

**Thurrock Council Community Right to Bid
Assets nominated for listing as an asset of community value and decision reached**

NOMINATION DETAILS					DECISION	REASONS FOR DECISION	INTENTION TO SELL					EXPIRY
Asset name	Asset address	Unique Property Reference Number (UPRN)	Date nomination received	Date of decision			Date notification received	Interim moratorium period (6 weeks from notification)	Intention to bid received	Full moratorium end date (6 months from notification)	Full 18 month protection period (end date)	Date listing expires (5 years after listing)
Bulphan Village Stores	10 Church Road, Bulphan, Essex, RM14 3RU	TQ6385NE	20/07/2014	06/02/2015	Nomination rejected	Original decision to list property on 15 September 2014 overturned on 6 February 2015. Following a request for listing review, the decision to delist as an Asset of Community Value was based on considerations that concerned the eligibility of the nominating group, and eligibility of 10 Church Road, Bulphan, Essex, RM14 3RU in accordance with the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012						
Hardie Park	Hardie Road, Stanford-le-Hope, Essex, SS17 0PA	OSX (Eastings) 568718 OSY (Northings) 182714	29/04/2015	24/06/2015	Nomination accepted	The nomination form has been completed satisfactorily by the nominating group that have provided: a description of the nominated land including its proposed boundaries; Information the nominator has about the freeholders of the site; the reasons for nominating the asset, explaining why the nominator believes the asset meets the definition set out in Section 88 (1) of the Localism Act 2011. The nominating group have provided evidence to confirm their eligibility to make this nomination in the form of: A copy of the constituting document for Friends of Hardie Park CIC; evidence that they are an established Community Interest Company; evidence that they have complied with the decision making process set out in their constituting document in the form of signed and approved minutes from the meeting that the decision to submit this nomination was agreed. Hardie Park is within the local authority boundaries and is not within an excluded category for nomination as set out within the Asset of Community Value Regulations 2012. The recreational use of space at Hardie Park has been verified by Thurrock Council's Environment Service providing assurance that it does further the social wellbeing or social interests of the local community and it can be realistic to think that this can continue. The definition as set out in meet the definition of community value set out in Section 88 (1) of the Localism Act 2011 has been met.						(EXPIRED) 24/06/2020
Grover Walk Precinct	Grover Walk, Corringham, Essex, SS17 5LY	Not provided	31/08/2015	06/10/2015	Nomination rejected	The nomination was rejected on the grounds that the nominating did not meet the 'Contents of Community Nominations' requirements set out in the Asset of Community Value (England) Regulations 2012. Specifically, the nominating group were not able to provide: i) a statement of all the information which the nominator has with regard to the names of current occupants of the land; ii) the names and current or last-known addresses of all those holding a freehold or leasehold estate in the land, and, iii) evidence that the nominator is eligible to make a community nomination.						
Bulphan Village Hall	Church Road, Bulphan, Essex, RM14 3RU	EX781793	25/11/2016	20/01/2017	Nomination accepted	The Right to Bid Review Panel are satisfied that: a) The Asset lies within the administrative boundaries of Thurrock Council b) Bulphan Village Hall Management Committee is entitled under 89(2)b)(i) of the Act to make a community nomination in respect of the Asset c) The nomination from Bulphan Village Hall Management Committee includes the matters required under Regulation 6 of the Regulations d) The Asset does not fall within a description of land which may not be listed as specified in Schedule 1 of the Regulations e) The nomination form completed by Bulphan Village Hall Management Committee sets out the reasons for nominating the asset, explaining why the nominator believes the Asset meets the definition in the Act and (2) 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 as before) the social wellbeing or social interests of the local community.						(EXPIRED) 20/01/2022

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Tilbury Community Resource Centre	Civic Square, Tilbury, Essex, RM18 8AD	TQ644762	05/04/2018	25/05/2018	Nomination accepted	The nomination form has been completed satisfactorily by the nominating group that have provided <ul style="list-style-type: none"> o A description of the nominated land including its proposed boundaries o Information the nominator has about the freeholders of the site o The reasons for nominating the asset, explaining why the nominator believes the asset meets the definition set out in Section 88 (1) of the Localism Act 2011. - The nominating group have provided evidence to confirm their eligibility to make this nomination in the form of: <ul style="list-style-type: none"> o A copy of the constituting document for The Martial Academy Ltd o Evidence that they are an established Registered Charity o Evidence that they have complied with the decision making process set out in their constituting document in the form of signed and approved declaration from the meeting that the decision to submit this nomination was agreed. - Tilbury Community Resource Centre is within the local authority boundaries and is not within an excluded category for nomination as set out within the Asset of Community Value Regulations 2012. - The asset is considered to currently further the social wellbeing or social interests of the local community and it can be realistic to think that this can continue. - The definition as set out in meet the definition of community value set out in Section 88 (1) of the Localism Act 2011 has been met.						25/05/2023
Church House	Church Hollow, Purfleet, RM19 1QJ	-	14/02/2019	11/04/2019	Nomination rejected	The building has been empty and derelict for 40 years and remains so at the present time. The building has no current use and has not been used in the recent past to further the social well-being or the social interests of the local community and given its physical condition, it is not realistic to think that the building will be used again to further the social wellbeing and social interests of the local community within the next 5 years. Consequently, the nomination has failed to satisfy the statutory requirements as set out in Section 88 of the Localism Act 2011 and is accordingly rejected.						
Grangewaters Outdoor Education Centre	Buckles Lane, South Ockendon, Essex, RM15 6RS		02/08/2021	27/09/2021	Nomination accepted	The nomination form has been completed satisfactorily by the nominating group that have provided: a description of the nominated land including its proposed boundaries; Information the nominator has about the freeholders of the site; the reasons for nominating the asset, explaining why the nominator believes the asset meets the definition set out in Section 88 (1) of the Localism Act 2011. The nominating group have provided evidence to confirm their eligibility to make this nomination Grangewaters Outdoor Education Centre is within the local authority boundaries and is not within an excluded category for nomination as set out within the Asset of Community Value Regulations 2012. As the Centre provides facilities to the local community and its continued use would further the social wellbeing or social interests of the local community and it can be realistic to think that this can continue, the application to list the Centre as an Asset of Community Value meets the definition of Asset of Community Value as set out in Section 88 (1) of the Localism Act 2011.						27/09/2026
Bulphan Village Hall	Church Road, Bulphan, Essex, RM14 3RU	EX781793	03/02/2022	21/03/2022	Nomination accepted	a) The Asset lies within the administrative boundaries of Thurrock Borough Council b) Bulphan Village Hall Charitable Incorporated Organisation is entitled under 89(2)b(i) of the Act to make a community nomination in respect of the Asset c) The nomination from Bulphan Village Hall Charitable Incorporated Organisation includes the matters required under Regulation 6 of the Regulations (d) The Asset does not fall within a description of land which may not be listed as specified in Schedule 1 of the Regulations (e) The nomination form from Bulphan Village Hall Charitable Incorporated Organisation sets out the reasons for nominating the Asset, explaining why the nominator believes the Asset meets the definition in the Act and that is: (i) an actual current use of the Hall which is not an ancillary use furthers the social wellbeing or social interests of the group, and: (ii) it is reasonable to think that there can continue to be non-ancillary use of the Hall which will further (whether or not in the same way) the social wellbeing of or social interests of the local community.						21/03/2027

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Thurrock Yacht Club	Kilverts Wharf, Argent Street, Grays, RM17 6JF	TQ6177SE	23/08/2022	18/10/2022	Nomination accepted	a) The Asset lies within the administrative boundaries of Thurrock Borough Council b) Thurrock Yacht Club is entitled under 89(2)(b)(i) of the Act to make a community nomination in respect of the Asset c) The nomination from Thurrock Yacht Club includes the matters required under Regulation 6 of the Regulations d) The Asset does not fall within a description of land which may not be listed as specified in Schedule 1 of the Regulations e) The nomination form from Thurrock Yacht Club sets out the reasons for nominating the Asset, explaining why the nominator believes the Asset meets the definition in the Act and that is: (i) an actual current use of the Asset which is not an ancillary use furthers the social wellbeing or social interests of the group, and: (ii) it is reasonable to think that there can continue to be non-ancillary use of the Asset which will further (whether or not in the same way) the social wellbeing of or social interests of the local community.						18/10/2027
Thameside Complex	Orsett Road, Grays, Essex, RM17 5DX		17/02/2023	14/04/2023	Nomination accepted	a) The Asset lies within the administrative boundaries of Thurrock Borough Council b) TICCulture Ltd is entitled under 89(2)(b)(i) of the Act to make a community nomination in respect of the Asset c) The nomination from TICCulture Ltd includes the matters required under Regulation 6 of the Regulations d) The Asset does not fall within a description of land which may not be listed as specified in Schedule 1 of the Regulations e) The nomination form from TICCulture Ltd sets out the reasons for nominating the Asset, explaining why the nominator believes the Asset meets the definition in the Act and that is: (i) an actual current use of the Asset which is not an ancillary use furthers the social wellbeing or social interests of the group, and: (ii) it is reasonable to think that there can continue to be non-ancillary use of the Asset which will further (whether or not in the same way) the social wellbeing of or social interests of the local community.						14/04/2028
Land used as a car park area (6 spaces)	Maidstone Road, Grays, Essex, RM17 6NF	EX864468	18/03/2024	09/05/2024	Nomination accepted	a) The Asset lies within the administrative boundaries of Thurrock Borough Council b) Gurdwara Grays is entitled under 89(2)(b)(i) of the Act to make a community nomination in respect of the Asset c) The nomination from Gurdwara Grays includes the matters required under Regulation 6 of the Regulations d) The Asset does not fall within a description of land which may not be listed as specified in Schedule 1 of the Regulations e) The nomination form from Gurdwara Grays sets out the reasons for nominating the Asset, explaining why the nominator believes the Asset meets the definition in the Act and that is: (i) an actual current use of the Asset which is not an ancillary use furthers the social wellbeing or social interests of the group, and: (ii) it is reasonable to think that there can continue to be non-ancillary use of the Asset which will further (whether or not in the same way) the social wellbeing of or social interests of the local community.	29/07/2024	09/09/2024				09/05/2029

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The Chadwell Arms Public House	Longhouse Road, Chadwell St Mary, Grays, Essex, RM16 4QP	EX498836	30/12/2025	25/02/2026	Nomination rejected	<p>Applying the criteria set out in Section 88 of the Localism Act 2011, the Council has determined that this nomination is unsuccessful for the following reasons:</p> <p>(a) its actual current use furthers the social wellbeing or social interests of the local community The information provided did not demonstrate that the current, or recent, main use of the building contributed to the social wellbeing or social interests of the local community. The community use of the building is considered ancillary (secondary) to the primary use as a public house and does not meet the main purpose requirement. and (b) it is realistic to think that such use can continue While the pub may have been used for community use in the past, the information provided did not convince the Council that there is a realistic prospect of continued community use. The Chadwell Arms has been closed since 4th January 2026 (c) there was a time in the recent past when the asset's use furthered the social wellbeing or social interests of the community, and (d) it is realistic to think that such a use could resume in the next five years. Based on the information provided, it is not realistic to think that there will be a time in the next five years when a non-ancillary use of the building will further the social wellbeing or social interests of the local community. The application does not provide details of how the property will be managed going forward, nor information relating to its financial sustainability.</p>						
The Chadwell Arms Public House	Longhouse Road, Chadwell St Mary, Grays, Essex, RM16 4QP	EX498836	07/04/2026	05/06/2026	Nomination rejected	<p>Applying the criteria set out in Section 88 of the Localism Act 2011, the Council has determined that this nomination is unsuccessful for the following reasons:</p> <p>(a) its actual current use furthers the social wellbeing or social interests of the local community The information provided did not demonstrate that the current, or recent, main use of the building contributed to the social wellbeing or social interests of the local community. The community use of the building is considered ancillary (secondary) to the primary use as a public house and does not meet the main purpose requirement. and (b) it is realistic to think that such use can continue While the pub may have been used for community use in the past, the information provided did not convince the Council that there is a realistic prospect of continued community use. The Chadwell Arms has been closed since 4th January 2026 (c) there was a time in the recent past when the asset's use furthered the social wellbeing or social interests of the community, and (d) it is realistic to think that such a use could resume in the next five years. Based on the information provided, it is not realistic to think that there will be a time in the next five years when a non-ancillary use of the building will further the social wellbeing or social interests of the local community. The application does not provide details of how the property will be managed going forward, nor information relating to its financial sustainability.</p>						