dog friendly.

Regular Beers

This pub serves 1 regular beer.

- St Austell Tribute

Changing Beers

This pub serves 4 changing beers.

Changing beers typically include:







- Greene King - varies
- St Austell - varies
- Thwaites - varies

Ever changing, some from local breweries.

Features

-  Real Ale Available
-  Real Cider Available
Summer only.
-  Cask Marque Accredited

Facilities

-  Pub Garden
Rear patio.
-  Family Friendly
-  Traditional Pub Games
Darts, pool, crib, shut the box.
-  Live Music
-  Smoking Area
-  Sports TV

Updated on 06/04/2016

Last surveyed on 03/02/2015

Branch responsible is Enfield & Barnet

Seen some incorrect or missing details?

[Send an email to the CAMRA branch with your updates.](#)

[Email this pub to a friend](#)





Sat Nav Reference

51.6557, -0.2016

Transport

 Close to Bus Routes

 Close to Underground/DLR

Nearby Bus Routes (< ½ mile)

84, 234, 326, 383, 384

Nearby London Underground/DLR (750m)

High Barnet

Lord Nelson

14 West End Lane
High Barnet
BARNET
EN5 2SA

 [\(020\) 8449 7249](tel:(020)84497249)

 rampubcompany.co.uk/visit-pubs/lord-...

Opening Times

12-11 Mon-Thu; 12-Midnight Fri & Sat; 12-10.30 Sun

Meal Times

12-2

Owner

Young's

About the Pub

Friendly one-bar pub with a lovely sunshine style stained glass front window. Full of bric-a-brac with a fabulous collection of novelty salt and pepper pots. These have been donated by customer returning from holidays; many are used to accompany very good home cooked lunches. They now only serve evening meals by special arrangement. A Wells and Young's pub that will often have a guest ale as well as seasonal offers from their brewery. Very dog-friendly; watch out for fluffy toys on the floor!

Regular Beers

This pub serves 2 regular beers.

- Young's Bitter
- Young's Special

Changing Beers

This pub serves 1 changing beer.









Changing beers typically include:

- Young's - seasonal

Features

 Real Ale Available

Facilities

-  **Lunchtime Meals**
-  **Pub Garden**
-  **Dog Friendly**
On lead only and off seats.
-  **Traditional Pub Games**
Board games.
-  **Newspapers**
-  **Smoking Area**
-  **Sports TV**
-  **Wifi**

Updated on 25/05/2016
Last surveyed on 26/02/2016
Branch responsible is Enfield & Barnet

Seen some incorrect or missing details?
[Send an email to the CAMRA branch with your updates.](#)

[Email this pub to a friend](#)





Sat Nav Reference

51.6523, -0.2108

Transport



Close to Bus Routes



Close to Underground/DLR

Nearby Bus Routes (< ½ mile)

107, 263, 307, 384


Nearby London Underground/DLR (1150m)

High Barnet

Bohemia

(formerly O'Neill's, Bohemia)

762-764 High Road
North Finchley
LONDON
N12 9QH

 [\(020\) 8446 0294](tel:(020)84460294)

 [Send an email to the pub](#)

 thebohemia.co.uk

Opening Times

12-11 Mon-Wed; 12-Midnight Thu; 12-1am Fri & Sat; 12-10.30 Sun

Meal Times

12-10 (9 Sun)

Owner

Mitchells & Butlers

About the Pub

After less than a year closed, The Bohemia reopened on Wednesday 11th June 2014 by the London Brewing Company. The aim was to have 3 of their own beers plus two guests. But they have now set up a micro-brewery (as they have at The Bull in Highgate), so they often concentrate on five of their own beers!! They switch between Highrise(3.9%), Beer Street(4%), Vista(4.7%), Skyline(5.3%) and various seasonal beers, 3 of which are listed below. Large range of craft and bottled beers available. Good food served. No entry after 23.30hrs on Friday and Saturday, even though pub stays open till 1am. Local CAMRA Pub of the Year 2016.

Regular Beers

This pub serves 1 regular beer.

- London Brewing Company Beer Street

Changing Beers



This pub serves 4 changing beers.

Changing beers typically include:




- London Brewing Company Black Dog Porter
- London Brewing Company Never Mind The Kent Hops
- London Brewing Company Waterlow Gold

London Brewing Company.











Social Links

-  Visit [Bohemia](#) on Facebook
-  Follow [@Bohemia_N12](#) on Twitter

Features

-  **Real Ale Available**
-  **Real Cider Available**
Celtic Marshes, Snails Bank, Malvern Magic, Olivers Shazam.
-  **LocAle Accredited**

Facilities

-  **Disabled Access**
-  **Lunchtime Meals**
-  **Evening Meals**
-  **Pub Garden**
Tables and chairs at the front of the pub
-  **Dog Friendly**
-  **Family Friendly**
-  **Function Room**
Downstairs room.
-  **Traditional Pub Games**
-  **Smoking Area**
At the front of the pub.
-  **Wifi**

Updated on 07/06/2016

Last surveyed on 17/02/2016

Branch responsible is Enfield & Barnet

Seen some incorrect or missing details?

[Send an email to the CAMRA branch with your updates.](#)

[Email this pub to a friend](#)



Sat Nav Reference

[51.6154, -0.1763](#)

Transport



Close to Bus Routes



Close to Underground/DLR

Nearby Bus Routes (< ½ mile)

125, 263

Nearby London Underground/DLR (700m)

Woodside Park

Weaver's Bar

27 Greenhill Parade, Great North Road
High Barnet
BARNET
EN5 1EU

 [\(020\) 8449 9292](tel:02084499292)

 weaversbardinerbarnet.co.uk

Opening Times

11-11 Mon-Thu; 11-Midnight Fri & Sat; 11-11 Sun

About the Pub

Corner shop conversion with lower rear lounge and sports bar to front. Expanded to incorporate adjacent property as a restaurant and diner July 2007. Regular live music at weekends. Shows football on many screens around the two bars; they also show Gaelic games. The left hand bar can be hired out for weddings/functions etc.. Seats outside to watch the traffic and local shoppers; great independent butchers and greengrocers in adjoining premises.

Regular Beers

This pub serves 2 regular beers.

- Adnams Southwold Bitter
- Sharp's Doom Bar

Social Links

 Visit [Weaver's Bar](#) on Facebook

Features

 Real Ale Available

Facilities

 Lunchtime Meals

 Evening Meals

 Pub Garden



 Family Friendly

 Accommodation

 Function Room

 Live Music

 Separate Bar

 Sports TV

Updated on 07/09/2014

Branch responsible is Enfield & Barnet

Seen some incorrect or missing details?

Send an email to the CAMRA branch with your updates.

Email this pub to a friend



Sat Nav Reference

51.6459, -0.1861

Transport



Close to Bus Routes



Close to Railway Station



Close to Underground/DLR

Nearby Bus Routes (< ½ mile)

34, 234, 263

Nearby Station (950m)

New Barnet

Nearby London Underground/DLR (800m)

High Barnet

Griffin

(formerly Scruffy Murphys)

1262 High Road
Whetstone
LONDON
N20 9HH

 [\(020\) 8445 1110](tel:(020)84451110)

 [Send an email to the pub](#)

 thegriffin-whetstone.co.uk

Opening Times

11.30-Midnight Mon-Wed; 11.30-1am Thu-Sat; 11.30-11.30 Sun

Owner

Star (Heineken UK)

About the Pub

When this famous pub reclaimed its original name (from 'Scruffy Murphys') a few years ago, an effort was made to introduce real ale; they now boast five hand pumps, with an ever-changing range of good ales. They periodically have "meet the brewer" nights. Front L shaped bar with plenty of TV screens and quite loud piped music (Friday night). Very large back garden (children welcome) and covered courtyard area with sofas. Quiz Thursdays. Live music Saturdays. A chunk of the whetstone, which is thought to give the area its name, is located on the pavement outside. Legend has it that soldiers sharpened their swords on it before the Battle of Barnet (1471).

Regular Beers

This pub serves 2 regular beers.

- Caledonian Deuchars IPA (Griffin Ale)
- Theakston Old Peculier

Changing Beers

This pub serves 3 changing beers.

Local and National.

Social Links

.

 Visit [Griffin](#) on Facebook

 Follow [@thegriffinn20](#) on Twitter

Features

 Real Ale Available

 Cask Marque Accredited

Facilities

 Lunchtime Meals

 Evening Meals

 Pub Garden

 Family Friendly

 Live Music

Saturdays.

 Smoking Area

Covered.

 Sports TV

Updated on 09/02/2015

Branch responsible is Enfield & Barnet

Seen some incorrect or missing details?

[Send an email to the CAMRA branch](#) with your updates.

[Email this pub to a friend](#)








Sat Nav Reference

51.6304, -0.1746

Transport

-  Close to Bus Routes
-  Close to Railway Station
-  Close to Underground/DLR

Nearby Bus Routes (< ½ mile)
34, 125, 234, 251, 263, 300, 000

Nearby Station (1100m)
Oakleigh Park

Nearby London Underground/DLR (350m)
Totteridge

Black Horse

Wood Street
High Barnet
BARNET
EN5 4HY

 [\(020\) 8449 2230](tel:(020)84492230)

 [Send an email to the pub](#)

 blackhorsebarnet.co.uk

Opening Times

12-Midnight Mon-Thu; 12-1am Fri & Sat; 12-11 Sun

Meal Times

12-3, 6-10; 12-10 Sat; 12-7 Sun

Owner

Punch Taverns

About the Pub

Re-opened in November 2012 . Tastefully extended into an open-plan area:although now food orientated the drinker is always made most welcome. The Barnet Brewery,brewing both Barnet and Hadley beers is located at the rear of the pub and can be viewed though glass doors.The eight hand-pumps offer up to four of their own beers plus regional and national ales from around the country.There is an extensive garden to the side and a paved area at rear,in front of the micro brewery.

Changing Beers

This pub serves 8 changing beers.

Changing beers typically include:

- Castle Rock - varies
- Milestone - varies
- Vale - varies

Social Links










 Visit [Black Horse](#) on Facebook

 Follow [@TheBlackHorsePH](#) on Twitter

Features

-  Real Ale Available
-  Real Cider Available
-  Cask Marque Accredited

Facilities

-  Disabled Access
-  Lunchtime Meals
-  Evening Meals
-  Pub Garden
-  Dog Friendly
-  Family Friendly
-  Live Music
-  Real Fire
-  Wifi

Updated on 04/03/2015

Last surveyed on 21/02/2015

Branch responsible is Enfield & Barnet

Seen some incorrect or missing details?

[Send an email to the CAMRA branch with your updates.](#)

[Email this pub to a friend](#)





Sat Nav Reference

51.653147, -0.206774

Transport

 Close to Bus Routes

 Close to Underground/DLR

Nearby Bus Routes (< ½ mile)


107, 263, 307, 383, 384

Nearby London Underground/DLR (900m)

High Barnet

Railway Bell

13 East Barnet Road
New Barnet
BARNET
EN4 8RR

 [\(020\) 8449 1369](tel:02084491369)

 [Send an email to the pub](#)

 idwetherspoon.co.uk/home/pubs/the-r...

Opening Times

8-11 Mon-Thu; 8-Midnight Fri & Sat; 8-11 Sun

Meal Times

8-11

Owner

Wetherspoon

About the Pub

A rarity for Wetherspoon in that this wasn't previously a shop or showroom. It had a massive refit in 2013 and is a very bright pub where families are well catered for. However the Manager is really keen on her beer and 10 ales are always available in tiptop condition. Local London brews often feature. The car park has gone, replaced by a larger garden area; now segregated to a "smoking" and a "no smoking" area; the latter having pretend grass.

Regular Beers

This pub serves 5 regular beers.

- Courage Directors
- Greene King Abbot
- Greene King IPA
- Ruddles Best Bitter
- Sharp's Doom Bar

Changing Beers

This pub serves 6 changing beers.

Changing beers typically include:








- Adnams - varies

- Blindmans - varies
- Hook Norton - varies

Features

-  Real Ale Available
-  Cask Marque Accredited

Facilities

-  Disabled Access
-  Lunchtime Meals
-  Evening Meals
-  Pub Garden
Including a no smoking area.
-  Family Friendly
Until 9pm.
-  Smoking Area
-  Wifi

Updated on 06/03/2016

Last surveyed on 11/02/2016

Branch responsible is Enfield & Barnet

Seen some incorrect or missing details?

[Send an email to the CAMRA branch](#) with your updates.

[Email this pub to a friend](#)








Sat Nav Reference

51.650379, -0.173003

Transport

-  Close to Bus Routes
-  Close to Railway Station
-  Close to Underground/DLR

Nearby Bus Routes (< ½ mile)

107, 307, 326, 383, 384.00

Nearby Station (200m)

New Barnet

Nearby London Underground/DLR (1500m)

High Barnet

Railway Tavern

3 East Barnet Road
New Barnet
BARNET
EN4 8RR

 [\(020\) 8449 2917](tel:(020)84492917)

 [Send an email to the pub](#)

 railwaybarnet.co.uk

Opening Times

11-Midnight Mon-Thu; 11-1am Fri & Sat; 11-Midnight Sun

Meal Times

11-8; 11-5 Sat; 12-6 Sun

Owner

Charles Wells

About the Pub

Live music Saturday, Quiz Sunday, Sports TV, Home cooked food, children welcome.

Regular Beers

This pub serves 3 regular beers.

- Wells Bombardier
- Wells Eagle IPA
- Young's Bitter

Social Links

 Visit [Railway Tavern](#) on Facebook

Features

 Real Ale Available

 Cask Marque Accredited

Facilities

 Lunchtime Meals

-  **Evening Meals**
Not weekends.
-  **Pub Garden**
-  **Parking**
-  **Family Friendly**
-  **Function Room**
-  **Smoking Area**
-  **Sports TV**

Updated on 15/09/2014

Branch responsible is Enfield & Barnet

Seen some incorrect or missing details?

[Send an email to the CAMRA branch with your updates.](#)

[Email this pub to a friend](#)



Sat Nav Reference

51.650022, -0.174682

Transport



Close to Bus Routes



Close to Railway Station



Close to Underground/DLR

Nearby Bus Routes (< ½ mile)

84, 107, 307, 326, 383, 384,

Nearby Station (150m)

New Barnet

Nearby London Underground/DLR (1400m)

High Barnet

Hadley Hotel

113 Hadley Road
High Barnet
BARNET
EN5 5QN

 [\(020\) 8449 0161](tel:(020)84490161)

 the-hadley-hotel.co.uk

Opening Times

11-11 Mon-Sat; 12-10.30 Sun

About the Pub

Imposing, brick built pub with portico entrance, deep in residential area (N/W corner of Tudor Road), close to Hadley Woods. Run by same family for more than 25 years. Features murals depicting nearby Battle of Barnet.

Regular Beers

This pub serves 2 regular beers.

- Fuller's London Pride
- Greene King IPA

Changing Beers

This pub serves 2 changing beers.

Changing beers typically include:

- 3 Brewers of St. Albans - varies
- Caledonian - varies

Features

 Real Ale Available

Facilities

 Lunchtime Meals

 Pub Garden

 Accommodation

 Smoking Area

Updated on 14/04/2016

Branch responsible is Enfield & Barnet

Seen some incorrect or missing details?

[Send an email to the CAMRA branch with your updates.](#)




[Email this pub to a friend](#)



Sat Nav Reference

[51.6565, -0.1834](#)

Transport

-  Close to Bus Routes
-  Close to Railway Station
-  Close to Underground/DLR

Nearby Bus Routes (< ½ mile)

184, 383

Nearby Station (1100m)

New Barnet

Nearby London Underground/DLR (1050m)

High Barnet

Prince Of Wales

2 Church Hill Road
East Barnet
BARNET
EN4 8TB

 [\(020\) 8275 5821](tel:(020)82755821)

 [Send an email to the pub](#)

 theprinceofwalesbarnet.co.uk

Opening Times

11-11 Mon-Thu; 11-Midnight Fri & Sat; 12-11 Sun

Meal Times

12-9

Owner

Stonegate

About the Pub

Comfortable, large single bar serving three distinct areas. Shows all major sports, they even have a TV in the garden! Sorry, no dogs allowed. Currently the guest beers are the likes of Doom Bar and Old Speckled Hen, but they have now been allowed to buy from local breweries, so watch this space! Refurbished in October 2014 and now has 6 hand pumps; 5 for ale and one for cider.

Regular Beers

This pub serves 3 regular beers.

- Adnams Southwold Bitter
- Fuller's London Pride
- Sharp's Doom Bar

Changing Beers

This pub serves 2 changing beers.

Social Links







 Visit [Prince Of Wales](#) on Facebook

 Follow [@powbarnet](#) on Twitter

Features

-  Real Ale Available
-  Cask Marque Accredited

Facilities

-  Lunchtime Meals
-  Evening Meals
-  Pub Garden
-  Parking
-  Family Friendly
-  Sports TV

Updated on 08/03/2015

Branch responsible is Enfield & Barnet

Seen some incorrect or missing details?

[Send an email to the CAMRA branch with your updates.](#)

[Email this pub to a friend](#)








Sat Nav Reference

51.6415, -0.163

Transport

-  Close to Bus Routes
-  Close to Railway Station
-  Close to Underground/DLR

Nearby Bus Routes (< ½ mile)

184, 307

Nearby Station (400m)

Oakleigh Park

Nearby London Underground/DLR (1500m)

Cockfosters

Cock Inn

(formerly Cock&Dragon)

Chalk Lane
Cockfosters
BARNET
EN4 9HU



[\(020\) 8449 7160](tel:02084497160)



thecockinncockfosters.co.uk

Opening Times

11-11 Mon-Thu; 11-11.30 Fri & Sat; 11-10.30 Sun

Meal Times

12-10 Mon-Sat; 12-9 Sun

Owner

Mitchells & Butlers

About the Pub

Set back from the main road, a short walk from Cockfosters station. London Loop passes close by and Trent Park is a few minutes walk away.

Renamed Cock Inn when M&B reopened it after a refit in April 2015. Thankfully, due to local pressure, the owners did NOT reopen it as a Miller&Carter; food is an important feature, but we are pleased to see they have retained their real ale offerings!! Well done M&B!

Stone flooring and posh seating in an open-plan main bar. Formal restaurant at the rear in front of a large secure garden.

Regular Beers

This pub serves 2 regular beers.

- Adnams Broadside
- Sharp's Doom Bar

Changing Beers

This pub serves 2 changing beers.

Changing beers typically include:

- Black Sheep Best Bitter

- Copper Dragon - other

M&B list.









Social Links

 Visit [Cock Inn](#) on Facebook

Features

-  Real Ale Available
-  Cask Marque Accredited

Facilities

-  Lunchtime Meals
-  Evening Meals
-  Pub Garden
-  Parking
-  Family Friendly
-  Real Fire
-  Restaurant Area
-  Smoking Area

Updated on 08/09/2015

Last surveyed on 18/02/2014

Branch responsible is Enfield & Barnet

Seen some incorrect or missing details?

[Send an email to the CAMRA branch with your updates.](#)

[Email this pub to a friend](#)








Sat Nav Reference

51.6544, -0.1545

Transport

-  Close to Bus Routes
-  Close to Railway Station
-  Close to Underground/DLR

Nearby Bus Routes (< ½ mile)

298, 299, 384

Nearby Station (1500m)

New Barnet

Nearby London Underground/DLR (500m)

Cockfosters

Red Lion

(formerly Dandelion, The Avenue, The Dandy Lion, Felix & Firkin, Red Lion, Toby Pub & Carvery)

31 High Street
High Barnet
BARNET
EN5 5UW



[\(020\) 8449 2667](tel:02084492667)



[Send an email to the pub](#)



toby-carvery.co.uk/theredlionbarnet

Opening Times

12-11 Mon-Sat; 12-10.30 Sun

Meal Times

12-10; 11-10 Sun

Owner

Mitchells & Butlers

About the Pub

Since late 2007 a Mitchell and Butler's owned Toby Carvery. Past names include 'Dandelion', 'The Avenue', 'The Dandy Lion', 'Felix & Firkin', 'Red Lion', 'Toby Pub and Carvery'.

Regular Beers

This pub serves 2 regular beers.

- Fuller's London Pride
- Greene King IPA

Features



Real Ale Available












Cask Marque Accredited

Facilities



Disabled Access

-  Lunchtime Meals
-  Evening Meals
-  Pub Garden
-  Parking
-  Family Friendly
-  Restaurant Area
-  Smoking Area
Heated.
-  Sports TV
-  Wifi

Updated on 02/10/2014

Branch responsible is Enfield & Barnet

Seen some incorrect or missing details?

[Send an email to the CAMRA branch with your updates.](#)

[Email this pub to a friend](#)








Sat Nav Reference

51.6527, -0.1997

Transport

-  Close to Bus Routes
-  Close to Railway Station
-  Close to Underground/DLR

Nearby Bus Routes (< ½ mile)

34, 84, 107, 234, 263, 307, 326, 383, 384,

Nearby Station (1850m)

New Barnet

Nearby London Underground/DLR (450m)

High Barnet

Orange Tree

7 Totteridge Village
Totteridge
Whetstone
LONDON
N20 8NX

 [\(020\) 8343 6961](tel:(020)83436961)

 [Send an email to the pub](#)

 theorangetreetotteridge.co.uk

Opening Times

11-11 Mon-Thu; 11-11.30 Fri & Sat; 11-10.30 Sun

Owner

Premium Country Dining Group (Mitchells & Butlers)

About the Pub

Est. 1755 in picturesque setting by pond. Refurbished in 2005. Emphasis very much on the restaurant and food. Golden Pippin from Copper Dragon was a guest in October 2013

Regular Beers

This pub serves 1 regular beer.

- Sharp's Doom Bar

Changing Beers

This pub serves 1 changing beer.

Social Links

 Visit [Orange Tree](#) on Facebook

 Follow [@orangetreepub](#) on Twitter

Features

 Real Ale Available

 Cask Marque Accredited

Facilities

- Lunchtime Meals
- Evening Meals
- Pub Garden
- Parking
- Family Friendly
- Restaurant Area
- Smoking Area
- Wifi

Updated on 16/09/2014

Branch responsible is Enfield & Barnet

Seen some incorrect or missing details?

[Send an email to the CAMRA branch with your updates.](#)

[Email this pub to a friend](#)





Sat Nav Reference

51.630007, -0.197462

Transport

 Close to Bus Routes

Nearby Bus Routes (< ½ mile)

Route 251

Oakwood Tavern

155 Bramley Road
Southgate
LONDON
N14 4XA

 [\(020\) 8362 1111](tel:(020)83621111)

 [Send an email to the pub](#)

 theoakwoodtavern.co.uk

Opening Times

12-11 Mon-Fri; 11-11 Sat; 12-10.30 Sun

About the Pub

Shop conversion near Oakwood tube station. Quiz is on Thursday evenings.

Regular Beers

This pub serves 1 regular beer.

- Sharp's Doom Bar

Social Links

 Follow [@OakwoodTavern](#) on Twitter

Features

 Real Ale Available

Facilities

 Disabled Access

 Pub Garden
Rear patio.

 Live Music
Fridays & Saturdays.

 Sports TV

 Wifi

Updated on 19/08/2015

Branch responsible is Enfield & Barnet

Seen some incorrect or missing details?

[Send an email to the CAMRA branch](#) with your updates.

[Email this pub to a friend](#)



Sat Nav Reference

[51.648276, -0.130194](#)

Duke Of York

Garwick Corner
Hertfordshire
Potters Bar
EN5 4SG

 [\(020\) 8440 4674](tel:02084404674)

 brunningandprice.co.uk/dukeofyork

Opening Times

12-11 Mon-Sat; 12-10.30 Sun

Meal Times

12-10 Mon-Sat; 12-8.30 Sun

About the Pub

Large, food oriented pub with separate bar open to public.
Contemporary light pine decor with leather upholstery.
Extensive menu, all food is home made.

Historic Interest

Believed to have been part of Wrotham Park estate. Main building 18th century. Now tastefully modern.

Regular Beers

This pub serves 1 regular beer.

- Brunning & Price Original

Changing Beers

This pub serves 3 changing beers.

Three ever changing quest beer's Happy two hours from 17.00 to 19.00 60p discount on quest ales.

Features














 Real Ale Available

 Real Cider Available

Westons old Rosie Westons rosies pig.

Facilities

 Disabled Access

-  Lunchtime Meals
-  Evening Meals
-  Pub Garden
-  Parking
-  Dog Friendly
-  Family Friendly
-  Function Room
-  Traditional Pub Games
-  Newspapers
-  Real Fire
-  Restaurant Area
-  Smoking Area
-  Wifi
WiFi coming soon.

Updated on 19/05/2016

Last surveyed on 05/12/2015

Branch responsible is South Hertfordshire

Seen some incorrect or missing details?

[Send an email to the CAMRA branch with your updates.](#)

[Email this pub to a friend](#)



Sat Nav Reference

51.6791, -0.18753

OS Reference

TQ254996

Transport



Close to Bus Routes



Close to Railway Station

Nearby Bus Routes (< ½ mile)

84, 84A

Nearby Station (< ½ mile)

Hadley Wood/Potters Bar

New Crown

80-84 Chase Side
Southgate
LONDON
N14 5PH

 [\(020\) 8882 8758](tel:02088828758)

 [Send an email to the pub](#)

 idwetherspoon.co.uk/home/pubs/the-n...

Opening Times

8am-11.30 Mon-Thu; 8am-12.30am Fri & Sat; 8am-11.30
Sun

Meal Times

8-11

Owner

Wetherspoon

About the Pub

This well-run Wetherspoon is close to the tube and offers an attentive and efficient service. Formally a Sainsbury's store it has a large open-plan interior. A wonderful range of ten ales with eight ever-changing guests is kept in good condition by the keen staff. The manager aims to have two ales from small local breweries at all times. Good to see a dart board in use. Breakfast is served from 8am, you can enjoy a beer from 9am.

Regular Beers

This pub serves 3 regular beers.

- Greene King Abbot
- Greene King IPA
- Sharp's Doom Bar

Changing Beers

This pub serves 5 changing beers.

Changing beers typically include:

- Jennings - varies
- Portobello - varies

Social Links

 Visit [New Crown](#) on Facebook

 Follow [@NewCrown101](#) on Twitter

Features

 Real Ale Available

 Real Cider Available
Westons Wyldwood.

 Cask Marque Accredited

 Quiet Pub

Facilities

 Disabled Access

 Lunchtime Meals

 Evening Meals

 Dog Friendly
Guide dogs only.

 Family Friendly

 Traditional Pub Games

 Wifi

Updated on 04/03/2016

Last surveyed on 06/02/2016

Branch responsible is Enfield & Barnet

Seen some incorrect or missing details?

[Send an email to the CAMRA branch with your updates.](#)

[Email this pub to a friend](#)





Sat Nav Reference

51.6335, -0.1309

Transport

 Close to Bus Routes

 Close to Underground/DLR

Nearby Bus Routes (< ½ mile)

121, 125, 298, 299, 382, W6, W9

Nearby London Underground/DLR (250m)

Southgate