

Date: 24 February 2017
Your ref:
Our ref: CS/LT 1/2/17
Contact: Chris Stephenson
Phone: 01536 464041
E-mail: chris.stephenson@corby.gov.uk

Mr P Taylor
Clerk to Cottingham Parish Council
5 Headlands,
Desborough,
NN14 2QA

Dear Mr Taylor,

THE COMMUNITY RIGHT TO BID - ASSETS OF COMMUNITY VALUE
The Spread Eagle Public House, 1 High Street Old, Cottingham, Market
Harborough, Leicestershire, LE16 8TX
Nomination by – Cottingham Parish Council

Thank you for your completed nomination form received on the 27th January 2017 requesting that the Council includes the Spread Eagle Public House in Cottingham on its list of community assets.

This allows local community and voluntary sector interest groups, property owners and members of the public, with the right to bid for assets of community value as prescribed under Sections 87-108 the Localism Act 2011 and The Assets of Community Value (England) Regulations 2012.

Assets are defined land, buildings and structures. Certain assets, such as residential properties and land used for transport infrastructure and related purposes by specified statutory bodies are exempt. The assets might be owned by either the Council, other public body (e.g. the Health Service) or a private individual or company.

In summary, the legislation requires a moratorium on an owner's sale of a listed community asset, so that it cannot be sold until local groups have been given an opportunity to express an interest, prepare a business plan and raise funding to purchase the asset. If an expression of interest is not received by the Council within 6 weeks or a subsequent purchase is not forthcoming or agreed then, after 6 months, the owner is free to sell the asset.

As previously stated in my letter dated the 2nd February 2017 this Community Right to Bid application is entirely separate to the current planning application that has been submitted for the Spread Eagle for demolition of outbuildings and conversion of Public House to dwellings.

The Council decision is made by a Community Right to Bid Panel of key officers from the Council's Culture and Leisure Services, CB Property Services and Democratic Services.

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The Council has some discretion as to the determination of what is relevant in its area. Each case is decided on its own particular merits and the Panel has taken into account:-

- the case you have made as the nominating body,
- past and proposed function and use of the asset,
- suitability and sufficiency of local alternatives,

I am sorry to inform you that the Panel's decision was not to include this building as an asset of community value. The reason for this decision was due to the lack of frequent community activities in the building to demonstrate this facility was essential for the social wellbeing and social benefit to the local community.

The Panel agreed that there was not enough evidence to demonstrate the building is being used extensively by the local community. No substantive evidence could be found that showed the closure of the Spread Eagle Public House has led to a significant local community detriment. There are two other alternative public houses and other community facilities locally that could accommodate the small number of community groups that have used this building previously.

The Council will include your nomination on its list of unsuccessful community nominations (with reasons). This will remain on the list for five years.

There are no statutory provisions for challenging the Council's decision.

Yours sincerely

A handwritten signature in black ink that reads "Chris Stephenson". The signature is written in a cursive, flowing style.

Chris Stephenson
Head of Service Culture and Leisure

Working together to deliver PRIDE in Corby.