#

# Assets of Community Value

**Asset Nomination**

The Localism Act 2011 has created the Assets of Community Value provision that gives voluntary or community bodies the opportunity nominate a publicly or privately owned asset to be listed as an Asset of Community Value. Acceptance of this nomination by the local authority could mean that once an asset owner chooses to sell their asset a moratorium period of up to 6 months could come into force. Within this period an asset owner would not be able to sell their asset. This period is designed to enable voluntary or community bodies’ relevant time to raise funding to purchase the asset, ensuring the community value of it is maintained.

General information on the provisions relating to the Assets of Community Value provision can be found on the Department for Communities and Local Government website which also provides a link to the Localism Act 2011:

<http://www.communities.gov.uk/communities/communityrights/righttobid/>

The statutory regulations which accompany and clarify the legislation can be found on the following website:

<http://www.legislation.gov.uk/ukdsi/2012/9780111526293/contents>

This questionnaire is designed to provide the Council with the information required to assess whether you nomination of an asset does meet the criteria of an asset of community value.

The Localism Act 2011 defines an asset/land of community value if:

1. Its actual or current use (or there is a time in the recent past when its use) furthers the social wellbeing or social interests of the local community, and
2. It is realistic to think that there can continue to be (or it is realistic to think that there is a time in the next 5 years when) non-ancillary use of the building or land that would further the social wellbeing or social interests of the local community.

The questionnaire is divided into three parts:

1. Voluntary or Community Body Details;
2. Asset Detail
3. Social Wellbeing and Social Interests criteria,

As a result of your application, in order to evaluate the nomination, the Council may:

* request additional information or evidence;
* seek clarification;
* conduct interviews; or,
* require presentations.

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| **1.** | **Voluntary or Community Body Details**  |
| 1.1 | Name and address of the organisation in whose name this nomination is being submitted, include contact name, phone number, email etc:Terry RichChairman,Withersfield Parish Council,Crumble Cottage, 14a Church Street, Withersfield, Suffolk CB9 7SG01440 768 978Terryrich53@gmail.comJill JohnsonClerk to Withersfield Parish Councilt: 01440 706599m: 07885 283122e: withersfieldpc@gmail.com |
| 1.2 | Registered or trading name and address if different from question 1.1N/A |
| 1.3 | Correspondence address if different from question 1.1Terry Rich,Chairman, Withersfield Parish Council |
| 1.4 | Does your organisation have a website, if so please provide the address?<http://withersfield.onesuffolk.net/> |
| 1.5 | Is your organisation a(n): |  |
| * Parish Council
 | [x]  |
| * Unincorporated Body
 | [ ]  |
| * Charity
 | [ ]  |
| * Social Enterprise (company limited by guarantee that doesn’t distribute any surplus it makes to its members)
 | [ ]  |
| * Industrial or Provident Society which does not distribute any surplus it makes to its members
 | [ ]  |
| * Community Interest Company
 | [ ]  |
| 1.6 | Company registration number, registered charities number, or Financial Services Authority registration number (list all that apply).N/A |
| 1.7 | Please provide detailed evidence that you are indeed eligible to make a community nomination in accordance with sections 4 and 5 of the Regulations.As the Parish Council in which the asset sits, we have a direct interest in the asset and qualify as a nominating body in accordance with Clause 5.1/b of the Assets of Community Value Regulations 2012<http://www.legislation.gov.uk/ukdsi/2012/9780111526293/regulation/5> |

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| **2.** | **Community Nomination - Asset Detail** |
| 2.1 | Asset AddressThe White Horse (Currently known as Bradman’s)Hollow Hill,Withersfield, Suffolk CB9 7SH |
| 2.2 | Asset Owners – include the names of the current occupants of the land, andThe names and current or last-know addresses of all those holding a freehold or leasehold state in the landOwners:Enterprise Inns<http://www.eigroupplc.com/en/index.html>Current or most recent tenant:Mr Alex Bourne,The Thurlow Cock Public House,The Street, Little Thurlow, Suffolk, CB9 7LA |
| 2.3 | Asset / Land Use – Please can you provide details of the use of land over the past 5 yearsThe Whitehorse in Withersfield has been a public house in the village continually for many years. It has provided both public bar, restaurant and a small amount of accommodation. |

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| **3.** | **Evidence: Asset of Community Value** |
| The Localism Act 2011 defines an asset or land of community value if: 1. Its actual or current use (or there is a time in the recent past when its use) furthers the social wellbeing or social interests of the local community, and
2. It is realistic to think that there can continue to be (or it is realistic to think that there is a time in the next 5 years when) non-ancillary use of the building or land that would further the social wellbeing or social interests of the local community.
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| 3.1 | How do you feel that the aforementioned asset is indeed an asset of community value? Can you provide evidence of this? The Whitehorse Withersfield has and continues to be a significant community asset for the community of Withersfield.The Whitehorse is a 17 and 18th Century inn that is included in the statutory list as Grade II listed building. It is included with the properties nearby as an important group of buildings reflects the style of the original thatched cottages of Withersfield. The village of Withersfield consists of around 150 households and a population of approximately 350. The wider parish includes the new housing development at the Arboretum and homes in Hanchett End. Residents in both of these areas see themselves as part of Withersfield and many participate in village events and activities.Withersfield has a thriving community and there are many activities organised within the village, by local groups and societies. The village has a splendid church which dates back to the 13th century, although largely rebuilt 150 years ago. There is a village hall, two village greens, a recreation ground with pavilion. There are no shops save for a village community initiative “The bus stop shop” where villages make surplus garden produce available for a donation towards village funds.The Whitehorse has and remains a popular and well used community facility. It attracts regular customers from surrounding villages and from nearby Haverhill, but has always relied on a core of customers from the village. The public house provides an important focal point for local residents and visitors to meet. For example, there has been a group of villagers and local farmers who meet frequently in the public house, some of whom have no means of private transport. It also provides new residents with an effective way of meeting the villagers and useful contacts with local services.Villagers and clubs use the Whitehorse for events and as a regular meeting point. Examples of this are a local Badminton club and the Withersfield Cycling club “The Withersfield Wheezers” who meet after their weekly rides every Thursday. The local Women’s group the Withersfield branch of the National Women’s Register (NWR) have used the Whitehorse for events including birthdays. The Whitehorse has also been the venue for an annual charitable fund raising day for the East of England Air Ambulance Service. It is also used regularly for wedding receptions for weddings held at our village Church, St Mary’s. Villagers have regularly used the local pub as the location of a variety of family events and celebrations including funeral wakes, birthdays and anniversaries. In addition to the public house there are also 5 rooms that are let out. These have been regularly used by persons working in some of the major local companies, as well as by visitors to the area. Withersfield holds an annual Village Fete which is held on the village green. Much of the equipment and stalls for the village fete has been stored at the village pub, and tenant of the pub have been the first in line to provide a licenced bar for the fete.Historically it is said that there were 4 public houses in Withersfield. All trace of 2 of those 4 is lost, and only a painted sign on the gable end of a village house gives an indication where the Fox was located before it closed its doors sometime around 1998.As the last remaining public house in the village, and one which is in an historic building reflecting the character of the ancient agricultural village community, the Whitehorse is a much loved and valued community asset. Its loss would be a significant blow to the village and leave it without the benefit of a local public house and meeting point.  Our concerns:In recent years there have been a succession of changes of tenant. In 2015 new tenants were engaged by the owners following a six month period when the pub was empty. These tenants struggled to make a success of the business, perhaps because they did not come with solid experience of managing a public house and restaurant. They left at the end of December 2016 and soon afterwards the current tenant who owns a public house in nearby Thurlow took on the tenancy, installing a local manager.This arrangement appears to be vulnerable and the pub is not currently open. The Parish Council understands that the pub will now be remarketed and new tenants sought.The Parish Council is concerned that there could be a risk that the owners may consider other options for the site of the Whitehorse, and wish to register the Whitehorse as a community asset to provide at least some level of protection against unwanted disposal for development or change of use.  |

**Name of person authorised to sign on behalf of the organisation: Terry Rich**

**Position/status in the organisation: Chairman**

**Date: 14th March 2017**

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**On completion the form should be submitted by email to Legal Services – teresa.halliday@westsuffolk.gov.uk**

Or by post to:

Teresa Halliday Service Manager (Shared Legal) St Edmundsbury Borough Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU

***All applications must be accompanied by a plan, identifying the property edged red and signed.***

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