



ASSETS OF COMMUNITY VALUE

NOVEMBER 2017

The Government has introduced via the Localism Act 2011 a scheme called 'Assets of Community Value'. Under this policy a community asset can be nominated by a parish council and an application made to the Local Authority for it to be placed on the Register of Assets of Community Value. This would mean that should the owner of the asset wish to dispose of it the parish council or other community organisation in the parish must be given the opportunity to bid for it. The scheme does not give the parish council first refusal but an opportunity to prepare a proposal and bid.

Certain types of land, most notably residential property, are exempt from being placed on the register. Owners of property placed on the register may appeal against its listing and can claim compensation if they can demonstrate its value has been reduced.

The loss of local pubs in villages across the country has become common place. This is considered a great loss by parishioners.

The right to bid only applies when an asset's owner decides to dispose of it. There is no compulsion on the owner to sell it.

The Government issued a written statement in January 2015, stating that it planned to pass regulations providing that any property listed as an asset of community value would have to apply for planning permission to change its use class, instead of being able to do so under permitted development rights. This was done via the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (SI 2015/659), effective as of 6 April 2015.

It is therefore prudent for the Neighbourhood Plan to provide special protection for any designated assets to ensure that their community use is retained. A policy that would apply to any community asset should therefore be considered.

However, as discussed earlier the Neighbourhood Plan does not have the power to designate Assets of Community Value, and this must be progressed by the Parish Council or by groups with a connection with the community outside of the Neighbourhood Plan process.

The Steering Group have conducted an initial review of local assets that the Parish Council may wish to take forward for nomination outside of the plan process:

- Southwater Village Hall
- The Church of the Holy Innocents
- Christ's Hospital School
- The Bax Castle
- Christ Hospital Station Building
- The Hen and Chicken
- Christ's Hospital Bluecoat Sports and Fitness Club
- The Cock Inn
- The Boar's Head

* indicates asset is already owned by the Parish Council / community