



Date:	1 February 2018
Title:	Report Item 9 – Re-registration of Village Hall Site as an Asset of Community Value
By:	Katrina Larkin (Parish Clerk)
Purpose of Report:	To update the council on the current registration, its purpose and duration
Recommendations:	To approve an application for re-registration

As councillors may know, the land on which the village hall stands was registered as an asset of community value under the Localism Act in 2011. The registration runs for five years and expires on 1st March 2018. The village car park was registered separately a year later, and that expires on 14 March 2019. The Chair has agreed that the council be invited to re-register them both, as the effect of the registration is that if the owner (Wealden District Council) wishes to sell either property, there must be a moratorium period in which the community is given a chance to buy it ('community right to bid'). It is therefore recommended that the two sites should still be registered separately.

This is a very long-term project. The lease of the hall site to the parish council lasts for 100 years (from 1st July 1999), and much could change in that time. Nevertheless, the fact remains that the major asset on the site, i.e. the village hall, was provided and paid for entirely by the community, and the potential future loss of such an asset when the lease comes to an end and the land and all that has been built on it reverts to the owner (WDC), cannot be contemplated.

There is one complication: the registration of the hall site incorporated a map copied from the lease of the site by Wealden District Council to the parish council. Subsequently, I was alerted to the fact that the Land Registry map of the site shows a triangle of land 'missing' i.e. not in the ownership of Wealden, at the roadside edge of the site, south of the entrance. Wealden did not query the discrepancy at the time of the registration of the hall site, nor have they yet responded to subsequent queries from the parish. However, this does need clarification. Wealden acquired the land for use as a hall site, by compulsory purchase from the Gilbert Estate.