

OFFICER NON KEY DELEGATED DECISION

1.	DATE OF DECISION	12 December 2017
2.	OFFICER MAKING DECISION:	Anne Collins, Property Management, Martin Jones, Regeneration and Property Section Head
3.	DECISION TITLE	Consideration of the Happy Hour Public House Eastbury Road Watford as an Asset Of Community Value
4.	DECISION TAKEN	The Council considers that the criteria for listing the Happy Hour has not been satisfied and it will be added to the list of rejected applications for listing.
5.	HOW DECISION WAS REACHED	<p>The criteria for listing a building or land as an asset of community value is set out in section 88 of the Localism Act 2011.</p> <p>This requires that either the actual current use of the building furthers the social well-being or social interests of the local community and it is realistic to think that there can continue to be use of the building that will further the social well-being or social interests of the local community. Or if the building is not currently used that there was a time in the recent past when it was used to further social well-being or the social interests of the community and it is realistic to think that it will be used again for social well-being or social interests within the next 5 years.</p> <p>It is the responsibility of the group making the submission to provide evidence to demonstrate how the building being</p>

		<p>nominated does further social well-being or social interests. The nomination only referred to usage by elderly residents but gave no further detail of how that then furthered social well-being. The Group provided no evidence on what benefit the pub gave or how busy it was or otherwise fostered community well-being.</p> <p>In addition at the time we received the submission the building was closed and we understand it was sold on 2 November 2017, (contracts exchanged on 20th September 2017) by the brewery to a development company, thus there seems to be no realistic prospect of the building being used in the future for social well-being or social interests.</p> <p>In the circumstances the Council considers that the criteria for listing the Happy Hour has not been satisfied and it will be added to the list of rejected applications for listing.</p>
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Date of Issue: 22.12.17