

**NOTICE UNDER SECTION 91 OF THE LOCALISM ACT 2011
ENTRY OF LAND KNOWN AS THE BOUNDARY ARMS (FORMALLY THE WAGGON &
HORSES), 112 PINKNEYS ROAD, MAIDENHEAD (SL6 5DN) INTO THE ROYAL
BOROUGH OF WINDSOR AND MAIDENHEAD COUNCIL'S LIST OF ASSETS OF
COMMUNITY VALUE**

On 3 August 2023 the Royal Borough of Windsor and Maidenhead ("the Council") listed the land known as The Boundary Arms (Formally the Waggon & Horses), 112 Pinkneys Road, Maidenhead (SL6 5DN) registered at the Land Registry under title number BK386966 ("the Land") as an Asset of Community Value in response to the nomination submitted by the The Friends of the Boundary Arms, being satisfied that the conditions specified in sections 88(2)(a) and (b) of the Localism Act 2011 ("the Act") applied to the Property.

In accordance with section 91 of the Act this notice will be sent to the owners and occupiers of the Land. The Land is situated within an unparished area of the Borough. The Land will remain on the Council's List of Assets of Community Value for a period of 5 years starting from 3 August 2023 unless removed at some earlier time in accordance with the provisions of the Act.

Your attention is drawn to the following:

The consequences for the Land and its owner of the inclusion of the property on the List of Assets of Community Value.

The inclusion of the Land in the List of Assets of Community Value will be registered as a local land charge by the Council under the Local Land Charges Act 1975. The Council is also required under Schedule 4 of the Assets of Community Value Regulations 2012/2412 ("the Regulations") to apply to the Land Registry for a restriction to be added to the registered title of the Land in the following terms: "No transfer or lease is to be registered without a certificate signed by a conveyancer that the transfer or lease did not contravene section 95(1) of the Localism Act 2011."

Under section 95 of the Act an owner must notify the Council at the following address: Legal Department, The Royal Borough of Windsor and Maidenhead, Town Hall, St. Ives Road, Maidenhead SL6 1RF if they wish to enter into a relevant disposal (as defined in section 96 of the Act) of the Land.

A moratorium period is triggered by a notification under section 95 of the Act to allow a community interest group to submit a written request to be treated as a potential bidder for the asset. A disposal of the Land which contravenes the provisions of the Act and the Regulations will be ineffective.

It is recommended that legal advice is taken if the Owner wishes to dispose of the Land.

The right to ask for a Review of the Council's decision

The Owner of the Land may request a review of the Council's decision to add the Property to the List of Assets of Community Value within 8 weeks of the date of this Notice. The review will be undertaken by an officer of appropriate seniority and not involved in the decision. The review will be undertaken in accordance with the procedure set out in Schedule 2 of the Regulations.

A request for a review of the decision must be made in writing and sent to the address given above or sent by email to: legalservices@rbwm.gov.uk no later than 3 October 2023.

The request must set out the grounds upon which the review is sought and state whether the owner requires an oral hearing.

Regulation 14 of the Regulations provides that an owner may claim compensation for loss and expense incurred in relation to the Land which would be likely not to have been incurred if the Land had not been listed.

Dated: 8 August 2023

Helena Rea
Chartered Legal Executive
Royal Borough of Windsor and Maidenhead