

	<p>Community Leadership & Libraries Sub - Committee 4th April 2019</p>
<p style="text-align: right;">Title</p>	<p>Community Right to Bid: New Bevan Community Church Grove Road, Barnet EN4 9DF</p>
<p style="text-align: right;">Report of</p>	<p>Councillor Reuben Thompstone, Chairman</p>
<p style="text-align: right;">Wards</p>	<p>East Barnet</p>
<p style="text-align: right;">Status</p>	<p>Public</p>
<p style="text-align: right;">Urgent</p>	<p>Yes - there is an 8-week statutory timescale to respond to Community Right to Bid nominations, starting from the date the Council receives the nomination.</p> <p>The nomination for The New Bevan Community Church was received on 19th February, making the deadline for a decision 16th April 2019.</p>
<p style="text-align: right;">Key</p>	<p>No</p>
<p style="text-align: right;">Enclosures</p>	<p>Plan of nominated asset</p>
<p style="text-align: right;">Officer Contact Details</p>	<p>Danusia Brzezicka, Strategy Officer, Community Participation (danusia.brzezicka@barnet.gov.uk 020 8359 3211)</p>

Summary

The Localism Act 2011 (“the Act”) introduced the Community Right to Bid (“CRTB”). Under section 87 of the Act the Council must maintain a list of land of community value in its area. A building or other land is of community value if in the Council’s opinion there is an actual current use of the building or other land which furthers the social wellbeing or social interests of the local community, and 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.

It is a right for local people to nominate buildings or pieces of land that they believe contribute to the social interests or wellbeing of their local communities to be listed on a register of Assets of Community Value (“ACVs”), managed by the local authority.

Where land is listed as an ACV, if the owner subsequently wishes to make a ‘relevant disposal’ (to sell the asset or grant a qualifying lease, which is one originally granted for a 25-year term) they must notify the local authority. This triggers an interim moratorium period of six weeks, during which time the nominating group, or any other community group can register interest in putting together a bid for the asset. If a community group registers interest, 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 a community group. The moratorium is intended to allow community groups the time to develop a proposal and raise the required capital to bid for the asset when it comes onto the open market at the end of that period. The owner is under no obligation to accept a bid from a community group and can sell the property to whomever they wish once the six-month moratorium is over. However, if the asset is not disposed of within 18 months from the commencement of the interim moratorium period, then the moratorium period is re-triggered (12 months from the end date of the first moratorium period).

In order to decide whether to list an asset as an ACV, the Act provides that the Council must consider whether the nomination has come from a group eligible to make a nomination, as defined in the legislation; and whether a non ancillary current or recent use of the nominated asset furthers the social wellbeing or social interests (defined as including ‘cultural, recreational or sporting interests’) of the local community, and whether it is realistic to think it will continue to do so in the future (or, where the use has ceased, in the next 5 years) (whether or not the use remains exactly the same).

A nomination has been received from Ms Rosalyn Howarth on behalf of the Friends of the New Bevan Community Church to list **New Bevan Community Church, Grove Road, Barnet EN4 9DF** (East Barnet ward) as an Asset of Community Value. **This report recommends that the asset is listed as an Asset of Community Value.**

The nomination is an eligible nomination. The Localism Act 2011 and the Assets of Community Value (England) Regulations 2012 (“ACV Regulations”) provide 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 Friends of the New Bevan Community Church is an unincorporated group which does not distribute profits and has evidenced membership of 30 members and of which at least 21 are on the electoral register of the London Borough Barnet. Consequently, they are eligible to make a nomination under regulation 5 (1)c of the ACV Regulations.

The nomination meets the criteria of furthering the social wellbeing or social interest of the community.

The nomination describes the building as located at the top of Grove Road on the Bevan Estate, a large residential estate, constructed in the 1950’s to house displaced residents from East Barnet, New Barnet and other nearby areas. The Estate was self-sufficient, with a primary school and secondary school, a recreation ground, a small parade of essential shops, a post-office and a pub (recently destroyed by fire). These community amenities were complemented by the Church constructed in 1958 and became New Bevan Baptist Church, later renamed the New Bevan Community Church. The New Bevan Community Church

allows for a wide range of worship and social, recreational and wellbeing interests for the local community and residents, so it is reasonable to think that **the main use of the asset furthers the social wellbeing and social interests of the community**. The owner has said it intends to dispose of this building. The nomination states this is the only community space available in the locality and is popular with local residents using this space, suggesting continued viability and demand. **It is realistic to think that use of the asset will continue to contribute to the social wellbeing and social interests of the community.**

Evidence was requested to verify the above-mentioned activities and this was provided by the nominating group. The nominator provided evidence that the local community have used the building and grounds as evidenced in Appendix 1B showing a wide range of community activities across all age groups. It was deemed that there is sufficient evidence to meet the statutory requirements as the main use of the asset contributes to the social interests or wellbeing of the local community. It is realistic to think that it can continue to further the social wellbeing or social interests of the local community.

Recommendations

That the Committee agree that New Bevan Community Church, Grove Road, Barnet EN4 9DF should be listed as an Asset of Community Value and added to the Council's Register, 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 private homes) are exempt.
- 1.3 The Act provides that in order to decide whether to list a nominated asset as an ACV, the Council must consider whether the main use of the asset contributes to the social interests or wellbeing of the local community, and whether it is realistic to think it will continue to do this (whether or not the use remains exactly the same).
- 1.4 The Act defines social interests as 'including cultural, recreational, and sporting interests'. There is no further definition.
- 1.5 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.
- 1.6 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 ACV Regulations.
- 1.7 The statutory tests which the Council must apply when assessing a nomination are:
- (i) Its main use furthers the social wellbeing or cultural, recreational or sporting interests of the local community; and it is realistic to think that the main use will continue to further the social wellbeing or cultural, recreational or sporting 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.
 - (iii) 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.
- 1.8 Where either criterion i) or ii), and criterion iii) of the above is met, the Council must list the land or building on its register of Assets of Community Value.
- 1.9 If the Council lists the nominated land, a restriction is placed on the title to the land at the Land Registry if the land is registered, and a local land charge is registered. If the owner wishes to sell the asset or to lease it for more than 25 years, then the owner is legally obliged to notify the Council. The Council will then inform the nominating group which signals an interim moratorium period of six weeks where the nominating group or any other eligible community group may register an interest in bidding for the asset. If during the six weeks a local community group expresses an interest in taking on the asset and continuing its community use, then a full moratorium is triggered and the sale is delayed for a six-month period. This is designed to give the community group the opportunity to raise funds to try to purchase the asset at market value.
- 1.10 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. However, if the asset is not disposed of within 18 months from the commencement of the interim moratorium period, then the moratorium period is re-triggered (12 months from the end date of the first moratorium period).
- 1.11 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.

- 1.12 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 under the Localism Act 2011 but may challenge under the general law (as with any decision).

Recent policy developments

- 1.13 The Government is currently reviewing the Right. The review is on-going and there is no closing date as it is not a formal consultation. The Council has contributed to the review as an interested party.
- 1.14 A Communities and Local Government Select Committee report published on 3 February 2015 recommended that the review of the Right should increase the moratorium on sale or lease of an ACV to nine months, as well as creating statutory obligations for ACV status to be considered as a material consideration in planning matters. These recommendations have not yet been accepted by the Government but will feed into the review.

Nomination of New Bevan Community Church, Grove Road, Barnet EN4 9DF

- 1.15 The Friends of the New Bevan Community Church, a local group has nominated the New Bevan Community Church, situated within the Bevan Estate on Grove Road in East Barnet. It is a traditional brick built church with tiled pitched roof, and a separate timber hut, all sitting within land laid to lawns. The interior of the brick building comprises an entrance hall with toilets, an office, a main worship area, a vestry and a small kitchen (no cooking facilities). The total area of the plot is 0.29 acres and the enclosed plan sets out the boundaries of the nominated asset.
- 1.16 The New Bevan Community Church is currently owned by the London Baptist Property Board Limited. The freeholder has been notified that this nomination is currently under consideration.
- 1.17 The nominating group considers that the main current use of the land furthers social wellbeing and interests of the community on the grounds that:
- The Bevan Estate lies on the margins of the areas of New Barnet and East Barnet and the New Bevan Community Church is the only current community amenity for the local residents. It is thought of as the hub of the community and it is vital that it is maintained as such.
 - New Bevan Baptist Church relinquished the building to the Barnet Christian Fellowship (BCF) under license in 2017, the BCF has worked hard to build on the work it has already done in the community.
 - In October 2018, it was renamed the New Bevan Community Church. As well as the thriving Monday Club and Going Bananas Club, the church also organises a Mother and Toddler group on Wednesday mornings and a Keep Fit class on Wednesday evenings. During the school summer holidays, there are activities and games for children.

- In 2001, BCF was invited by the Moderator of The Baptist Church at that time to share the premises, and they were granted use of the building on Friday and Sunday evenings. The BCF was keen to reach out to the wider community, and started by visiting every house in Grove Road, where the church is situated, to find out what useful contribution the residents thought the church could make. The overwhelming response was “Please do something about the kids.” Many of the children who live locally are from single parent families and low-income families, and in the late afternoons and early evenings they would be left to their own devices in the street, with nothing to do and with the real possibility of getting into trouble with the police from a very young age.
- The “Going Bananas” Club was started on Friday evenings during term times, with extra holiday clubs and special events being arranged during the summer. The children play games with a bible theme, learn tolerance, learn respect for others and are given encouragement to do well at school. They are also provided with a hot meal.
- Each year ends with an “End of Academic Year” event at which all the children are presented with a certificate and a gift. This year, the event was attended by 105 people, all of whom were known to the church – members of the club, their younger siblings, parents, grandparents, friends and neighbours. Some of the parents had, themselves, been members of “Going Bananas” when they were children. It was an amazing response which any church in this country would have been delighted to experience.
- The premises are also used for church services, a Monday club for the over 60’s, a keep fit class and a toddler’s group. In addition, the church provides school holiday activities for children and community events such as garden parties and BBQs. The premises are also used by local residents for children’s birthday parties.
- As the only community facility for the Estate, the Bevan Community Church provides a lifeline for many residents. A lot of the people who rely on its facilities and activities are elderly, or single mothers, or widows/widowers, or children and the church has helped to enrich their lives in so many ways in terms of providing friendship and support in difficult times. The church is the true hub of the community and we really don’t know what we would do without it.
- In addition, members of the church undertake local humanitarian aid by collecting food for the local Food Bank, collecting hats, scarves, gloves and socks and then distributing them to homeless people living on the streets during the winter, collecting food to make Christmas hampers and then distributing them to anyone in need in the local community.
- The members of the church believe that the premises provide them with the opportunity to do a lot more in the local area, and, whether local residents are church-goers or not, or even, whether or not they are Christians, they regard the New Bevan Community Church as the one thing that has remained constant throughout the years, a place they know they will find comfort, a place they will feel safe, a place to turn to in times of trouble, a place where they feel at home. It is more than just bricks and mortar. It is more than just a church. It represents the heart and soul of the community, and, as such, its value as a community asset cannot be overstated. (See comments from local residents)
- The future community use of the church will include coffee mornings, a “memory café”, and a drop-in afternoon when members of the church will volunteer to assist local residents with form-filling or letter writing. In addition,

in view of the fact that the homes of many of the children in the area do not have the facilities or a conducive atmosphere for studying, the church is hoping to run an afternoon homework club, which will be supervised by DBS checked members of the church. This will also fill the gap left by the local Trent C. of E. Primary School, which no longer runs an after-school homework club.

- The property is currently on the open market and there has been a lot of interest, including property developers who wish to demolish the building in favour of housing. This would be a disaster, not only for the members of the church, but also for the wider community (*please note that the asset is now Under Offer*).

1.18 In addition to the information provided in their application, the nominator has provided the following additional information for consideration by the Committee – see paras 1.19 and 1.20. It is important to note that this information is provided by the nominator and that officers have not verified this information with the asset owner. The legislation sets a broad and loose definition of ‘social wellbeing and social interests’

1.19 Firstly, since applying for an ACV status, the nominators have been asked to vacate the building in accordance with their one month notice period. The nominators have asked for an extension of this period to cover the Easter period, but this has been turned down by the asset owner. The asset owner has stated that the extension is not possible due to their application to list the asset as an ACV.

1.20 Secondly, the nominating group has stated that they had previously arranged to purchase the building from the asset owners in 2018. The Barnet Christian Fellowship made a deposit of £90,000 and made payments for boiler and external repairs, however the sale fell through and they lost their deposit. The original purchase price agreed with the Barnet Christian Fellowship was £950,000, the property is currently being marketed in the region of £650,000.

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

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

1.21 The legislation sets a broad and loose definition of ‘social wellbeing and social interests’. The activities listed at paragraph 1.17 are sufficient to demonstrate that a number of historic uses of the land fall within the definition of ‘cultural, recreational, and sporting interests’.

1.22 There are known plans to sell the land. Evidence has been provided of continued demand, which may mean it is realistic to think the main use of the asset can continue to further social wellbeing and social interest of the community – members must consider whether this is so. Under Section 88(1) ‘future condition’ relates to the future use of the nominated building and whether “it is realistic to think” use of the building will further the social interests and social wellbeing of the local community in future. First Tier Tribunal ACV

decisions emphasise that what is “realistic” may admit a number of possibilities, none of which needs to be the most likely outcome. However, to quote Judge Lane, “it should not be assumed that the requirement of section 88(2)(b) will necessarily be met, merely by a Micawber-like hope that something will turn up” (CR/2014/0015).

- 1.23 The status of the asset as a registered place of worship is not in itself evidence that the asset furthers the social wellbeing or social interests of the community. There is a decision of the First Tier Tribunal in *General Conference of the New Church v Bristol City Council* (2015) in which the judge commented that the social wellbeing and social interests of the community does not encompass religious observance in a church, mosque or synagogue even under the expanded definition provided by section 88(6) as including cultural interests recreational interests and sporting interests. In the case of the New Bevan Community Church a wealth of information has been provided as evidence of how their activities further the social wellbeing or social interests, as evidenced in Appendix 1b.
- 1.24 Taken together, the view of officers is that points 1.21 - 1.23 establish that criterion (i) of the statutory tests set out in paragraph 1.7 above have been met. The main current use of the building and the land do further the social wellbeing or social interests of the community and it is realistic to expect that this will happen.

The nomination is eligible

- 1.22 The Friends of the New Bevan Community Church has made its nomination as an unincorporated body with 30 local residents and has at least 21 members who are on the electoral register (a status which qualifies to make nominations) under s 5 (1) c of the ACV Regulations.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The nomination of the New Bevan Community Church, Grove Road, Barnet EN4 9DF does meet the statutory tests established by the Localism Act 2011 to be considered an Asset of Community Value. The recommendation is, therefore, that the Committee does list the New Bevan Community Church as an Asset of Community Value.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

3.1 The Community Leadership & Libraries Sub Committee could decide not to list New Bevan Community Church, Grove Road, Barnet EN4 9DF 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 New Bevan Community Church 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. A restriction will be registered at the Land Registry and a local land charge will be registered with the local authority.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

5.1.1 The Community Right to Bid process contributes to the Barnet 2024 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 asset does not belong to the Council and therefore there are no financial implications to this decision.

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. The ACV Regulations set out the procedure to be followed in assessing a nomination.

5.4.2 Under the Council's Constitution (Article 7 Committees, Forums Working Groups and Partnerships, section 7.5) the responsibilities of the Community Leadership Committee include: To receive nominations and determine applications for buildings/land to be listed as an Asset of Community Value (Community Right to Bid).

5.4.3 When there is no scheduled meeting of the full Committee which falls within the eight-week statutory deadline for determining applications the Community

Leadership Sub-Committee receives the nominations and determines the applications.

5.5 Risk Management

5.5.1 There are no risks associated with the decision to not to list the New Bevan Community Church 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 Corporate Parenting

5.7.1 As a Local Authority, we have responsibility for the children in care and care leavers within our borough. Corporate Parenting is about offering at least the same standards of care as would a 'reasonable parent' and ensuring that the decisions we make as a Council do not affect this cohort negatively. This report does not provide any implications for Barnet's children in care.

5.8 Consultation and Engagement

5.8.1 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.

5.8.2 More specifically, the nominating group has been engaged in dialogue as part of the process of administering the nomination, and given opportunities to submit evidence to support their claim.

5.9 Insight

5.9.1 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>.

Appendix 1a – Supporting evidence



Monday, 29 January, 2018

After backing the campaign to save New Bevan Baptist Church, Theresa Villiers, Member of Parliament for Chipping Barnet, has expressed her delight that the church in New Barnet will not close after all.

The church's building on Grove Road in New Barnet is owned by the London Baptist Association. Since 2001, it has been shared with the Barnet Christian Fellowship (BCF). The Baptist congregation closed in August 2017 because of falling numbers. The Barnet Christian Fellowship were told that they could continue to use the church building, but only on a temporary basis. The London Baptist Association then received an offer by a developer to buy the building, meaning the BCF would be left without a home.

Following the successful 'Save Our Church' campaign, the Barnet Christian Fellowship has been able to secure the sole use of the church building after the London Baptist Association agreed to sell it to a charity who will maintain it as a centre for the Barnet Christian Fellowship.

Theresa Villiers said "It is fantastic news that the church will be saved. This is thanks to the work of Diane Druce, Natasha Mercer and the Barnet Christian Fellowship. The church is such an important centre for the local community in this part of New Barnet. It would have been a big setback to lose it. I am so pleased I was able to support the successful campaign to save the church."

The Barnet Christian Fellowship is a church group headed by Revd Diane Druce which provides outreach work in the community and offers support services to young families, the elderly and vulnerable residents.

Theresa Villiers visited the church earlier this month to see at first-hand the work undertaken by the Barnet Christian Fellowship and signed its petition in support of the 'Save Our Church' campaign. Theresa Villiers also urged the London Baptist Association to save the church and keep it open.

The Rt. Hon. Theresa Villiers MP

Member of Parliament for Chipping Barnet

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6 March 2019

Dear Ms Brzezicka

I understand that the New Bevan Baptist Church is being considered for consideration as an Asset of Community Value. I would like to support this application for the following reasons.

This church is part of the local community in which it is situated. I have visited it on a number of occasions and can testify to the importance local residents give to the service it provides, both in the form of worship and as a social hub. The latter includes pensioners' lunches, fitness classes, children's clubs and many other groups.

I understand that you have received many comments from residents who wish to see their church continue and thrive for the benefit of the community.

I would be grateful if this letter of support could be drawn to the attention of those making the decision as to whether or not the church should be classified as an Asset of Community Value.

Regards



Danusia Brzezicka

Register of Assets of Community Value

London Borough of Barnet

Via email: Danusia.Brzezicka@Barnet.gov.uk

London Borough of Barnet



Register of Assets of Community Value
London Borough of Barnet
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Councillor Felix Byers
East Barnet Ward

Conservative Room
Hendon Town Hall
The Burroughs, NW4 4BG

Monday 13th February 2019

email: clr.f.byers@barnet.gov.uk

Dear

Ms Brzezicka;
Members of Community Leadership and Libraries Committee;
Whomever it may concern

RE: New Bevan Community Church

Users of New Bevan Community Church have a simply inspired mission: to serve the New Bevan community from its heart. The New Bevan area is distinct and separate from neighbouring Cockfosters, East Barnet Village and New Barnet town centres, isolated from the wider borough save for access by car and the 384 bus. But at its centre, at the summit of Grove Road, is New Bevan Community Church – a defining landmark giving this community a sense of common identity and a shared indoor space. It is, unequivocally, an asset of community value.

Despite its name, and like most churches, the New Bevan Community Church's utility extends well beyond religion. Since being established in the 1950s, the Church has been not only a sacred space for worship but a community hub for social events, a venue for public meetings, and a place of refuge for the vulnerable. Today, besides being home to a thriving Pentecostal community convened by the Barnet Christian Fellowship, New Bevan Community Church is host to pensioners' lunches, fitness classes, children's clubs, mother-and-baby sessions, and much else besides. The Church congregation and community groups based at the Church participate in fundraising and other charitable work for local, national and international causes. They welcome the wider community at large celebrations, indoors and outdoors on their grounds, throughout the year. They contribute massively to community cohesion, bringing people together and forging friendships and support networks that would not exist or be sustained otherwise – made possible by the community's having access to New Bevan Community Church.

I have seen for myself how, for very many people even beyond its immediate vicinity, New Bevan Community Church is a home, and integral to their wellbeing. Inevitably, therefore, the vulnerability of the Church's situation today is causing significant anxiety and distress to both its supporters and the many that it supports. The security of the Church's position has been unclear for some time and it is very disappointing that, despite incredible efforts by the pastor, Diane Druce and others to find a workable long-term solution – including a significant charitable intervention by the Winston and Christine Hendrikse Foundation –, the London Baptist Property Board has determined to sell the site. All the good work undertaken at and enabled by the Church – the care it gives to elderly and isolated residents, the space it creates for conversations between different parts of the local community, the local celebrations it hosts – is at real risk. There is no substitute for New Bevan Community Church – there is no alternative space to accommodate the priceless work that takes place here to ensure so many residents' quality of life.

Substantial efforts have already been undertaken in the Church's recent history to secure its future – including the Save Our Church campaign, which secured an ongoing (though sadly now terminating) tenancy for the building, and more recently the sizeable financial commitment made by the Winston and Christine Hendrikse Foundation, which sadly fell through due to the sudden death of one of the principal parties to the project. These efforts, valiantly supported by local community campaigners, demonstrate that there is an enormous sustained will to fight to retain

the building's use by its current tenants and its status as a religious and community centre. I am confident that, provided the community secures a right to bid under the provisions of the Localism Act, there will be no shortage of will to find a buyer who can guarantee the Church's survival. The community's commitment to New Bevan Community Church cannot be overstated. Barnet would be poorer – markedly poorer – for losing this very special place. And there is no shortage of will to save it.

Theresa Villiers MP and I are keen to see the local community reserved the right to submit a community bid to purchase the Church, or find to find a third party bidder to do so on their behalf, to keep a home in the New Bevan area for this branch of Barnet Christian Fellowship and their affiliate groups who do such outstanding work in East Barnet, and secure their future.

Our foremost role as elected members is to make strong representations for the communities we were elected to serve. Let me therefore state that there is perhaps no place in East Barnet that is more invaluable to the wellbeing of communities here or that convenes a more committed group of community activists than New Bevan Community Church.

Due to the constraining urgency of this application, this letter is not comprehensive and is far from exhaustive. If it is thought helpful, I would welcome an invitation to make further representations.

But in any case, I would urge you to resolve that New Bevan Community Church be added to the local register of Assets of Community Value.

Yours faithfully,



•Clr Felix Byers



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To Whom it may concern

Re. Barnet Christian Fellowship meeting at New Bevan Baptist Church

We at Teen Challenge London value the contribution that Barnet Christian Fellowship has made to our ministry. We run a 28 bed drug and alcohol rehabilitation in East London where we take troubled men through a rehabilitation programme. Barnet Christian Fellowship have been instrumental in supporting us start a new branch of this programme. We recently bought a building to run a furniture reuse centre and the church are supporting us in the payments for this building. This reuse centre is providing jobs for the men on our programme and providing an income for this ministry.

They also host our two outreach teams for doing church presentations. This is where we showcase the work by having our clients testify as to how they have overcome their addictions. Barnet always invite members of the community in to these events. So they are a proactive force in the community coming against the scourge of drug dealing and addiction in that area of New Bevan estate. Also we have a ministry called 'E- Gangs' that deals with young people caught up in gang life. E Gangs work closely with the police and probation to get young people out of that lifestyle. Diane and her team have been very active in supporting this ministry in its preventative work. Our teams have intervened in several gang related incidents and diffused them.

When our teams come to the church they are always struck as to how many groups of troubled young people come into to hear our presentations. It is obvious that this church has very close ties with this community and this kind of trusting relationship can only come from reaching out to help people on your doorstep over a long period of time.

Teen Challenge London has an incredibly high success rate with helping young people. We are part of a global ministry which is in 165 different countries and globally we have an 87% success rate of clients coming through our programme and graduating, not returning to their old lifestyles over a 5-year period. Each centre throughout the world is responsible for raising its own funds and it is churches like Barnet Christian Fellowship that enable us to keep running.

Yours Sincerely

David Tarr MTh; BA (Hons)



Rev Diane Druce BA MSc
"Green Pastures", 49 Manor Road, High Barnet, Herts EN5 2LF
email : ddruce@btinternet.com

Register of Assets of Community Value
London Borough of Barnet
North London Business Park
Oakleigh Road South
London N11 1NP

8th March 2019

Dear Ms Draszicka
Members of Community Leadership & Libraries Committee

Re : New Bevan Community Church

The church in Grove Road is very important to me as Pastor of the Barnet Christian Fellowship which has use of the facilities.

We have been meeting in this church for Sunday Services for 18 years and have grown to love the many people we have come to know. One of our first activities was to visit the homes in the area to find out how we could serve the community. The overwhelming request was for us 'to do something about the kids'. So, for most of these years we have run a free weekly children's club on a Friday evening called 'Going Bananas!' Now we are welcoming the next generation into our club. We have seen some of the more challenging characters develop into caring and positive young people as they have responded to the Love of God in this place.

Our dedicated team serves a meal to everyone after the club. This is followed by 'Gold Diggers & Games'. One of the great attractions of this church for these children is the freedom to run around and play in the safe grounds of the church. So many of them live in flats and few have a safe place to go in the evening.

Our weekly luncheon club for Senior Citizens has provided a place to meet, chat and enjoy lunch with others for the last 20 years. We also have a group in regular attendance from the long-term psychiatric ward at Barnet General Hospital. This gives them a weekly outing to a place where they are welcomed and accepted.

The church is the hub of the community, it's where people vote and where they turn when there are issues facing the locality. Children's Parties, Family Wakes are also held at the church which is convenient and available. We have a weekly club for toddlers & parents as well as our Keep Fit programme.

It has been great to see everyone enjoy our free community events whether it's a Fun Day, Healthy Day, Garden Party, Bank Holiday Dash, Sports Event etc.

This church is so important because The Barnet Christian Fellowship caters for any age group, providing community cohesion in the area. This is reflected in the wide variety of individuals of various religious, cultural and ethnic backgrounds who regularly attend the weekly and occasional events we arrange.

It is essential that this church remains to continue to serve the community on the New Bevan Estate.

Yours sincerely



Diane Druce (Rev) BA MSc

Mrs Pam Murphy (nee Guest)
315 Mutton Lane
Potters Bar
Herts
EN6 2AY

21st March 2019

To Whom It May Concern:

I am sending this account of my life at and memories of New Bevan Baptist Church, Grove Road, New Barnet as I understand it is being nominated as an Asset of Community Value.

I was born in 1947 and began my worship life at that time with my parents and paternal grandmother at East Barnet Baptist Church, in East Barnet village.

I remember my father (Bill Guest) with Mrs Rosemary Neale (later Middleton), Peter Manwaring and the then minister Cyril Miller starting a Sunday School in the builders hut when the Bevan Estate was first being built in the 1950's. Rosemary used to drive her car, called The Duchess, round the estate picking up the children and they would arrive at the hut sitting in the car and standing on the running board. My father would play his accordion and the children would sing choruses and learn stories from the bible.

The present site of Bevan Church had been set aside to be used for a Community Building and the Baptist Union bought it so that a Church could be built there to serve the people on the estate. The Builders left the site hut on that piece of land and it became the Sunday School room, later called "The Miller Room" after Rev Cyril Miller who moved away.

I remember Sunday school there and the building of the Church, the laying of the foundation stones and then the final opening. We would worship at Church in the morning, have Sunday School in the afternoon, and then there would be an evening service. All very well attended. The Sunday School was held in the main Church with many classes and the bible class, run by Mr Ken Cooper was held in the back room with the sliding doors closed. Rosemary Neale's father Bernard Pewtress, who was a member of East Barnet Baptist Church, made sure every child had a bible of its own. He would run Scripture Exams and provide prizes for every child. He also held summer parties in the garden of his house in Somerset Road and I remember well playing the sit & ride toys he provided, splashing in his outdoor pool and the strawberry teas served by my mother and other ladies of the church. I remember being involved in Christian Endeavour under the leadership of Chris & Eve Mack where young people learnt to read and learn the bible and sing solos and in groups.

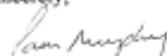
Our first Minister was Rev. Roy Dorey and it was he baptised me on 2nd December 1962. I was the first person through the baptistry and my friend Margaret James followed me on that day. Our next Minister was Rev Roy Connor, the Church was always full and there was a thriving young people's section, we even went on Church holidays. Roy Connor conducted my wedding

to my husband John Murphy. After Roy left our minister was Anne Green followed by Margaret Smith. After Margaret there was a time when we had a part time pastor. It was during this time that it became apparent that New Barnet Baptist Church was a fellowship without a building and we had a building but no minister. I was on the Deaconate at that time and it was decided to join forces. We then became New Bevan Baptist Church with Fred Cooke, the minister for New Barnet Baptist Church, becoming Bevan's next minister with Alan assisting for a while. When Fred retired to Wales the Church employed Alan Archer. I left the Church during his ministry and joined Potters Bar Baptist Church following the death of my husband.

I have always had happy memories of my many years growing up at Bevan. It is where I developed my Christian life. During my time at Bevan I served the Church as Sunday School teacher, Deacon, Treasurer and with the music. The Church has served the community in New Barnet and district for many years. There were meetings every night of the week and monthly coffee mornings on Saturdays as well as 2 services and Sunday School on Sundays. I have belonged to a local amateur dramatic company called The Warren for 53 years and when the group had to leave their rehearsal rooms at The Royal British Legion they used Bevan for rehearsals and storage for several years.

Although I have not been part of the Church at Bevan for the past 20 years or so it still holds a very special place in my heart and I believe it to be important for the work it has still to do in the area and should be maintained as an asset to the community.

Yours sincerely,


Mrs. Pam Murphy

Stop the closure of the New Bevan Baptist Church



 [Natasha Mercer](#) started this petition to [London Baptist asso](#)

As of February the building will be shut down and sold probably allowing flats to be made . This church provides not only a religious service to the local community but offers groups and services to children and the elderly at no cost . This church also provide charity help to all charities. Please sign and give us a helping hand at keeping this church open .

Statement by the Lead Member of the Nominating Group

I am a resident of the community in which The Bevan Community Church is located and I am nominating it, on behalf of the 30 individuals, whose details are listed below, as an Asset of Community Value. I have been a member of the Church since approximately 1964, and as such, I feel passionate about its future, and therefore, am qualified to lead this application.

The purpose of this presentation is to demonstrate to The Community Leadership and Libraries Committee the extent to which the Church is used by the community, which is evidenced by a selection of photos, advertisements, Notice Boards, attendance registers for the various activities, together with weekly newsletters/notices. In support of this, I have included a sample of hand-written comments from members of the Church, some of whom are children, which explain why the Church is so important to them.

Ros Howarth

Victory

This petition made change with 865 supporters!



London Baptist Association : Stop the closure of the New Bevan

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 Tweet to your followers

 Copy link

This church is a big part of my life and my 4 boys lives. I have one son who is disabled who found it hard to find activities to join in. The church really suits him he is accepted and is able to join in. I am a single mum and the church helps me massively without the church my ^{elder} son would struggle with his homework, as he comes every tuesday to do it. The church has been a great blessing to us all and helps us all out. Without the church we would lose out massively. It is a great place for the community to come together regardless of age, gender, and ability. We attend here friday for young Bards and Gki diggers, Wednesday I take my youngest to letter time and help out, my oldest comes on a tuesday for help with his homework and we attend on Sunday evening for the church service.

RIKKI ORMEROD
291 FORDHAM ROAD
BARNET
EN4 9AH

me and my brother have been coming to this church for 11 years and now my 2 children come.

my son comes on a Friday and he absolutely loves it. Its a friendly community church that has lots of ongoing activities for all ages. me and my daughter

come to mother and baby group and again she absolutely loves it. Losing this church would be a massive deal and cause upset to so many. Its a place where children and all are safe and loved.
Hayley Whelan - 69 Hertford road, EN5 9BH

This church has been such a big part of my life for the past eighteen years helping to cope with the loss of my husband and caring for my mother and lots of problems. What would I do without BCF at this church.
JUNE ROGER 54 TUDOR ROAD NEW BARNET EN5 5NP

This church means a lot to me because I go there every Friday and all people come together to pray and they pray for me and others. It's also fun and if it wasn't here we would be go on Friday after a long week of school?
Charlotte Mercer ^{and Lisa} 13 Grove Road EN4 9DH

This church is a very important part of my life especially as I live on my own. It provides love and fellowship and company for me. I will be lost without it.
Cortea Kessler, 7 Hill Court, Crescent Rd. E14 4RH

Comments from local residents (cont'd)

I went to Sunday school at the church in 1968 and to Girl Guides in 1974/1976. I then moved away for 27 years but returned to my family home to look after my dad, and once again I resumed contact with the church, which has been a lifeline for me and has provided me with friendship and support.

Sheila Moss
72 Fordham Road,
New Barnet, EN4 9AQ

Terrie Money Lutcherpe Rd.
My son went to play group at Bevan Church, some 45 years ago, and the church has been the hub of our community for many years.

Bevan Community Church, Grove Road, New Barnet, EN4 9DF

Comments from members and local residents

Why the Church is so important to my family and me

Name: JILLIAN WOODMAN.....
Address: 1 BOWMAN LODGE, 70 LEICESTER RD. NEW BARNET, Herts
Comments: THE REASON I CAME HERE IS FOR ENJOYING THE
COMPANY OF PEOPLE HERE & ALL THAT IS DONE FOR US
BY THE CHURCH WHO WORK SO HARD FOR US.....
.....
.....

Name: WALLY GELMAN.....
Address: 37 SPHINX WAY BARNET EN5 2FG
Comments: THE REASON I CAME HERE IS FOR THE
COMPANY HERE ALSO TO GIVE THE CHURCH.....
SUPPORT FOR THE WORK THEY ARE DOING HERE
.....
.....

Name: MARGARET PATTERMALE.....
Address: 13, CHASE SIDE AVENUE EN2 6JU
Comments: To come here I have to get 2 buses
and a train but it is worth it for
the friendship and support it
offers. without it my life would be
emptier.....
.....

Name: Jo Edwards
Address: Plot 8, Gifford Court, NEW BARNET, Herts EN4 9TE
Comments: I have been a member of the church for 20 yrs and have worked with the children and families for 18 yrs and seen the huge, valuable difference the church has made to the lives of the children and families in the new town area. If the church wasn't here anymore, then it would be devastating as there would be children, young people + adults who go to church, help out in a church...

Name: MAXIMS NDAMBI
Address: 27A GROVE ROAD
Comments: For quite long time that all my children were how welcome at Church and to Banana Club. It is really important for our community really it is useful and very great opportunity for young kids to learn God's words.

Name: Lilia BANGAYAN
Address: 2 CHRISTOPHER COURT, 80 LEICESTER RD, EN5 5DR
Comments: it is where I, from people who worship our God every Sunday it's important nothing can replace it. I enjoy coming to this church especially to see families bless and to know more about God and see them grow.
Learns Morgan Cohen - 34 West Walk, East Barnet
I am 6 years old and I love church
GKP-ROSE LA MOUNT PLEASANT EN4 9DD

Name: MRS BETTY HAWES
Address: 21 DUNSTER CH BARNET EN5 2TE
Comments: The Monday Club means so much it got us out and we meet others, who would not be able to go out, they are so kind, we have a sing songs, and Quizzes. If it closed it would mean people would just sit in doors & fade away.

Name: Paula M Murray
Address: 53 Bramborne Crescent, EN5 3AD
Comments: I love coming to the Monday Club meeting other people, talking to different people, knowing some one to sit with rather than being at home on my own. The people who run the church are very kind.

Name: Moira Mushingwe
Address: 20 Edward House, Edwara Grove EN4 8BB
Comments: I have been coming to this church for more than 10 yrs and it has proved to be my solid support in this community. The Barnet Christian Fellowship is such a rock in the community for the children as well.

Name: Oliver Murrell
Address: 10 Highwood Court, Porters Lane EN5
Comments: This church is very important to me. It's a place for me to come and to meet people. I can't get out much so I love coming to the Monday Club which is good and I love it. It's so friendly and sometimes I come to the church service.

Name: Liam Knight
Address: 107 Whitehouse Avenue, Barnet ^{W3 6 1ht} ~~W3 6 1ht~~
Comments: Coming to church singing and music is very important to me and also comes to free p.c. if the church was not there I could not come to any of these.

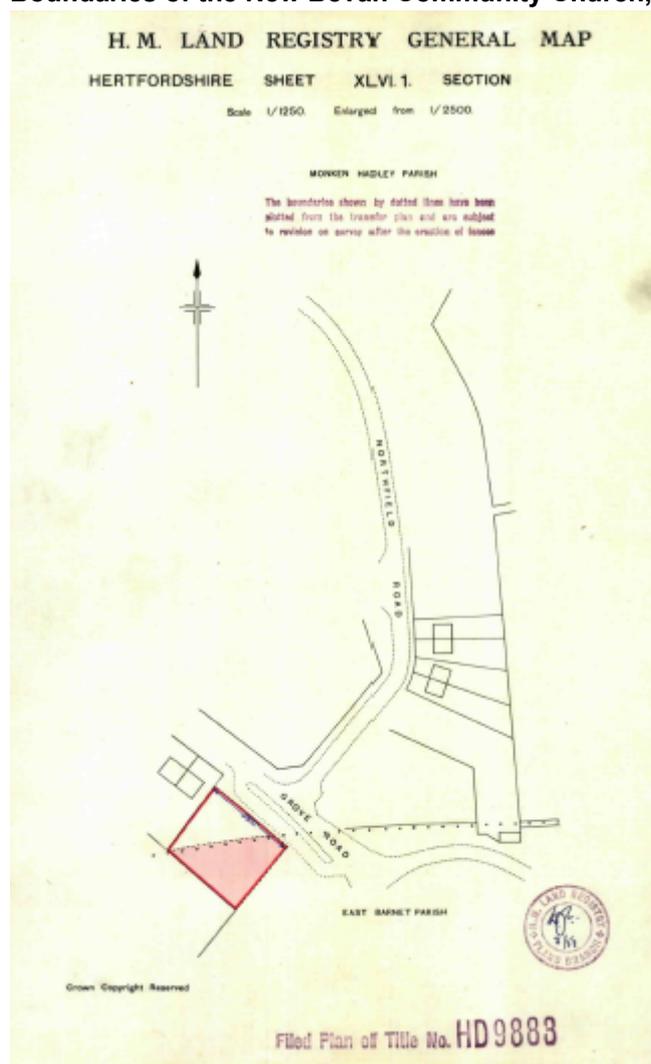
Name: Millie Davis age 11
Address: 13 Ashurst Road, ~~EN4~~ Finch Barnet
Comments: I ~~am~~ love going to bananas if it closed we would have nothing to do and cause trouble. It brings the community together & and I hope it does not get shut down.

Name: Carmelita T. Ragg (Parent)
Address: 49 Manor Road, Barnet ~~EN4~~ EN5 2LF
Comments: I'm a mum and my daughter joins the BCF's going Bananas Friday Children's activity. If this service ceases it will be a great loss to the community and to my daughter specifically. She always looks forward to joining every activity and never wants to miss it. She has formed/built relationships with friends. We hope this provision will continue.

Name: ~~Stephanie Ragg (Parent)~~
Address: ~~49 Manor Road, Barnet EN5 2LF~~
Comments: Felicity Edwards
Flat 8, Golden Court, Park Road, Barnet EN4 9TE
I've been coming to this church for 11 years. It means so much to come, such a warm and welcoming beacon in the community, a home from home. It is a lifeline to elderly people who have an opportunity to get out of the house, have a meal and interact with people. Some of Also for children it is a fantastic place for them to come on Fridays. It would be a massive loss to the local ~~community~~ if we lost our precious church.

Name: Angela Mawalter
 Address: 78 Hampden Way N145TX
 Comments: I have been attending this church along with family members & friends - always feel fulfilled with God's love & blessing
This church is a very important feature in my life & hope to stay - God's love & blessing
 Name: Harry Mercet
 Address:
 Comments: My name is Harry I normally come every Friday to going because because I got into a Christian school as my first choice thanks to bevan church.
 Name: Sofia Hassan
 Address: 6 Hatfield Place Hatfield, Luton, N20 9PR
 Comments: I have been of this church my whole life, thanks to my mother who has been part of this church for 30 years I have been attending this church myself regularly for the past two years and it has had a significant impact on me - either through the 'Monday Aid' - a weekly event for senior citizens in the local area where often it is the only time of the week members can talk over food and entertainment, or going to Sunday Services which have been blessing the local residents for decades this church and the people that attend (whether for religious or social events) is INCEDEIBLY IMPORTANT!!

Boundaries of the New Bevan Community Church, Grove Road, New Barnet, EN4 9DF





Appendix 1b – Community Activities

The Monday Club



Games



Seated exercises



A member's 102nd birthday celebration



Tea at the Ritz afternoon

Activities for the Community



Cake sale for the Community



Enjoying the summer garden party 2017



Winner of Guess the Weight of
the Cake Competition 2018



Relaxing in the shade at the garden party

Wednesday Keep Fit Class



Wednesday Morning Toddlers' Group



Going Bananas Club



Arriving and signing in



Listening to bible stories

School Holiday Activities



Church Notice Board in foyer



Exterior Notice Board

