

DUNSFOLD PARISH COUNCIL

Tel: 01483 200980
email: dunsfoldparishclerk@btconnect.com

Unit 3, The Orchard
Chiddingfold Road
Dunsfold
GU8 4PB

21st July 2020

NOTICE OF AN EXTRAORDINARY PARISH COUNCIL MEETING

Councillors are hereby summoned to attend the meeting of Dunsfold Parish Council to be held at

2.00 pm on Monday 27th July 2020 via Zoom.

<https://us02web.zoom.us/j/87007965028>

Stephen Hayward - Chairman to the Council

AGENDA

1. APOLOGIES FOR ABSENCE
Recommendation: To receive apologies and reason for absence.
2. PUBLIC SESSION
Recommendation: To note any comments from parishioners.
3. DECLARATIONS OF INTEREST
Recommendation: To receive any declarations of interest from Members in respect of any item to be considered at the meeting and notification of any changes to Members' Interests.
4. ASSET OF COMMUNITY VALUE SUN INN
Recommendation: To consider and AGREE if the Council should renew or delay renewal of the ACV in relation to The Sun Inn.

Sun Inn ACV renewal briefing note.

The registration of The Sun as an Asset of Community Value (“ACV”) will expire on 29th July 2020. The current owners of The Sun, who had asked the Parish Council to make the original nomination five years ago, have advised the Parish Council that renewing such registration at this time would be adverse to their intended financing of certain works of repair and refurbishment.

An additional reason for the current owners not wanting a renewal of the ACV is to remove any potential obstacle to a plan that they are trying to develop with the alehouse field development company who are picking up and running with the project that was under discussion with Environ and was the subject of an exhibition in the Winn Hall a while ago.

The basic idea they have is to try to underpin the sustainability of the pub by finding new sources of business which will be compatible with keeping the pub operational and delivering a community service to the village.

Community assets can be nominated by parish councils or by groups with a connection with the community. Individuals cannot nominate community assets. If the nomination is accepted, local groups will be given time to come up with a bid for the asset when it is sold.

The right to bid only applies when an asset’s owner decides to dispose of it. There is no compulsion on the owner to sell it. The scheme does not give first refusal to the community group, unlike the equivalent scheme in Scotland. It is not a community right to buy the asset, just to bid. This means that the local community bid may not be the successful one.

The second element of the community right to bid is the submission of a bid. The provisions for a community group to prepare a bid only apply when the asset is being put up for sale. The act of listing the asset does not compel the owner of the listed asset to sell it, nor does it create any restriction on what the owner can do with the property while they own it.

A moratorium will be applied when a listed asset is put up for sale. There is an initial six-week interim period, during which a community group may express interest in bidding. If one does, a six-month moratorium begins from when the asset is put up for sale, i.e. including the six-week interim period, to allow a community interest group to put a bid together. After a moratorium period has ended, another moratorium period cannot begin for a further 12 months.

There is no community right to buy the asset, just to bid. This means that the local community bid may not be the successful one. The owner can, at the end of the moratorium, sell to whomever they choose for whatever price they choose. There is no requirement to co-operate with a community bid, for instance by providing additional information about or access to the property. The owner is also at liberty to negotiate a sale with a preferred buyer during the moratorium period: but the sale cannot be concluded during that period.

We need to agree to one of the following options:

1. Not renew the registration of The Sun as an ACV.
2. Delay registration of The Sun as an ACV until January 2021 to allow the owners to raise the necessary funding.
3. Renew the registration of The Sun as an ACV as soon as possible.