

DECISION NOTICE – COMMUNITY RIGHT TO BID

Reference: 2016.003

23 August 2016

Proposed Asset of Community Value – The Black Horse Inn, Nassington,
Nominated By: Peterborough & District Branch, CAMRA – 29/06/16
Deadline for listing decision: 24/08/16
Current Owner – Enterprise Inns plc
<p>Action Taken Prior to Decision</p> <ul style="list-style-type: none"> • Notification to current owner of nomination • Consultation with Chair of Policy and Resources Committee (Cllr R Lewis) and Ward Member (Cllr Valerie Raven-Hill) as required under Council's Community Right to Bid Policy. • Checking of current web-site for pub • Discussion with Parish Council Clerk
<p>Considerations</p> <ul style="list-style-type: none"> • 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)? <p><i>History of the Site</i></p> <p>The Black Horse is situated in the centre of Nassington village, which is approximately 8 miles west of Peterborough and approximately 6 miles north of Oundle. It is one of two public houses in the village of Nassington and was established in 1674.</p> <p><i>Evidence of recent community use that furthers the social wellbeing or social interests of the local community:</i></p> <p>As well as its primary function as a public house the nomination form indicates that</p> <ul style="list-style-type: none"> • Live music events are often hosted at the pub • The pub hosts advertising for other local events (such as quiz nights for local good causes, the PTA meet there and the Queen's Jubilee Committee have also met there.) • The pub hosts live screenings of sporting events e.g Rugby World Cup There is free parking available which is accessed by the wider community e.g round school pick-up time • The local Cricket club hold Committee meetings there • There is good access for disabled people at the pub

- The pub has special value to local heritage and culture which should be protected

Evidence of Future Community Use

- The nominees would foresee continuing with the current functions on offer at the Black Horse but have not specified any particular route by which this would be achieved. The pub is appears to currently be a going concern and the council is not aware that it is for sale.

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 Black Horse should be listed as an Asset of Community Value
- Cllr V Raven-Hill (Councillor for Prebendal Ward) was also supportive of the nomination to list the Black Horse 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
23/8/16