

CHAPTER 3, PART 5 OF THE LOCALISM ACT 2011
ASSETS OF COMMUNITY VALUE (ENGLAND) REGULATIONS 2012

NOMINATION OF BUILDING OR LAND TO BE INCLUDED IN
LIST OF ASSETS OF COMMUNITY VALUE

DELEGATED REPORT

Reference: PR86-016

Case Officer: Darren McBride

Site Address: The Black Horse Inn, The Street, Pluckley, Ashford,
Kent TN27 0QS

Title Number(s): K717301 and K803243 (Freehold)

Nominating Body: Pluckley Parish Council

Nomination Validated: 19 September 2016

Deadline Date: 14 November 2016

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Introduction

Under the Localism Act 2011 ("the Act"), the Council must maintain a list of buildings or other land in its area that are of community value, known as its 'List of Assets of Community Value'.

There are some categories of assets that are excluded from listing, the principal one being a residential property. There is, however, an exception to this general exclusion where an asset which could otherwise be listed contains integral residential quarters, such as accommodation as part of a pub or a caretaker's flat.

Generally, buildings or land are of community value if, in the opinion of the Council:

- 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
- 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 wellbeing or social interests of the local community¹.

Buildings or land may also be of community value if in the opinion of the Council:

¹ Subsection 88(1) of the Act

- 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 social² 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 community³.

Buildings or land which are of community value may only be included in the 'List of Assets of Community Value' in response to a community nomination by certain specified bodies such as parish councils or voluntary or community organisations with a local connection.

A valid community nomination must contain certain information, including:

- a description of the nominated building or land including its proposed boundaries
- a statement of all the information which the nominator has with regard to the names of the current occupants of the land, and the names and current last-known addresses of all those holding a freehold or leasehold estate in the land
- the reasons for thinking that the Council should conclude that the building or land is of community value
- evidence that the nominator is eligible to make the community nomination

A valid community nomination must be determined within eight weeks. In this instance, the nomination was validated by the Council on 19 September 2016 and so must be determined by 14 November 2016.

If the Council accepts a valid nomination then it must be included on the 'List of Assets of Community Value'. If the Council does not accept that the asset nominated meets the statutory definition, or if it is one of the excluded categories, then the valid nomination must be placed on a 'List of Assets Nominated Unsuccessfully by Community Nomination'.

Procedure

Information about this community nomination has been sent to the following:

- Pluckley Parish Council (nominating body)
- Freehold Owner(s)
- Occupier(s)
- Mortgagee(s)
- Cllr G Clarkson (Leader of the Council)
- Cllr G Bradford and Cllr G Dyer (Portfolio Holder and Lead Member for Highways, Wellbeing and Safety)

² Note: the wording of this condition is different to all the other conditions in that it refers to furthering "the social wellbeing or interest of the local community" rather than "the social wellbeing or *social* interests of the local community". However, in *St. Gabriel Properties Limited v London Borough of Lewisham and another* (2015), Judge Warren held that the word "social" should be read in here (*para. 27*)

³ Subsection 88(2) of the Act

- Cllr A Pickering and Cllr C Bell (Ward Councillors)

If the Corporate Director (Law and Governance) and Monitoring Officer includes the asset on the Council's 'List of Assets of Community Value' then the owner has the right to request, within eight weeks from the date when written notice of listing is given, the Chief Executive to review the decision.

If the owner is not satisfied with the outcome of the internal listing review then they have the right to appeal to the General Regulatory Chamber of the First-Tier Tribunal against the review decision.

The property will remain listed during the review and appeal process.

Consequences of Listing

If an asset is listed nothing further happens unless and until the owner decides to dispose of it. If the owner does decide to dispose of the asset then, unless an exemption applies, the owner must first notify the Council in writing.

Interim Moratorium

There is then a six week interim period from the point the owner notifies the Council. The Council must then inform the nominating community group who may then make a written request to be treated as a potential bidder. If they do not do so in this period then the owner is free to sell their asset at the end of the six week period.

Full Moratorium

If a community interest group does make a request during this interim period, then a full six month moratorium will operate. The community group does not need to provide any evidence of intention or financial resources to make such a bid.

During this full moratorium period the owner may continue to market the asset and negotiate sales, but they may not exchange contracts (or enter into a binding contract to do so later). There is one exception: the owner may sell to a community interest group during the moratorium period.

After the moratorium – either the interim or full period, as appropriate – the owner is free to sell to whomever they choose and at whatever price, and no further moratorium will apply for the remainder of a protected period lasting 18 months (running from the same start date of when the owner notified the Council of the intention to dispose of the asset).

Compensation

Private owners (not public bodies) may claim compensation for loss and expense incurred through the asset being listed. This may include a claim arising from a period of delay in entering into a binding agreement to sell which is wholly caused by the interim or full moratorium period; or for legal expenses incurred in a successful appeal to the First-Tier Tribunal. The assumption is that most claims will arise from a moratorium period being applied; however, the wording

of the legislation does allow for claims for loss or expense arising simply as a result of the asset being listed.

The Council is responsible for administering the compensation scheme, including assessing and determining compensation awards.

As with the listing itself, an owner may request an internal review of the Council's compensation decision. If the owner remains unsatisfied then they may appeal to the General Regulatory Chamber of the First-Tier Tribunal against the review decision.

Permitted Development Rights

Another consequence of listing is that a building which is used as a drinking establishment which is listed as an asset of community value loses certain permitted development rights for the specified five year period⁴. As a result, planning permission would be required for the change of use or the demolition of the building.

Assessment

The nominating body is "a voluntary or community body" with "a local connection", as defined in Regulations 4 and 5 of the Assets of Community Value (England) Regulations 2012 ("the Regs").

The community nomination contains the information required by Regulation 6 of the Regs for it to be considered by the Council⁵.

The community nomination form asked the nominating body to provide their reasons for thinking that the Council should conclude that the building/land is of community value. The questions and answers state as follows:

Q1. What is the current main use of the land/building(s)?

A1. "Public house"

Q2. How does that current main use of the land/building(s) further the social wellbeing or social interests of the local community...?

A2. "This is the only public house in the centre of the village, serving the needs of the community and acting as an attraction for visitors to the parish. Residents have stated that this asset is very important to the community"

Q3. Why do you consider that this, or some other main use to which the land/building(s) will be put which will further the social wellbeing or social interests of the local community, will continue and over what period...?

⁴ Classes A and B of Part 3 and Class B of Part 11, Schedule 2 to the Town and Country Planning (General Permitted Development)(England) Order 2015 (SI 2015/596)

⁵ Note: The nomination as originally submitted included an imprecise plan, but a new plan was subsequently submitted which allowed the nomination to be validated.

A3. "It has always been a public house, in living memory. We have no reason to suspect that it will not continue to be so"

Generally, public houses are the type of buildings which the Community Right to Bid Scheme is designed to protect. However, the Council cannot list buildings or land on its own initiative – they must be nominated. Therefore, the onus is on the nominating body to give their reasons for thinking that the Council should conclude that the building/land is of community value.

There is little guidance on the criteria a local authority should consider when deciding whether an asset is of community value. When the Act was at the Bill stage, the Minister stated that:

"...We have suggested that one of the criteria for assessing what is an asset of community value could be evidence of the strength of community feeling about supporting the asset's being maintained for community use"

In this case, the nominating body is a parish council and so it is reasonable to assume that the Parish Council is representing the views, or is expressing the general wishes, of a reasonable percentage of their local community. Therefore, I am satisfied that the local community is supportive of this nomination.

The building is currently open and operating as a public house. No evidence has been submitted which demonstrates that the business is viable and therefore likely to continue to remain open. However, there is no requirement for the nominating body to demonstrate future viability. The test is simply that it is "realistic to think that there can continue to be non-ancillary use of the building..." The fact that the building is currently open and operating as a public house (as it has done "in living memory") would, in my view, suggest that it is realistic to think that its current use can continue.

For a building or land in current use to be included on the 'List of Assets of Community Value' its actual current use – not "an ancillary use" – must further the social wellbeing or social interests of the local community.

In this case, the nominating body claims that the public house:

- Is the only public house in the centre of the village;
- Serves the needs of the local community;
- Acts as an attraction for visitors to the parish

The information provided in support of this nomination is rather limited. For example, there is no information about whether the public house has a beer garden; whether it serves food; or whether it hosts quiz nights, live music events etc. However, when the building/land nominated is an operating public house, its main and non-ancillary uses – and its benefit to the social wellbeing or social interests of the local community – are often self-evident.

The claim that the public house attracts visitors to the parish would not, in my view, be a benefit which could be taken into consideration for the purposes of the Community Right to Bid Scheme. Such a benefit, even if it could be attributed directly to the main use of the nominated building/land, might further

the *economic* wellbeing or *economic* interests of the local community but it would not, in my view, be a benefit which furthers the social wellbeing or social interests of the local community.

However, in my view, the main use of the nominated building/land as a village pub would be considered as furthering the social wellbeing or social interests of the local community.

The public house itself, and its grounds, are registered under Title Number K717301. However, the community nomination also includes an adjoining area of land known as 'land on the south west side of Smarden Road, Pluckley, Ashford, Kent' (registered under Title Number K803243).

In an e-mail dated 15 September 2016, the nominating body stated that:

"The Black Horse Inn has two plans as the holding includes a section of the playing field behind the pub, acquired separately in 1999"

Both areas of land are owned by Enterprise Inns PLC but I was concerned that the latter area of land may not be intrinsically linked to the public house. Therefore, in an e-mail dated 16 September 2016 I asked the nominating body the following:

"...could you please clarify the use of the land registered under Title Number K803243? For example, is its use intrinsically linked to that of the nominated pub and grounds (such as, say, a beer garden) or does it continue to be used as part of the playing fields?"

In an e-mail dated 19 September 2016, the nominating body clarified that:

"...the adjacent land at the corner of the playing field serves as the access to the pub's car park. There is a right of access across this to the playing field..."

Therefore, as the area of land registered under Title Number K803243 serves as the access to the public house's car park then I am satisfied its use is intrinsic to the main use of the public house and that it is therefore appropriate that it be included in this nomination.

Conclusions

In my view, on balance, it is reasonable to conclude that the actual current use of the building/land as a public house does further the social wellbeing or social interests of the local community. It is also realistic to think that there can continue to be non-ancillary use of the building/land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.

I have taken into consideration the potentially adverse impact that listing could have on the owner(s) of the building/land (as summarised above under the heading *Consequences of Listing*) but the internal listing review process and appeal do allow the owner(s) the opportunity to challenge the decision to list.

Accordingly, in my view, this building/land should be included in the Council's 'List of Assets of Community Value'.

Recommendation

That the Corporate Director (Law and Governance) and Monitoring Officer accept the nomination for this building/land to be included in the Council's 'List of Assets of Community Value'.

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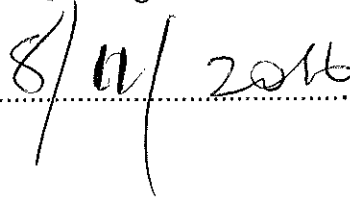
AUTHORITY

In accordance with the functions delegated to me, I hereby accept the nomination for this building/land to be included in the Council's 'List of Assets of Community Value', for the reasons set out above.



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Corporate Director (Law and Governance) and Monitoring Officer

Date:



Land Registry Current title plan

Title number **K803243** (with additions from K717301)
Ordnance Survey map reference **TQ9245SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Kent : Ashford**



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