



Press release

19 September 2022

East Herts District Council registers Water Lane URC Hall as an Asset of Community Value

In July Bishop's Stortford Civic Federation (BSCF) nominated Bishop's Stortford's Water Lane URC Hall for inclusion on East Herts Council's register of Assets of Community Value (ACV). The hall is part of the planned Old River Lane (ORL) development, and is at risk of demolition as part of the development.

This is not reason enough for the hall to be included on the register. Rather, to be included on the register, it has to be a building whose main use or purpose is furthering the social wellbeing or social interests of the local community, and could do so into the future. Along with various others the BSCF Committee decided this is the case and nomination was appropriate.

Last week an EHDC panel met to consider the nomination and has agreed to include the hall on the register. This allows the community to be informed if the hall is listed for sale within the five year listing period. The community can then enact the Community Right to Bid, which gives them a moratorium period of six months to determine if they can raise the finance to purchase the asset. Interestingly EHDC also owns the hall,

BSCF is pleased EHDC has decided to include the hall on its ACV register but is fully aware that this does not protect the hall in the way that being a listed building would. We therefore wait and watch to see what will happen to the hall when master planning of the ORL development starts, and, what more it and the community might do to help the hall serve the social wellbeing and interests of the local community.

Paul Dean

Chair

Bishop's Stortford Civic Federation

[REDACTED]

Bishop's Stortford CM23 [REDACTED]

[REDACTED]



Annexe - Assets of Community Value (ACV) form a part of the Community Right to Bid

It acts as the first stage in identifying and nominating buildings or other assets such as land that have a main use or purpose of furthering the social wellbeing or social interests of the local community, and could do so into the future.

Once listed as Assets of Community Value with the local authority, the local community will be informed if they are listed for sale within the five year listing period. The community can then enact the Community Right to Bid, which gives them a moratorium period of six months to determine if they can raise the finance to purchase the asset.

What defines an Asset of Community Value?

An Asset of Community Value is defined as: A building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act states that 'social interests' include cultural, recreational and sporting interests.

The regulations list a number of situations where land or buildings are exempted from inclusion on the list or operation of the moratorium. These include:

- homes
- hotels
- assets being transferred between kindred businesses
- Church of England land holdings.

How do you nominate an Asset of Community Value?

A number of community organisations can nominate land and buildings for inclusion on the list: ...

- not-for-private-profit organisations (e.g. charities).

Community organisations also have to have a local connection, which means their activities are wholly or partly concerned with the area, or with a neighbouring authority's area.

Decisions and appeals

If a community organisation nominates land or buildings that meet the definition of an Asset of Community Value, and the nomination process was undertaken correctly (i.e. came from a group entitled to nominate), then the local authority must include the asset on its list.

Assets will remain on the list for at least five years. ...

<https://mycommunity.org.uk/what-are-assets-of-community-value-acv>
<https://www.legislation.gov.uk/ukdsi/2012/9780111525791/contents>