



# **Aylesbury Vale District Council**

## **Community nomination in respect of Ivinghoe Town Hall, High Street, Ivinghoe, Bucks, LU7 9EW Notice under section 91 of the Localism Act 2011**

### **1. The Nomination**

Aylesbury Vale District Council received a nomination under section 89 of the Localism Act 2011 ('the Act') to list Ivinghoe Town Hall, High Street, Ivinghoe, Bucks, LU7 9EW as an asset of community value. The nomination was made by Ivinghoe Parish Council. A copy of the nomination is attached at Appendix 1 and plan showing the boundaries of the nominated land is attached at Appendix 2.

A summary of the nomination is set out below:

- (a) The property is located at Ivinghoe Town Hall, High Street, Ivinghoe, Bucks, LU7 9EW being an historic building at the heart of the village containing a hall, library, shop and post office.
- (b) The Town Hall is considered to be very important to the village and is used by many members of the local community and visitors on a daily basis. The hall is run by a Management Committee drawn from the organisations that use the facility and has charitable status. The hall plays host to a variety of meetings, shows, parties and classes for local people. Activities include ballet, various adult fitness classes, Women's Institute and Beacon Arts Group. In May 2017, the Women's Institute will be celebrating 100 years of meetings held in the Town Hall.
- (c) The community would like to protect this very important asset to secure its status in the heart of the community. The Town Hall is leased by Ivinghoe Parish council and is used for the Local Area Forum and other official meetings. The Post Office, busy Ivinghoe shop and Beacon Villages Community Library are all located within the building. The library, which is important to the local community, is very busy and well-supported. It serves Ivinghoe and the surrounding villages.

### **2. The Law and Statutory Guidance**

Under section 87 of the Act the Council must maintain a list of land of community value in its area. A building or other land is of community value if in the Council's opinion an actual current use of the building or other land that is not ancillary use, furthers the social wellbeing or social interests of the local community, and it is realistic to think that there can continue to be non-ancillary use of the building or other land, which will further (whether or not in the same way) the social wellbeing or social interests of the local community.

Under section 89 the Council can only include land in its list of assets of community value in response to a community nomination or where permitted by regulations. A community nomination in England can only be made by either a Parish Council in

respect of land within its area or by a person that is a voluntary or community body with a local connection. Where a valid community nomination is made the Council must consider it and must accept the nomination if the land is within its area and is of community value

### **3. Decision and Reasons**

The Council **accepts** the nomination by Ivinghoe Parish Council and includes Ivinghoe Town Hall, High Street, Ivinghoe, Bucks, LU7 9EW in its list of assets of community value.

The reasons for this decision are as follows:

- (a) The land and building comprising Ivinghoe Town Hall, High Street, Ivinghoe, Bucks, LU7 9EW lie within the administrative area of Aylesbury Vale District and within the town of Aylesbury.
- (b) Ivinghoe Parish Council are eligible under section 89(2) b) (i) to make a community nomination in respect of Ivinghoe Town Hall, High Street, Ivinghoe, Bucks, LU7 9EW. The community nomination made by Ivinghoe Parish Council includes the matters required under regulation 6 of the Assets of Community Value (England) Regulations 2012
- (c) The land and building does not fall within a description of land which may not be listed as specified in Schedule 1 of the Assets of Community Value (England) Regulations 2012 (the Regulations)
- (d) The Council considers that the current use of the land is not an ancillary use, and that this use furthers the social wellbeing and social interests of the local community and that the land is of community value

### **4. Next Steps**

Ivinghoe Town Hall, High Street, Ivinghoe, Bucks, LU7 9EW will be included in the list of assets of community value maintained by the Council under section 87 of the Act.

In accordance with section 91 of the Act the Council will send this notice to:-

- (a) the owner of the land
- (b) Ivinghoe Parish Council as the nominee body

### **5. Consequences of Listing**

The land will remain on the list of assets of community value for a period of 5 years from the date of this notice unless removed with effect from some earlier time in accordance with the provision of the Regulations.

Inclusion of the land in the list of community assets is a local land charge under the Local Land Charges Act 1975.

The Council is required under Schedule 4 of the Regulations to apply to the Land Registry for a restriction to be added to the registered title of the land that "No transfer or

lease is to be registered without a certificate signed by a conveyancer that the transfer or lease did not contravene section 95(1) of the Localism Act 2011”.

Under section 95 of the Act an owner must notify the Council by writing to the Head of Legal and Estates Services at Aylesbury Vale District Council, The Gateway, Gatehouse Road, Aylesbury, Bucks HP19 8FF if they wish to enter into a relevant disposal of the land. Relevant disposal is defined in section 96 and (subject to exemptions in section 95(5) and Schedule 3 of the Regulations) means, a freehold disposal or the grant or assignment of a qualifying leasehold interest, with vacant possession.

A moratorium period is triggered by notification under section 95 to allow any community interest group to submit a written request to be treated as a potential bidder for the land. Owners are advised to refer to the Part 5 Chapter 3 of the Act and the Regulations in full and to seek legal advice if they wish to dispose of the land. **A disposal of listed land which contravenes the requirements of Act and Regulations will be ineffective.**

## **6. Right of Review**

In accordance with section 92 of the Act the owner of the land is entitled to request a review of this decision. The review will be carried out by a senior officer of the Council nominated by the Chief Executive. A request must be made in writing and received by the Council within 56 days of the date of this notice or such longer period as the Council may agree in writing. Please ensure that the request explains on what grounds the decision should be reviewed.

If a request is made the Council will complete the review within 56 days of receiving the request or such longer period as is agreed with the owner in writing. A request must be addressed to The Chief Executive, Aylesbury Vale District Council, The Gateway, Gatehouse Road, Aylesbury, Bucks HP19 8FF

## **7. Right to Compensation**

In accordance with paragraph 14 of the Regulations an owner or former owner of the land is entitled to claim compensation from the Council of such amount as the Council may determine, where they have incurred loss or expense in relation to the land which would be likely not to have been incurred if the land had not been listed.

A claim for compensation must be made in writing within 91 days of the loss or expense being incurred (or as the case may be) finish being incurred; must state the amount of compensation sought for each part of the claim and be accompanied by supporting evidence for each part of the claim.

If a claim is made the Council will consider the claim as expeditiously as possible. A request must be addressed to the Director of Finance at Aylesbury Vale District Council, The Gateway, Gatehouse Road, Aylesbury, Bucks HP19 8FF

## 8. Additional Help

Further information about assets of community value is available from the website <http://mycommunityrights.org.uk/community-right-to-bid/> If you need any additional support in relation disposal of the land, the right of review or right to compensation you are advised to seek independent legal advice.

Signed

A handwritten signature in black ink, appearing to be the initials 'tb'.

Monitoring Officer

Dated 22 March 2017

# APPENDIX 1

## Nomination form for Assets of Community Value

### SECTION 1 – ABOUT YOU

<b>Name of Lead Nominator</b>	Bridget Knight, Parish Clerk
<b>Address</b>	Parish Office, 38 Rushendon Furlong, Pitstone, Bucks
<b>Postcode</b>	LU7 9QX
<b>Telephone number</b>	07960 0605 393
<b>Email address</b>	<a href="mailto:ivinghoeaparishclerk@gmail.com">ivinghoeaparishclerk@gmail.com</a>
<b>Your relationship to the nominating organisation</b>	Parish Clerk to Ivinghoe Parish Council.

### SECTION 2 – ABOUT THE ORGANISATION MAKING THE NOMINATION

*Please tick any that apply)*

<b>Unincorporated body (see next section)</b>	<input type="checkbox"/>
<b>Neighbourhood forum</b>	<input type="checkbox"/>
<b>Parish Council</b>	<input checked="" type="checkbox"/>
<b>Charity</b>	<input type="checkbox"/>
<b>Community Interest Company</b>	<input type="checkbox"/>
<b>Company limited by guarantee</b>	<input type="checkbox"/>
<b>Industrial and provident society</b>	<input type="checkbox"/>

#### **Number of members registered to vote locally (unincorporated bodies only)**

In the case of an unincorporated body, at least 21 of its members must be registered to vote locally. *Please use CAMRA's Unincorporated Body Nomination Form to demonstrate support from local people.*

We are enclosing evidence that at least 21 locally registered voters support the registration as an asset of community value *(please tick box)*

N/A

**SECTION 3 – MORE ABOUT YOUR ORGANISATION AND DEMONSTRATION OF LOCAL CONNECTION**

**Please explain a bit more about the organisation** *(such as how and why it was formed – perhaps that was purely to list this pub which is fine).*

**Please also demonstrate that your organisation has a local connection** *(i.e. that everybody concerned lives locally)*

The nominating organisation is Ivinghoe Parish Council. The council voted to undertake the nomination at the monthly Parish Council meeting in December 2016.

**If the Group is constituted, its surplus must be wholly or partly applied for the benefit of the Borough's area or a neighbouring authority's area. Please provide evidence of this if you can.**

N/A

**If the Group is constituted, please provide evidence here.**

N/A

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**SECTION 4: ABOUT THE ASSET YOU WANT TO LIST**

<b>Name of asset</b>	Ivinghoe Town Hall
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<b>Address and postcode of the asset</b>	Ivinghoe Town Hall High Street Ivinghoe Bucks LU7 9EW
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<b>Description of what exactly should be listed</b> <i>(try to be specific about the boundaries of the land you're nominating, the approximate size and position of any buildings on the land and remember to include anything in addition to the building itself which you believe should be listed such as the car park, beer garden or any integral residential quarters such as accommodation above the pub)</i>	Ivinghoe Town Hall included in the building the hall, kitchen, Beacon Villages Community Library, Shop and Post Office.
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<b>Land registry title number</b>	BM361153
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<b>Link to any photos or building plans of the property</b> <i>(if you're attaching these to the application please confirm that here)</i>	<p><a href="http://ivinghoetownhall.org.uk">ivinghoetownhall.org.uk</a></p> <p>The website contains information about the Town hall and images.</p>
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<b>Any information you have about the freeholders, leaseholders and current occupants of</b>	The building is owned by Bucks County Council and Ivinghoe Parish Council is the leaseholder. Within the buiding the Beacon Villages Library and the only Post Office and Village Shops are located.
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the site (if known)

**Reasons for nomination: why do you believe the asset is of community value**

*(including all relevant information from CAMRA's "Why Councils should list pubs as assets of community value" document, in particular:*

- *Evidence that the pub can remain viable*
- *Evidence of interest in keeping the pub open*
- *Evidence that the asset furthers the social wellbeing or social interests of the local community, or has done so in the recent past)*

The Town Hall is very important to the village, used by lots of members of the local community and visitors on a daily basis.

Ivinghoe Town Hall is a historic building at the heart of the village containing a hall, library, shop and post office. The hall is run by a Management Committee drawn from the organisations that use the facility and has charitable status. Every year the hall plays host to a variety of meetings, shows, parties and classes for local people. Activities include Ballet, various adult fitness classes, Women's Institute and Beacon Arts Group.

In May 2017 the Women's Institute will be celebrating 100 years of meetings held in the Town Hall.

The community would like to protect this very important asset to secure it's status in the heart of the community. The Town Hall is leased by Ivinghoe Parish Council and is used for Local Area Forum and other official meetings take place in the hall. In the past the library has been used by the Registrar.

Within the Town Hall the Post Office is located, the busy Ivinghoe shop and Beacon Villages Community Library is located within the building. The library serves Ivinghoe and surrounding villages and is important to the local community and is very busy and well supported.



*Reasons for nomination  
continued*

**SECTION 5: CONFIRMATION**

I confirm that all information provided is accurate and complete.

<b>Name (please print clearly:</b>	Bridget Knight
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<b>Signature:</b>	
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<b>Date:</b>	10 <sup>th</sup> January 2017
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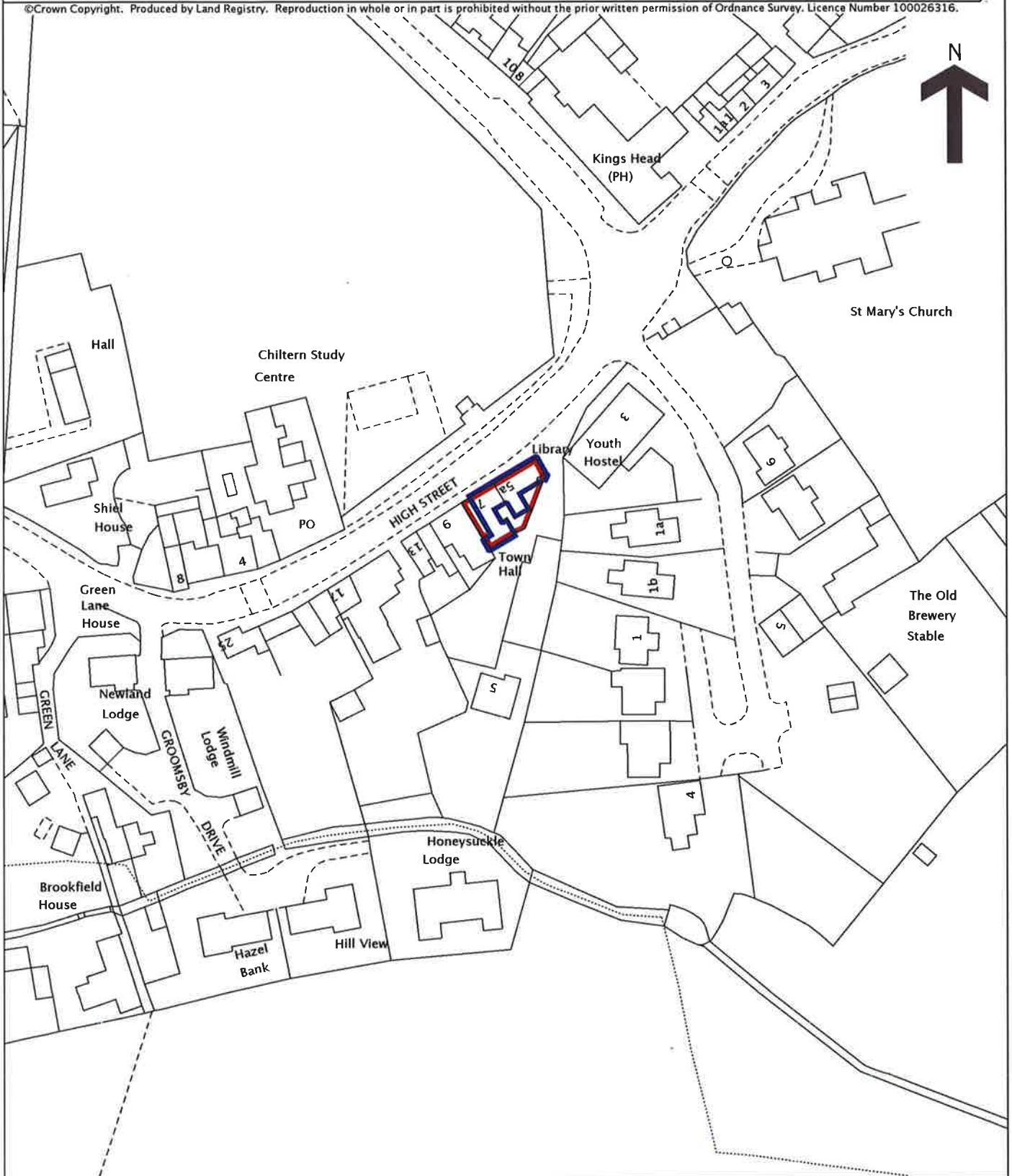
*Remember to include any attachments such as building plans, photos and evidence that you are supported by 21 local people.*

Land Registry  
Official copy of  
title plan

Title number **BM361153**  
Ordnance Survey map reference **SP9416SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Buckinghamshire :**  
**Aylesbury Vale**



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**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

This official copy is issued on 25 January 2017 shows the state of this title plan on 25 January 2017 at 09:55:48. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the Land Registry, Leicester Office .