

Community Right to Bid- Details of assets nominated for listing as an asset of community value and decision reached

<u>Nomination Details</u>			<u>Decision Accepted /Rejected and date</u>	<u>Reasons for Decision</u>	<u>Intention to Sell</u>					<u>Expiry</u>
<u>Asset Name</u>	<u>Asset Address & Ward</u>	<u>Date nomination received</u>			<u>Date notification received</u>	<u>Interim moratorium period</u>	<u>Intention to bid received (date)</u>	<u>Full moratorium end date (6months from notification)</u>	<u>Full 18 month protection period end date</u>	<u>Date listing expires (5 years after decision)</u>
The Black Horse, Grimston	Main Street, Grimston, Leicestershire LE14 3BZ	13/02/2020	Accepted 09/04/2020	This nomination met the requirements of being an Asset of Community Value, in accordance with the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012; specifically the Localism Act, Part 5, Chapter 3, s.88(2). This states that a building or other land is an Asset of Community Value if "there is a time in the recent past when an actual use of the building	14/06/2020	14/06/2020 to 26/07/2020	20/07/2020	14/12/2020		09/04/2025

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				or other land that was not an ancillary use furthered the social wellbeing or interests of the local community and... it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community." It was felt						

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				that there was sufficient evidence to support this definition.						
Hoby Methodist Centre	Chapel Lane, Hoby, LE14 3DW	08/08/2019	Partial Listing 30/09/2019	This Nomination meets criteria within Localism Act, Part 5, Chapter 3, s.88(1) However, the Residential Dwelling located within the parcel of land nominated means and exemption is satisfied and therefore the Land/Building can only be partially listed.						

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Asfordby Acres	Hoby Road, Asfordby, LE14 3TL	02/01/2019	Accepted 26/02/2019	The Nomination met the requirements of being an Asset of Community Value, in accordance with the Localism Act 2011 and Assets of Community Value (England) Regulations 2012; Specifically the Localism Act, Part 5, Chapter 3, s.88(1). This states that a building or other land is an Asset of Community Value if “an actual current, non-ancillary use of the building or land						26/02/2024

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				further the social wellbeing or social interest of the local community AND it is realistic to think that there can continue to be non ancillary use of the building or land which will further the social wellbeing or social interest of the local community (whether or not in the same way)"						
The Fox Inn, Thorpe Satchville	2 Salters Hill Drive, Thorpe	07/09/2018	Accepted 16/11/2018	This nomination met the requirements of being an Asset of Community	02/11/2020	02/11/2020 to 14/12/2020	10/12/2020	02/05/2021		16/11/2023

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	Satchville, LE14 2DD			Value, in accordance with the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012; specifically the Localism Act, Part 5, Chapter 3, s.88(2). This states that a building or other land is an Asset of Community Value if “there is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or						

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				interests of the local community and it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community.” It was felt that there was sufficient evidence to support this definition.						

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St Peters Primary School, Wymondham	Glebe Road, Wymondham LE14 2AF	13/08/2018	Accepted 08/10/2018	S88, 1 (a&b) (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) the social						08/10/2023

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				wellbeing or social interests.						
The Red Lion, Stathern	Red Lion Street Stathern LE14 4HS	30/03/2018	Accepted 25/05/2018 Review 30/07/2018 Decision – Remain Listed as ACV	S88, 2 (a) The recent past is deemed relative to the length of time the nominated asset has been used for its principal purpose. This particular asset has been in use as an Inn/Pub since 17th Century. The Nomination outlines the most recent uses and satisfies that the Red Lion furthered the Social interest and well						25/05/2023

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				<p>being of the community through supporting community events, fundraising events and serving the wider community from School to Church & play park.</p> <p>S88, 2 (b) ACV panel at MBC consider that it is realistic to think that this asset could serve the community within the next 5 years with the nomination outlining the</p>						

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				community vision for future use. This was an award winning Pub which had gained a strong reputation both within and outside of Stathern. This, coupled with the community events and support, all give credence to the notion that this could again serve to further the social interest and well being of the community in the next 5 years.						

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The Red Lion, Bottesford	Grantham Road, Bottesford, NG13 0DF	04/07/18	<p>Accepted 20/07/2018</p> <p>Review 13/09/2018</p> <p>Decision – Remain Listed as ACV</p> <p>Review 22/11/2018</p> <p>Decision- Rejected following successful</p>	This nomination met the requirements of being an Asset of Community Value, in accordance with the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012; specifically the Localism Act, Part 5, Chapter 3, s.88(2). This states that a building or other land is an Asset of Community Value if “there is a time in the recent past when an						

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			<p>planning application. It is unlikely that the social uses of the kind contemplated in <i>section 88(2)(b) of The Localism Act 2011</i> will be undertaken at the Property in</p>	<p>actual use of the building or other land that was not an ancillary use furthered the social wellbeing or interests of the local community and... it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local</p>						

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			the next 5 years; It is significantly less likely that there will be a time within the next five years when there could be a non ancillary use of the building for	community.” It was felt that there was sufficient evidence to support this definition.						

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			community use; It is less likely that the nominator would be in a position to make a realistic bid that could compare favourably with a purchaser looking to							

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			purchase it in order to effect the permitted development. (Combined nominations from CAMRA and Friends of Red Lion discussed and considered with the decision for							

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			one party to Nominate as two cannot be considered at once)							
John Dory (also known as The Chequers Public House and Gas Gorilla Bar)	2 Rutland Square, Barkestone Le Vale Long Clawson & Stathern	19/10/17	Accepted 22/01/2018	The nomination satisfies the definition of an Asset of Community Value, as stated in the Localism Act, Part 5, Chapter 3, Section 88(2)(a)&(b): 88 Land of community value	22/01/2018	22/01/2018 to 05/03/2018	22/01/2018 (Community Group)	22/07/2018	22/07/2019	22/01/2023

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				(2)For the purposes of this Chapter but subject to regulations under subsection (3), a building or other land in a local authority's area that is not land of community value as a result of subsection (1) is land of community value if in the opinion of the local authority— (a)there is a time in the recent past when an actual use of the building or other land that was not						

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				an ancillary use furthered the social wellbeing or interests of the local community, and (b)it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community. It was felt						

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				that there was now sufficient evidence to support this definition.						
The Red Lion Car Park	Red Lion Street Stathern LE14 4HS	02/10/17	Accepted 30/11/2017 Appeal decision outcome: Rejected at CSA Committee Review 23/01/2018	Following a review by the ACV Panel 27/11/2017 in light of additional supporting information, it was concluded that this nomination met the requirements of being an Asset of Community Value, in accordance with the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012;						

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				specifically the Localism Act, Part 5, Chapter 3, s.88(2). This states that a building or other land is an Asset of Community Value if “there is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or interests of the local community and... it is realistic to think that there is a time in the next five years when there						

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				could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community." It was felt that there was now sufficient evidence to support this definition.						
The Chequers Public House (also known as The John	2 Rutland Square, Barketstone-le-Vale,	08/05/17	Rejected 03/07/17	Following a review by the Head of Communities and Neighbourhoods it was felt that the Chequers						

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Dory and Gas Gorilla Bar)	NG13 OHN Long Clawson & Stathern			Public House did not fully meet the definition criteria set out in the Community Right to Bid legislation, specifically the Localism Act, Part 5, Chapter 3, s.88(2). This states that a building or other land is an Asset of Community Value if “there is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or						

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				interests of the local community.” It was felt that there was insufficient evidence to support this definition and use of the property in the “recent past”.						
The Windmill Inn	4 Main Street, Redmile, NG13 0GA Barkestone, Plungar and Redmile	14/03/17	Accepted 21/04/17	Following a review by the Head of Communities and Neighbourhoods it was concluded that this nomination met the requirements of being an Asset of Community Value, in accordance with the Localism Act 2011 and	N/A	N/A	N/A	N/A	N/A	N/A

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			<p>Appeal decision outcome: Retained as an Asset of Community Value on amended plan 17/08/17 Partial Listing</p>	<p>the Assets of Community Value (England) Regulations 2012.</p> <p>The decision to list the Windmill Public House as an Asset of Community Value was upheld by the Community and Social Affairs Committee, however, they accepted that site plan would need to be amended as it contained land that was not part of the ACV listing. It is now part-</p>						

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				listed and qualifies as an exemption. The owners have notified that they intend to sell.						
The Boat Inn	57 Burton Street, Melton Mowbray LE13 1AF	15/03/17	Rejected 09/05/17	Following a review by the Head of Communities and Neighbourhoods it was felt that the Boat Inn did not fully meet the definition criteria set out in the Community Right to Bid legislation, specifically the Localism Act Part 5, chapters 2 and 3. The Community Right to Bid						

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				states that a building or other land is an asset of community value if its main use has recently been, or is presently used, to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act states that 'social interest' include cultural, recreational and sporting interest. It was felt there was insufficient						

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				evidence to support this definition.						
The Red Lion Public House and Car Park	Red Lion Street Stathern LE14 4HS Stathern	23/01/17	Public House - Accepted 20/03/17 Car park – rejected 20/03/17	Following a review by the Head of Communities and Neighbourhoods it was concluded that the Red Lion Public House met the requirements of being an Asset of Community Value, in accordance with the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012.	N/A	N/A	N/A	N/A	N/A	N/A

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<u>Asset Name</u>	<u>Asset Address & Ward</u>	<u>Date nomination received</u>			<u>Date notification received</u>	<u>Interim moratorium period</u>	<u>Intention to bid received (date)</u>	<u>Full moratorium end date (6months from notification)</u>	<u>Full 18 month protection period end date</u>	<u>Date listing expires (5 years after decision)</u>
				In regards to the car park, it was concluded that this did not meet the requirements of being an Asset of Community Value, in accordance with the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012, and in particular Part 5, Chapter 3, Section 88(2)(a)&(b) of the Localism Act which states that there is a time in the recent past when an actual use of the						

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<u>Asset Name</u>	<u>Asset Address & Ward</u>	<u>Date nomination received</u>			<u>Date notification received</u>	<u>Interim moratorium period</u>	<u>Intention to bid received (date)</u>	<u>Full moratorium end date (6months from notification)</u>	<u>Full 18 month protection period end date</u>	<u>Date listing expires (5 years after decision)</u>
				building or other land that was not an ancillary use furthered the social wellbeing or interests of the local community, and it is realistic to think there is a time in the next five years when there could be non-ancillary use. When considering the car park itself, it seemed that the use is ancillary to the primary use of the land as a public house. Therefore the decision was taken to separate out						

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				the public house from the car park, listing the pub itself, but not the car park.						
The Red Lion	Grantham Road, Bottesford, NG13 0DF Bottesford	21/02/17	Rejected 17/04/17	Following a review by the Head of Communities and Neighbourhoods it was felt that the Red Lion did not fully meet the definition criteria set out in the Community Right to Bid legislation, specifically the Localism Act Part 5, chapters 2 and 3. The Community Right to Bid states that a building or						

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				other land is an asset of community value if its main use has recently been, or is presently used, to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act states that 'social interest' include cultural, recreational and sporting interest. It was felt there was insufficient evidence to support this definition.						

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The Red Lion	Grantham Road, Bottesford, NG13 0DF Bottesford	22/06/16	Rejected 25/07/16	Following a review by the Head of Communities and Neighbourhoods it was felt that the Red Lion did not fully meet the definition criteria set out in the Community Right to Bid legislation, specifically the Localism Act Part 5, chapters 2 and 3. The Community Right to Bid states that a building or other land is an asset of community value if its main use has recently been, or is presently used,						

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				to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act states that 'social interest' include cultural, recreational and sporting interest. It was felt there was insufficient evidence to support this definition.						
The Red Lion	Grantham Road, Bottesford, NG13 0DF	22/05/16	Rejected 26/05/16	Following a review by the Head of Communities and Neighbourhoods it was concluded that this was						

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	Bottesford			an invalid nomination under Regulation 6, d of the Asset of Community Value (England) regulations 2012.						
Peacock Inn	Church Corner, Red Mile, NG13 0GA Long Clawson & Stathern	16/03/16	Rejected 10/05/16	Following a review by the Head of Communities and Neighbourhoods it was concluded that this was an invalid nomination under Regulation 6, d of the Asset of Community Value (England) regulations 2012.						
Castle Inn	33 Vicarage Lane,	16/03/16	Rejected 10/05/16	Following a review by the Head of Communities and						

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	Eaton, NG32 1SP Croxton Kerrial			Neighbourhoods it was concluded that this was an invalid nomination under Regulation 6, d of the Asset of Community Value (England) regulations 2012.						
The John Dory Pub	2 Rutland Square, Barkestone-le-Vale, NG13 OHN Long Clawson & Stathern	16/03/16	Rejected 10/05/16	Following a review by the Head of Communities and Neighbourhoods it was concluded that this was an invalid nomination under Regulation 6, d of the Asset of Community Value (England) regulations 2012.						

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The John Dory Pub	2 Rutland Square, Barkestone-le-Vale, NG13 OHN Long Clawson & Stathern	21/01/16	Rejected 29/02/16	Following a review by the Head of Communities and Neighbourhoods it was felt that the John Dory Pub did not fully meet the definition criteria set out in the Community Right to Bid legislation, specifically the Localism Act Part 5, chapters 2 and 3. The Community Right to Bid states that a building or other land is an asset of community value if its main use has recently been, or is presently used,	N/A	N/A	N/A	N/A	N/A	N/A

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				to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act states that 'social interest' include cultural, recreational and sporting interest. It was felt there was insufficient evidence to support this definition.						
The Bell & Brasserie	2 Main Street, Frisby on the Wreake, Melton	24/09/15	Accepted 11/11/15	Following a review by the Community and Social Affairs Committee it was determined that this was	N/A	N/A	N/A	N/A	N/A	N/A

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	Mowbray, LE14 2NJ Frisby on The Wreak		Appeal decision outcome: Rejected 12/10/16	an invalid nomination under Regulation 6, d of the Asset of Community Value (England) regulations 2012.						
The Fox Inn Pub	13 Main Street, Thorpe Satchville, Melton Mowbray, LE14 2DQ. Sommerby	10/8/15	Rejected 21/1/15	The nomination for the Fox Inn pub was taken to the Community and Social Affairs Committee on the 21 st January 2015. The building nominated failed to meet the definition of asset of community value as set out in Sections 88 of the Localism Act 2011	N/A	N/A	N/A	N/A	N/A	N/A

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				and the Asset of Community Value (England) Regulations. The Community Right to Bid states that a building or other land is an asset of community value if its main use has recently been, or is presently used, to further the social wellbeing or social interests of the local community and could do so in the future. The Committee felt there was						

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				insufficient evidence to support this definition.						
Frisby Lakes	The Old Quarry, Hoby Road, Asfordby, Melton Mowbray, Leicestershire, LE14 3TL. Frisby on the Wreake	28/9/2013	Accepted 7/10/2013 Appeal decision outcome: Rejected 22/4/14	The evidence submitted by the owner, for the purposes of an appeal, was assessed against two exemptions: Land included a business which was a going concern. The first floor of the old sailing club building on the site accommodated Celtic Tackle, a fishing	N/A	N/A	N/A	N/A	N/A	N/A

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				<p>tackle retailer. The shop was well stocked and served personal and on-line customers. The business was a going concern. This building was situated within the area of land which was proposed to be listed.</p> <p>Part-listed land – sale of a site only part of which has been listed. The evidence submitted by the owner indicated that only part of the</p>						

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				<p>whole site was proposed to be listed. The eastern portion of the lakes was totally excluded from the proposed listed land. Other, smaller areas of land, along with western and southern boundaries of the larger, whole site were also excluded from the proposed listed land.</p> <p>The larger, whole site was a coherent parcel of land in single ownership. The area which was proposed</p>						

