Please ask for **Sarah McGuire**
Direct Line (01788) 533557
E-mail Address sarah.mcguire@rugby.gov.uk
Our ref
Your ref 001595

Date 9 August 2023

Parish Clerk- Helen Stewart
Stretton on Dunsmore Parish Council
3 Orchard Way
Stretton on Dunsmore
CV23 9HP

Dear Ms Stewart

Assets of Community Value, Brookside Stores, Post Office, Hairdressers upstairs and Associated Outside Space
Localism Act 2011, Assets of Community Value (England) Regulations 2012

The nomination on behalf of Stretton on Dunsmore Parish Council has been considered by the Council as eligible to be included in the Councils List of Assets of Community Value under the terms of the Localism Act 2011, Assets of Community Value (England) Regulations 2012, Part 5, Chapter 3.

The Council has decided that the nomination meets the requirements of the Act for the reason that the actual current use of the land furthers, or has recently furthered, the social well-being or social interests (which include cultural, sporting or recreational interests) of the local community and it is realistic to think that there can continue to be non-ancillary use which will further the social well-being or social interests of the local community in the future. The Council must therefore place the nominated site on its List of Assets of Community Value.

I am obliged to let you know that the land has been added to the List.

Once an asset has been listed nothing further will happen unless and until the owner decides to dispose of it, either through a freehold sale, or the grant or assignment of a qualifying lease. The main effects of the inclusion of the property on the list are that, before a relevant disposal of the asset is entered into by the owner:

(i) the owner must inform the Council
(ii) the Council must give the organisation that nominated the land the chance to express an interest in putting in a bid for the land; and
(iii) if the organisation does express an interest, a 'moratorium' period of six months must be allowed to give the organisation time to organise a bid.

I have written to the owner of the Oak and Black Dog Pub informing them that the above land has been added to the Councils List of Assets of Community Value.

I would point out that the owner has a right under s92 of the Act to ask for a review of the Council's decision to place the land on the List of Assets before the end of an eight week period starting from the date of this letter.

I suggest that you familiarise yourself with the Localism Act 2011 and I would refer you to http://www.legislation.gov.uk/ukpga/2011/20/part/5/chapter/3/enacted for further information.

Yours sincerely

SMcGuire

Sarah McGuire
Assistant Legal Officer