



Cedar Drive Thrapston Northamptonshire NN14 4LZ

Telephone 01832 742000

Email corpsupport@east-northamptonshire.gov.uk

www.east-northamptonshire.gov.uk

DECISION NOTICE – COMMUNITY RIGHT TO BID

Reference: 2018.007

26 February 2019

Proposed Asset of Community Value – The Hare & Hounds, Great Addington

Nominated By: Great Addington Parish Council –

Deadline for listing decision: 08/2/19

Current Owner – JCG HOMES LIMITED,

Action Taken Prior to Decision

- Notification to current owner of nomination – no response received.
- Consultation with Chair of Policy and Resources Committee (Cllr R Lewis) and Ward Member (Cllr D Hughes) as required under Council's Community Right to Bid Policy
- Viewing of Pub Website
- Research for references on the definition of current and realistic future 'community use' for the purposes of making a decision on the nomination, in Assets of Community Value Guide by Christopher Cant QC.(Version 6)
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Background

Nomination History

This nomination is the second for this property. The Hare and Hounds was initially listed as an Asset of Community Value (ACV) on 23/8/16. The legislation decrees that an asset should be listed for 5 years unless a relevant disposal is made during this period. This council received notification of the intention to sell the property in June 2017 and notified the nominating body of this. However no expressions of interest for bidding on the property were received from relevant community groups and a relevant disposal was then made.

The property has now been subject to a second nomination by Great Addington Parish Council. This decision relates to the second nomination which has been considered in the same way as a completely new nomination would be. It should be noted that the interpretation of Asset of Community Value legislation has developed since 2016 through case law, as noted in Christopher Cant's Guide.

History of the Site

The Hare and Hounds is situated in the centre of Great Addington village and it is the only public house in the village. The nearest other public houses are at Little Addington and Woodford, over a mile away in opposite directions. The pub building dates from the 18th century but no evidence is available as to how long it has operated as a public house.

The pub has had a number of changes of management in recent years, the last being in 2017/18 when it was purchased by the current owners. Prior to this it had been run by a group of villagers who organised a range of activities such as pub quizzes and allowed local organisations to meet there.

Considerations

Does the proposed asset meet the definition of an asset of community value specified in Section 88 (1) paragraphs (a) and (b) of the Localism Act 2011, i.e. the main (i.e. non-ancillary) use furthers the social wellbeing or social interests of the local community, or has recently done so, and is likely to do so in the future (during the next five years)?

Evidence of recent community use that furthers the social wellbeing or social interests of the local community:

According to the nomination the Hare and Hounds is a vital community asset which provides a social hub for the whole community. It is the only remaining licensed premises in the village and is regularly used for pub quiz events and for meetings of local organisations including the school. It also plays a significant part in village community events, providing food and beverages for social and sporting activities held on the Addingtons Playing Field. The Hare and Hounds provides a social meeting place for village weddings, funerals, birthdays and for major sporting events such as football and rugby world cup and 6 Nations etc. The car park is the only off road parking in the village and relieves pressure on through traffic during school start and finish times by welcoming parents to use the pub facilities.

The above is evidence of recent community use which furthered the social well-being or social interest of the local community

Evidence of Realistic Future Community Use

Although there was no community group expression of interest in 2017 when the pub was put up for sale, there is also no evidence at this point that its continued function as a public house at the heart of its community is in doubt and it is therefore realistic to assume that it could continue to further the social wellbeing or social interests of the local community as it is doing so now.

Does the proposed asset meet any of the criteria for exemption specified in Section 88 (3) and associated regulations?

There is no evidence that the asset meets any of the criteria for exemption.

The views of the Chair of Policy and Resources Committee and Ward Member

- Cllr R Lewis (Chair of Policy and Resources Committee) was supportive of the nomination and felt that the Hare & Hounds should be listed as an Asset of

Community Value

Decision

Having considered all the factors above, it is my view that the nominated asset falls within the category of an asset of community value as defined by the Localism Act and associated regulations and that it should be listed as such by this council.

A handwritten signature in black ink, appearing to read 'S Matthews', with a horizontal line underneath.

Sharn Matthews

Executive Director

26/2/19

