

Date: 7th February 2019

Title: Report Item 7 – Asset of Community Value

By: K Larkin (Parish Clerk)

Purpose: To provide background information on the registration of the Horsefield car park as an asset of community value

Recommendations: To approve an application for re-registration

The Localism Act 2011 contained new 'Assets of Community Value' provisions in Part 5 Chapter 3 which came into force on 21 September 2012.

A property can be listed as an asset of community value if its principal use furthers (or has recently furthered) the community's social well-being or social interests (which include cultural, sporting or recreational interests) and is likely to do so in the future.

The local authority responsible for maintaining the register in this area is Wealden District Council. If the nominated asset is properly nominated and meets the definition, they must list it and inform all specified parties (including the parish council). They must also place the asset on the local land charges register and the national Land Register. The registration lasts five years.

Once an asset has been listed nothing further will happen unless and until the owner (also Wealden District Council in this case) decides to dispose of it. When a listed asset is to be sold, the owner will only be able to dispose of the asset after a specified time window has expired. The first part of this window is a 6 week interim period, which will allow community interest groups to make a written request to be treated as a potential bidder. If none do so in this period, the owner is free to sell their asset at the end of the 6 weeks. If a community interest group does make a request during this interim period, then a full 6 month moratorium will operate. The owner may only sell to a community interest group during the moratorium period. However, after the moratorium period the owner is free to sell to whomever they choose and at whatever price

EDFPC has successfully applied for two properties to be registered as assets of community value under the Act:

- the Village Hall site (already re-registered until 2023)
- the Horsefield car park (i.e. the village car park - current registration ends 14/03/2019).

It is recommended that the parish council applies to re-register the Horsefield car park as an asset of community value for another five years.