

Assets of community value (ACV) proposed by Battle Civil Parish Neighbourhood Steering Group and adopted for nomination by Battle Town Council

The Assets of Community Value Scheme is intended to assist communities to preserve buildings or land whose main use they consider important to their social wellbeing. Sometimes called the *Community Right to Bid* the benefit of listing community assets is that it effectively “stops the clock” on the sale of assets for a time to allow community groups to make a bid to purchase the asset and so preserve its social value.

Battle Memorial Hall (also listed by Historic England) 81 High St, Battle TN33 0AQ
Battle Library
Youth Centre
Land in front of Youth Centre/Teachers Centre Battle High Street – currently used as a skate board ramp (the land is also listed in the Neighbourhood Plan as a Local Green Space BA GS08)
White Hart Pub Netherfield
Netherfield Arms Netherfield
The Post Office and village shop in Netherfield
Village Hall Netherfield
Marley Stores Coronation Gardens Marley Lane
The Emmanuel Centre, Harrier Lane
Battle Baptist Church Hall (Manna House) Mount St, Battle TN33 0EG
Mount Street Car Parks
Market Road Car Parks
The Guide Hut in the Recreation Ground North Trade Road Battle
The Pavilion on the Recreation Ground North Trade Road Battle (current and future)
Battle Club (91 High Street)
The Kings Head, 37 Mount St, Battle TN33 0EG
The Bull Inn, High Street, Battle 27 High St, Battle TN33 0EA
The Abbey Hotel Pub 84 High St, Battle TN33 0AQ
The Chequers Inn, Lower Lake, Battle TN33 0AT
The Railway (ex-Senlac), Station Approach, Battle TN33 0DE
The Black Horse Hastings Rd, Battle TN33 0SH

An Asset of Community Value (ACV) 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.

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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.

Once listed as ACV with the Rother District Council, 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.

Possible ACVs

The nomination form states “Do you consider that the current and **main use** of the asset furthers the social wellbeing or cultural, recreational or sporting interests of the local community? The examples given in guidance notes state “Such assets may be for instance the local shop, library, pub, heritage building or open space.”

The emphasis is on the utilisation of a building or open space. For instance, the Battle Memorial Hall **building** is protected by English Heritage listing but **its use** is not. It could be sold in the future for conversion into apartments, an indoor market, office space or other uses. This is such a valuable asset for the town it is important to preserve its social value. Designation as an ACV would enable the community the opportunity to bid for it, if a change of use was proposed in a sale.

A note on the community use of buildings allied to churches

The community facilities at St Mary’s Church are on Church of England land holdings and is exempt from nomination. (See above). There are no allied community buildings associated with Our Lady Immaculate & St Michael although the church will be on the Local Heritage List. There are buildings associated with Battle Baptist Church Mount St, Battle TN33 0EG which have a community use. The Emmanuel Centre is a joint-use church and halls-for-hire facility.

It is important to note that there is no preferential right given to community groups to acquire the asset and the landowner is free to sell (or not) to any bidder.

Please use the Neighbourhood Plan feedback form to comment on these nominations and/or make your own nominations which meet the above criteria.

After this consultation these nominations will be forwarded to Rother District Council for consideration and decision.