



East
Northamptonshire
Council

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DECISION NOTICE – COMMUNITY RIGHT TO BID

Reference: 2013/004

20 November 2014

Proposed Asset of Community Value – The Wheatsheaf Pub, 1 North Street, Titchmarsh, Northamptonshire, NN14 3DH

Nominated By: Titchmarsh Parish Council – received 5 December 2013

Deadline for listing decision: 30 January 2014

Current Owner – Mr John Moffitt and Mr David Moffitt, Redhill Lodge, Barrowden, Oakham, Rutland LE15 8EN

Action Taken Prior to Decision

- Notification to current owner and current occupier of nomination
- Consultation with Chair of Policy and Resources Committee (Cllr R Lewis) and Ward Member (Cllr D Capp) as required under Council's Community Right to Bid Policy

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)?

The Wheatsheaf is the only public house in the village and provides a social centre for the village and draws in outside business.

In the light of this, we consider that the current use furthers the social wellbeing and social interests of the local community.

- 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 land meets any of the exemption criteria

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

Both Members agreed that the property 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.



Sharn Matthews
Executive Director
09/01/14