

Appendix 2e - 58 Bulwer Street



Summary of H&F Buildings Consultation responses regarding 58 Bulwer Street

Key themes

- Impact on local residents
- Relocation issues
- Consultation process and document
- Financial / property issues

From consultation responses	LBHF comments
Impact on local residents	
1. How has the Council decided if a property is under-used or surplus to requirements? The hall is used by approximately 3000 people per month, for seven days a week. It is not under-used. The Village Hall (for both hirers and users) is the tangible and physical embodiment of West London's community.	The availability of other halls and venues for hire across the borough has resulted in the council determining that 58 Bulwer Street is not required to be retained by the council as a community centre.
2. This services are vital to the most vulnerable families in the area. To evict the groups and sell this building to property developers who will build homes for the rich will hit those families who are in need and destroy a wonderful well run group and rip the heart out of the local community.	The council believes that there are sufficient alternative venues for the activities and services currently located at the centre – therefore the support provided to local residents should be able to continue.
3. Getting rid of this building would be catastrophic for the local community and, in particular, for the children of the West London School of Dance and the children from over 50 different schools who come into Shepherds Bush at least once a week to use the Village Hall.	As above, the council believes there are sufficient halls and venues for hire to enable groups currently using 58 Bulwer Street to continue to deliver services to local residents. With regards to the West London School of Dance, according to their website, they operate from a number of venues in West London, including two others within easy reach of Shepherds Bush: 4 Ladbroke Road, London W11 3NG, The Community Centre, 13 Hippodrome Place, London W11 4SF
Relocation issues	
4. Where does the Council intend the groups that use the hall will go?	The council will provide details of other halls and venues for hire in the borough.
5. What will happen to groups leading up to the selling of this property, will they be allowed to stay? Secondly, on 2b page 4; states that groups after their crucial service will be given	Groups will be given as much notice as possible, and the council will strive to ensure that the venue is available for their use for as long as possible prior to sale.

From consultation responses	LBHF comments
<p>help and advice in identifying alternative premises. Will this happen and how will this take place?</p>	<p>The council will provide details of other halls and venues for hire that groups can contract. The Community & Voluntary Sector Association (CaVSA) will also be available to help groups identify alternative venues that can be considered.</p>
<p>6. This would make a much better Hub in the North of the Borough than Edward Woods which I visited and it means going into the Congestion area! Blue Badges are not allowed in K&C only their own. I haven't yet visited.</p>	<p>58 Bulwer Street does not meet the council's criteria for a 3rd sector hub location, in that it is suitable for disposal. The community hub being developed on Edward Woods Estate is a site that cannot be disposed of, and is unsuitable for development as residential accommodation – therefore would lie unused if it were not being developed for this purpose. Western extension of the congestion charge zone was removed in Jan 11</p>
Consultation process and document	
<p>7. Why is the property disguised in the name of 58 Bulwer Street rather than Shepherds Bush Village Hall?</p>	<p>The property is listed as "58 Bulwer Street" in our asset management register, and is leased under this name.</p>
<p>8. The Council's "people before buildings" suggestion is flawed; as soon as the buildings are taken away the people have no where to go to access the services they need.</p>	<p>The council believes there are alternative venues that services can operate from, therefore the support and activities provided should be able to continue.</p>
<p>9. There has been a real lack of clarity regarding whether the property is to be auctioned. The Council must not sell off the property secretly, without its users having the opportunity to try to raise funds to buy it. It is imperative that The West London School of Dance is offered the opportunity to raise the funds for the building, before it reaches the point of being auctioned off to a developer who has no interest in the community.</p>	<p>The council is bound by S123 of the Local Government Act 1972 to achieve best consideration reasonably obtainable when disposing of its properties unless it has the specific or general consent of the Secretary of State to dispose of at an undervalue.</p>
Financial / property issues	
<p>10. Does the Council own the freehold?</p>	<p>The council holds the freehold title of this property.</p>