

WHPC Meeting 7th January 2025

Agenda Item 25/013

Assets of Community Value

1. **Purpose:** To consider actions regarding Assets of Community Value whose registration will expire in 2025: McColls (Morrisons) site + Broadoak Plantation.

2. **Background: Assets of Community Value**

An Asset of Community Value is a building or piece of land that is used to further the social wellbeing or interests of the local community. Examples could include: a village shop, pub, community centre, recreation ground.

To be listed as an asset of community value, a piece of land or building must be nominated by an organisation with a local connection and meet certain legal criteria.

A building or piece of land is deemed to have community value if:

- The use of the land or building currently, or in the recent past, furthers the social wellbeing or social interests of the local community. This includes cultural, recreational or sporting interests
- The use of the building or land will continue to further the social wellbeing or interests of the local community
- Meeting the interests of the community must be the principle purpose of the land or building
- Residential properties, their gardens, outbuildings and other associated land cannot be listed as community assets.

The [Community Right to Bid](#) gives community groups a fairer chance to save assets that are important to them. The right covers private as well as public assets.

If an owner of a listed asset wants to sell it they have to notify interested parties. Community groups interested in buying an asset can then use the Community Right to Bid to 'pause' the sale, giving them six months to prepare a bid to buy it before the asset can be sold.

East Devon District Council maintains and publishes a register of 'assets of community value'.

Further information is available on the [EDDC website](#).

3. **For consideration**

During 2020, WHPC successfully nominated two sites in West Hill. The listings will expire in 2025:

- McColls (Morrisons) site 27th April 2025
- Broadoak Plantation 24th August 2025

To re-register the assets it is necessary to submit a nomination form plus supporting evidence to EDDC. The decision to list the asset (or not) is taken following an eight week public consultation.

4. **For Decision**

What action(s), if any, does the Council wish to take regarding Assets of Community Value in West Hill?

Anne Oliver, Parish Clerk

30th December 2024