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Council

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## DECISION NOTICE – COMMUNITY RIGHT TO BID

**Reference: 2014/002**

9 June 2014

**Proposed Asset of Community Value** – The Wheatsheaf, Main Street, Upper Benefield PE8 5AN

**Nominated By:** Mr John Naylor supported by a petition signed by 21 local electors – received 8 May 2014

**Deadline for listing decision:** 3 July 2014

**Current Owner** – Mr Charles Reynolds, Mr David Reynolds, Mr Norman Paske

### Action Taken Prior to Decision

- Notification to current owner of nomination (property was not registered with the Land Registry, so we were able to confirm ownership via records held by Environmental Services - current addresses of two owners confirmed by Council Tax, existing records used for address of third owner, but notice also attached to the front of the building)
- Consultation with Chair of Policy and Resources Committee (Cllr R Lewis) and Ward Members (Cllrs Reichhold, Stearn and Vowles) 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 since its closure, the loss of a pub in the village appears to have been keenly felt by the local community. Therefore the recent main use has furthered the social wellbeing or social interests of the local community and we have no reason to believe that this is likely to change in the future. The nomination has the support of the Parish Council. In the light of this, we consider that the recent current use furthers the social wellbeing and social interests of the local community and we see no reason why this could not be the case in the future.

- 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 property meets any of the exemption criteria

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

All 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, 09/06/2014**