



East
Northamptonshire
Council

Cedar Drive Thrapston Northamptonshire NN14 4LZ
Telephone 01832 742000
Email corpsupport@east-northamptonshire.gov.uk
www.east-northamptonshire.gov.uk

REMOVAL NOTICE – COMMUNITY RIGHT TO BID

Reference: 2019.008

06 January 2021

Listed Asset of Community Value – Samuel Pepys Public House, Slipton
Nominated By: - Lowick and Slipton Parish Council & Friends of Slipton
Date of Listing as an ACV: 30 th January 2020
Current Owner – GRAEME JOHN CARSBURG & M&A KNIGHTSBRIDGE PROPERTIES LIMITED. (Full ownership to transfer to M&A Knightsbridge Properties Ltd 16 th February 2021)
Reason for removal – <ul style="list-style-type: none">• An appeal against the listing has been successful
Considerations/further details <p>The first tier tribunal found that “it is not 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. The conditions of section 88(2)(b) of The Localism Act (“the Act”) are not satisfied.”</p> <p>This was found on the basis that it is unrealistic to consider that the Property could be run as a public house with the additional functions of a library, coffee mornings, book clubs, polling booth, shop etc. due to the fact that the property is in some disrepair and would by necessity require some investment to achieve the stated wishes. The tribunal stated that no plans or details have been provided about how any funds could be found to undertake the necessary building and refurbishment work. No plan or proposal has been formulated and submitted and there is no evidence of any attempts to raise funds or plans setting out, even in a skeleton form, how the aspirations could be achieved through community effort, enthusiasm or otherwise. Therefore it is hard to realistically think that there are any realistic means to implement the aspirations of the community.</p>
Decision <p>As a result of the reason(s) and considerations detailed above, this asset, listed under the Localism Act 2011 (Community Right to Bid) Legislation, is</p>

now removed from the register of Assets of Community Value in East Northamptonshire.

Samantha Jeffrey

Interim Corporate Support Manager

06/01/2021