



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

**Notice under Section 87(5) of the Localism Act 2011 and
Regulation 2 of the Asset of Community Value Regulations 2012
Dated: 19 December 2014**

REMOVAL FROM THE LIST OF ASSETS OF COMMUNITY VALUE OF LAND/BUILDINGS
SITUATED AT THE BLACK BULL, RIMINGTON ("THE ASSET")

1. BACKGROUND

On or about the 14th day of February 2013, Ribble Valley Borough Council ("The Council") received a nomination under Section 89 of Localism Act 2011 ("the Act") to list the Asset as an asset of community value. The nomination was made by Rimington Parish Council.

On or about the 10th April 2013, the Council gave notice that the Asset had been included on the Council's list of assets of community value.

On or about the 26th November 2014, the Council received a request to modify the list by removing the Asset, the request was made by Stephen Hodgson the owner of the asset (the Applicant). The Applicant considered the Asset no longer met the criteria for inclusion on the list, a copy of the request is attached as Appendix 1.

Under Section 87 of the Act the Council must maintain a list of land in its area that is of community value.

Section 88 of the Act defines land of community value thus:

1. For the purpose of this chapter but subject to regulations under sub-section (3), a building or other land in a Local Authority's area is land of community value if in the opinion of the Local Authority:
 - (a) an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community and
 - (b) 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 same way) the social wellbeing or social interest of the local community;
2. For the purpose of this chapter but subject to regulations under sub-section 3, a building or other land in the Local Authority's area that is not land of community value as a result of sub-section (1) is land of community value if in the opinion of the Local Authority:-
 - (a) there is a time in the recent past when an actual use of the building or land that was not an ancillary use furthered the social wellbeing or interests of the community; and

Under Section 89 of the Act the Council can only include an asset on the list of assets of community value in response to a community nomination (as defined).

2. DECISION-MAKING PROCESS


The Council resolved at Policy and Finance Committee on the 29th day of January 2013 that the determination of applications be delegated to the Head of Legal and Democratic Services (inter alia).

In accordance with this decision the Council has now fully considered the request and, having considered the Act and the Assets of Community Value England Regulations 2012 (the Regulations), has determined that the Asset should be removed from the list of assets of community value. This decision has been taken because:

Based on the information held by the Council, including the information received after consultation with local residents/ the Parish Council, the Council is satisfied that the Asset no longer meets the definition of an asset of community value as its former use namely use as a village pub and restaurant has ceased, and it is not realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further whether or not in the same way as before the social wellbeing or social interests of the local community.

3. NEXT STEPS

The Asset will now be removed from the list of assets of community value which the Council is required to maintain under Section 87 of the Act. The Council will send a copy of this notice to the Applicant and to Rimington Parish Council.

Signed: 
Head of Legal and Democratic Services

Dated: 19th December 2014

Diane Rice

From: Steve Hodgson [REDACTED]
Sent: 26 November 2014 14:34
To: Diane Rice
Cc: Katherine Lachance
Subject: BLACK BULL RIMINGTON

Hello Diane,

Further to our conversation yesterday I am writing to formally request that this Property be removed from the Asset of Community Value Register and that the charge is then removed from the Property as soon as is practically possible. I have set out my reasons below;

1) The Black Bull has been closed for over a year now so has been unavailable to the Community for this time, it has been closed for 50% of the last 6 or so years and the building is deteriorating. The clear intention is to complete the conversion as per the planning consent granted on the 19th Sept and the strip out of the building has begun. It could no longer be operated as a public house or restaurant, it is no longer an asset of community value.

2) From a lay person's perspective the parts of the legislation which deal with community assets on which planning permission has been granted have been drafted to prevent owners of the asset circumventing the legislation through a successful planning application and denying the Community their right to bid. In this case the Local Community have been afforded the opportunity to buy or lease the building through them exercising the moratorium period and have not brought forward any proposal viable or otherwise. This was done before the planning application was even submitted. It is clear we have not used the planning permission to deny the community the opportunity to bid, quite the reverse.

3) Planning Permission has been granted for the conversion to residential use in line with Ribble Valley's Planning Policies in this respect which means that the Planning Committee have concluded that there is little prospect, even before the conversion commenced, of there being a viable business re-established on this site.

4) The Charge on the Property which arises from it being on the list is preventing us from securing development finance and in all probability it would effectively prevent the sale of the property as a development property or a residential property despite the moratorium period having been afforded to the community ending. I am sure this was never the intention of the legislation, it is an unintended consequence of the legislation which could be prevented by the Council exercising its discretion and removing it from the list.

5) So far in this matter we have complied with the spirit and intent of the legislation despite the additional costs incurred and have not sought and, so far have not intended to seek, compensation. If the charge remains on the property it will create a further significant pointless financial loss on our part at which point we will have little choice but to submit a claim for the totality of the losses incurred so far. These cost will very likely have to be borne by the tax payer under the compensation arrangements set out in the legislation. At a time when public finances are under so much pressure I am sure most people, including the majority of the people who live in Rimington, would agree this money could be better spent on protecting services and jobs.

6) The inability to secure development finance is effectively stopping us from spending money with local businesses to complete the work. As an example; a contract to replace the windows and doors worth close to £30k will not be placed with Ultraframe in Ciitheroe unless and until the financé is released.

I would hope that RVBC now remove the property from the list as soon as is practically possible.

27/11/2014

DIANE RICE
HEAD OF LEGAL SERVICES
RVBC
COUNCIL OFFICES
CHURCH WALK
CLITHEROE
BB7 2RA

R.A. WHITTAKER,

[REDACTED]
[REDACTED]
RIMINGTON,
CLITHEROE.
[REDACTED]

1st DEC 2014

email [REDACTED]
tel [REDACTED]

BLACK BULL HOTEL RIMINGTON

FOLLOWING THE GRANTING OF CHANGE OF USE TO
RESIDENTIAL, RIMINGTON AND MIDDOP PARISH COUNCIL
THAT THE PREMISES BE REMOVED FROM THE
COMMUNITY ASSET REGISTER.

BEST REGARDS,

RAW

CHAIRMAN R+M PARISH COUNCIL

Diane Rice

From: Diane Rice
Sent: 19 December 2014 16:49
To: 'SteveHodgson1960'
Cc: John Gorton
Subject: FW: [Image File] Diane,legalkonica, #525
Attachments: legalkonica20141219161707.pdf



legalkonica201412
19161707.pdf ...

Dear Mr Hodgson and Ms Lachance
Please find attached a scanned copy of the notice relating to
removal of the Black Bull from the list.
My colleague John Gorton will now deal with removing the
restriction. I will also arrange for the details on the
Council's website to be updated.
I have sent a copy of the notice to the Parish Council.
Best wishes
Diane Rice
Head of Legal & Democratic Services,
Ribble Valley Borough Council,
Church Walk, Clitheroe, BB7 2RA
Direct Line - 01200 414418
diane.rice@ribblevalley.gov.uk

-----Original Message-----

From: floorscanner@ribblevalley.gov.uk
[mailto:floorscanner@ribblevalley.gov.uk]
Sent: 19 December 2014 16:17
To: Diane Rice
Subject: [Image File] Diane,legalkonica, #525

FROM:
Image data has been attached to
the E-Mail.

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: DIANE RICE
direct line: 01200 414418
e-mail: diane.rice@ribblevalley.gov.uk
my ref: DER/CMS
your ref:
date: 19 December 2014

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414488
www.ribblevalley.gov.uk

Dear Mr King

RE: THE BLACK BULL HOTEL, RIMINGTON

Please find enclosed a Notice certifying removal of the premises from the Council's List of Assets of Community Value.

Yours sincerely

DIANE RICE
HEAD OF LEGAL AND DEMOCRATIC SERVICES

Mr David King
Clerk to Rimington & Middop Parish Council
2 Carr's Croft
Rimington
CLITHEROE
Lancashire BB7 4EN



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Notice under Section 91 of the Localism Act 2011
Dated: 10 April 2013

**INCLUSION ON THE LIST OF ASSETS OF COMMUNITY VALUE OF LAND/BUILDINGS
SITUATED AT THE BLACK BULL, RIMINGTON ("THE ASSET")**

1. BACKGROUND

On or about the 14th day of February 2013, Ribble Valley Borough Council ("The Council") received a nomination under Section 89 of Localism Act 2011 ("the Act") to list the Asset as an asset of community value. The nomination was made by Rimington Parish Council. A copy of the nomination, including a plan showing the location of the asset is attached at Appendix 1.

The owner/occupier of the asset has been informed by the Council that a nomination has been received. A copy of their response to the nomination is attached at Appendix 2.

Under Section 87 of the Act the Council must maintain a list of land in its area that is of community value.

Section 88 of the Act defines land of community value thus:

1. For the purpose of this chapter but subject to regulations under sub-section (3), a building or other land in a Local Authority's area is land of community value if in the opinion of the Local Authority:
 - (a) an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community and
 - (b) 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 same way) the social wellbeing or social interest of the local community;
2. For the purpose of this chapter but subject to regulations under sub-section 3, a building or other land in the Local Authority's area that is not land of community value as a result of sub-section (1) is land of community value if in the opinion of the Local Authority:-
 - (a) there is a time in the recent past when an actual use of the building or land that was not an ancillary use furthered the social wellbeing or interests of the community; and
 - (b) it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further whether or not in the same way as before the social wellbeing or social interests of the local community.

Under Section 89 of the Act the Council can only include an asset on the list of assets of community value in response to a community nomination (as defined).

2. DECISION-MAKING PROCESS

The Council resolved at Policy and Finance Committee on the 29th day of January 2013 that the determination of applications for nomination of assets be delegated to the Head of Legal and Democratic Services (inter alia).

In accordance with this decision the Council has now fully considered the nomination and having considered the Act and the Assets of Community Value England Regulations 2012 (the Regulations), has decided to enter the property into its lists of assets of community value. This decision has been taken because:

- a. the application meets the criteria in that the assets lies within the administrative boundaries of the Council;
- b. Rimington Parish Council is entitled to make a community nomination in accordance with the provisions of the Act;
- c. the nomination form submitted by Rimington Parish Council includes the matters required under Regulation 6 of the Regulations;
- d. the asset does not fall within the description of land which may not be listed as specified in Schedule 1 of the Regulations;
- e. the nomination form sets out the reasons for nominating the asset, explaining why the asset meets the definition in the Act;
- f. the landowner has been served with a copy of the application and has had an opportunity to comment; those comments have been considered.
- g. in the opinion of the Authority the nominated asset is an asset of community value as its actual current primary use namely use as a village pub and restaurant furthers the social wellbeing or social interests of the local community by providing a venue for use for social and recreational interests.

3. NEXT STEPS

The asset will now be placed on the list of assets of community value which the Council is required to maintain under Section 87 of the Act. In accordance with Section 91 of the Act, the Council will send a copy of this notice to the owner of the land and Rimington Parish Council. The information about how the application has been determined will be published on the Council's website. The asset will remain on the Council's 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 provisions of the regulations.

The Localism Act 2011 requires that the Council draws your attention in particular to the following matters:

- a. The consequences for the land and its owner of the land's inclusion in the list.
- b. The right to ask for review.

4. THE CONSEQUENCES FOR THE LAND AND ITS OWNER OF THE LAND'S INCLUSION IN THE LIST

Inclusion of assets on the list of community value 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 at the address shown below when they wish to enter into a relevant disposal (as defined in Section 96 of the Act) of that asset. Some types of disposal of listed assets are exempt and these are set out in full in Annex A of the Non-Statutory Advice Note issued to local authorities about the community right to bid. Annex A also identifies circumstances where, although there is no requirement in the legislation that the owner has to explain to the Local Authority that the disposal is exempt, it would be helpful for them to do so.

A moratorium period is triggered by notification under Section 95 to allow a community interest group to submit a written request to be treated as a potential bidder for the asset.

Please note the owner of the asset does not have to sell the asset to the community interest group. There is also a "protected period" (18 months from the time that the owner notified the Local Authority of their intention to dispose of the assets) and during this time there can be no further moratoriums on sale and the owner is free to dispose of the property as they see fit.

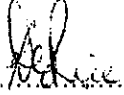
The owner is advised to refer to Part 5, Chapter 3 of the Act and the regulations in full and to seek legal advice if they wish to dispose of the asset. A disposal of listed land which contravenes the Regulations and Act will be ineffective.

5. THE RIGHT TO ASK FOR A REVIEW (SECTION 92)

Asset owners have the opportunity to request a review of the decision to enter an asset on the list of assets of community value. The request must be made in writing before the end of the period of eight week beginning with the day on which written notice of inclusion of the land in the list was given by the Council. The internal review process in relation to the listing will be undertaken by the Chief Executive or the Head of Legal and Democratic Services where they have not been involved in the initial decision.

Landowners wishing to request a review of the decision should address their request to the Head of Legal and Democratic within the timescale set out above setting out the grounds for review and whether or not they wish to request an oral hearing.

Private owners may claim compensation for loss and expense incurred through the asset being listed including a claim arising from a period of delay in entering into a binding agreement to sell which is wholly caused by the interim or full moratorium period. Regulation 14 is the regulation that contains details about applications for compensation, which must be made before the end of thirteen weeks after the loss or expense was incurred. Part 5, Chapter 3 of the Act and the Regulations referred to above provide further detailed information.

Signed: 
Head of Legal and Democratic Services

Dated: 15th April 2013

APPENDIX 1 ASSETS OF COMMUNITY VALUE
THE COMMUNITY RIGHT TO BID

17 Feb 2013

NOMINATION FORM

Before completing this form, please read the material at:

<http://mycommunityrights.org.uk/community-right-to-bid/>

When completed the form should be sent to the local authority that covers the area in which the asset is located.

Section 1: The name of your organisation

Name of organisation (full name as written in your constitution or rules (if appropriate)): Rimington & Muddop Parish Council
Address including postcode: No 2 Car's Cafe R'ton BB7 4EN

Section 2: Contact details

Name: David King
Position in the organisation: Clerk to the Council
Address including postcode: No 2 Car's Cafe R'ton BB7 4EN
Daytime telephone No: 01200 445534
Mobile telephone No: —
Email address: d.king112@btinternet.com.
How and when best to contact you (by email or phone, and days of the week and / or times your prefer): Phone or email

Section 3: Type of organisation

Description	Indicate all that apply	Registration number of charity and / or company if applicable
Neighbourhood forum		
Parish council	✓	—
Charity		
Community interest company		
Unincorporated body		
Company limited by guarantee		
Industrial and provident society		

Section 4: Number of members registered to vote locally (unincorporated bodies only)

In the case of an unincorporated body, at least 21 members must be registered to vote locally. If they are registered to vote in the area of a neighbouring local authority, please confirm what this area is.

Section 5: Local connection

In addition, your organisation must have a local connection, which means that its activities are wholly or partly concerned with the administrative area in which the nominated asset is located. Please explain what your organisation's local connection is.

Parsi Council

Section 6: About the land or buildings(s) you are nominating

What it is (e.g. public, local shop, recreation land):

Public House

Name of the premises (The Volunteer Pub, Jones stores):

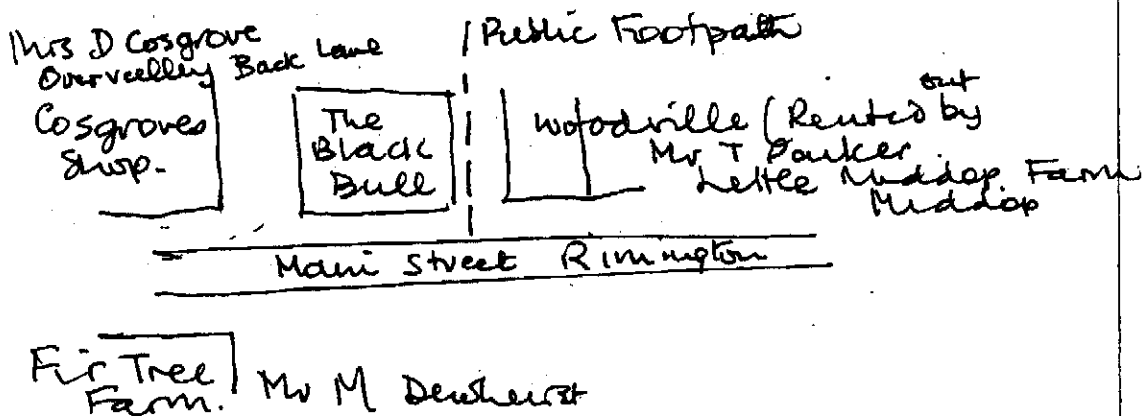
The Black Bull country inn & restaurant

Address including postcode (if know):

BB7 4DS

Section 7: Details of the land

Please include details of the boundaries of the land you are nominating.



You should supply the following information, if possible. If any information is not known to you, please say so.

	Name (s)	Address (es)
Names of all current occupants of the land	Lessee ^{Karen} Fagan Owners Katherine Lachance	Black Bell Inn Main Street 2 nd Flr. Not known
Name of current and last known addresses of all those owning freehold of the land	Katherine Lachance	Not known
Names of current or last known addresses of all those having a leasehold interest in the land	—	—

Section 8: Why you think the building or land has community value?

Note that the following are not able to be assets of community value:-

- A building wholly used as a residence, together with land "connected with" that residence. This means adjoining land in the same ownership. Land is treated as adjoining if it is separated only by a road, railway, river or canal.
- A caravan site.
- Operational land. This is generally land belonging to the former utilities and other statutory operators.

Does it currently further the social wellbeing or social interests* of the local community, or has it done so in the recent past and if so how?

*These could be cultural, recreational and/or sporting interests, so please say which one(s) apply.

Provision of social venue. Dissemination
 of information. Bar, Restaurant.
 Used by committees for village
 Provision of venue for events (eg. Christmas
 weddings, wakes (Function Room
 Dinner)

Could it in future further the social wellbeing or social interests* of the local community? If so, how? (This could be different from its current or past use.)

*These could be cultural, recreational and/or sporting interests, so please say which one(s) apply.


Provision as above +
 Creche
 wider use of function room
 More "adventurous" marketing
 of services.

Section 9: Submitting this nomination

What to include

- Evidence that the nominator is eligible to make a community nomination (The rules of your organisation / constitution)
- Names & Addresses of 21 Members who are registered to vote in the local community if the organisation is an unincorporated body

Signature

 Clerk to the Council
on behalf of R.M. P.C.

By signing your name here (if submitting by post) or typing it (if submitting by email)
you are confirming that the contents of this form are correct, to the best of your knowledge.

Development Department

Council Offices, Church Walk, Clitheroe, Lancs., BB7 2RA

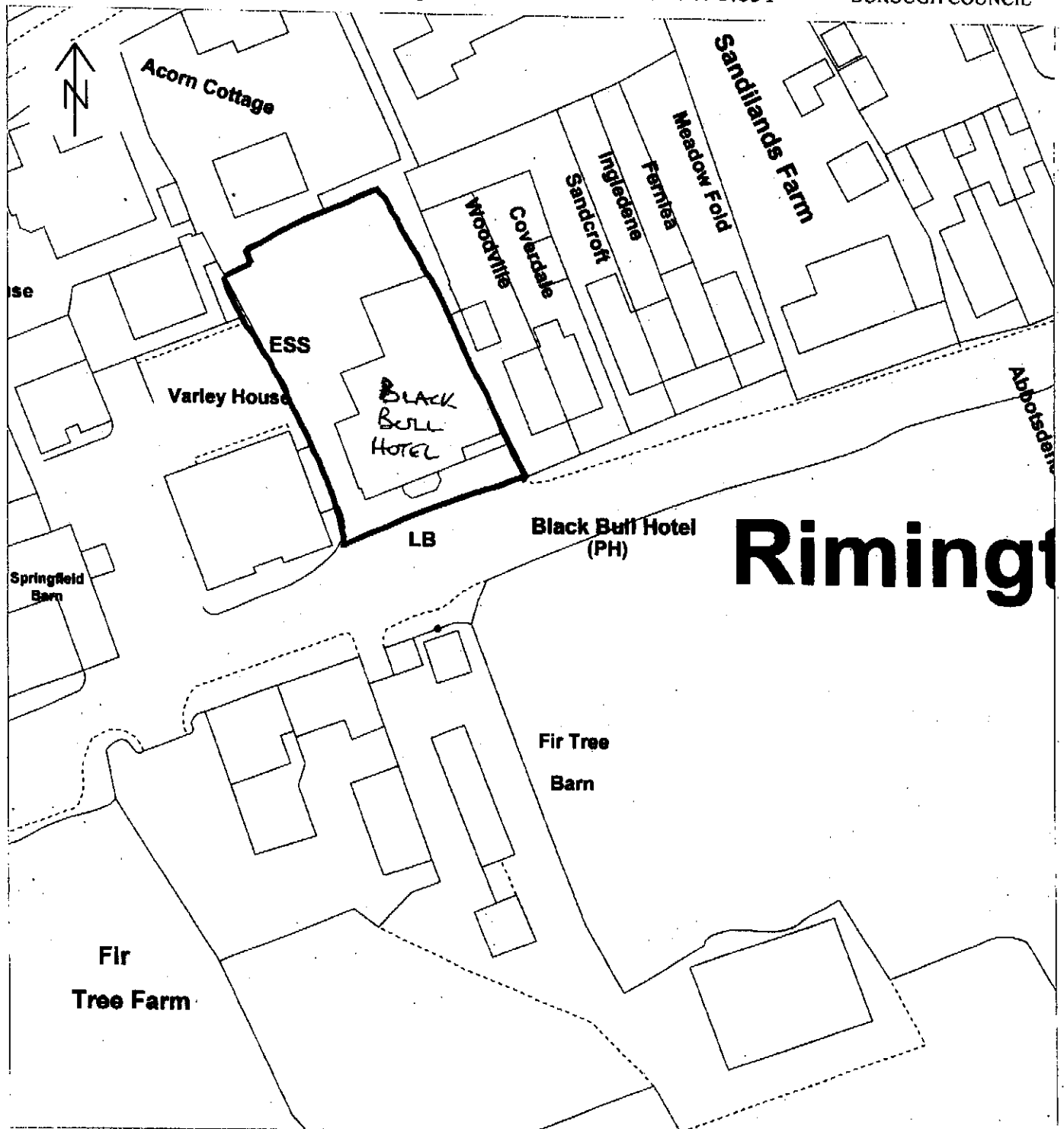
Tel: (01200) 425111 Fax: (01200) 414487 DX: Clitheroe 15157



**RIBBLE VALLEY
BOROUGH COUNCIL**

Location Plan

Map Ref: SD8045NE Scale: 1:651



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Ribble Valley Borough Council. Licence No. LA 100018641 20 February 2013

RECEIPT NO.
SOLD BY

APPENDIX 2

Diane Rice

From: Steve Hodgson [REDACTED]
Sent: 06 March 2013 09:17
To: Diane Rice
Cc: Katherine Lachance; d.king112@btinternet.com; karen fagan
Subject: BLACK BULL RIMINGTON - COMMUNITY RIGHT TO BID

Thank you for your letter of 21st Feb 2013 which explains that the Parish Council of Rimington have applied to have the Black Bull identified as an Asset of Community Value. I wish to oppose this on two counts:

1) I would agree that the Black Bull is perceived by some to be an Asset of Community Value however recent experience does not bear this out. We ran a Country Inn and Restaurant from the premises from 2009 to 2011 and in our experience, with a few noticeable exceptions, the majority of villagers do not use the facility at all or only to attend infrequent village events. This has been the case whether the offering is a drinking pub, a village pub or an award winning country inn and restaurant. Most of the local community use the facility infrequently, there are other similar facilities in adjoining villages and therefore it would not be a material loss to the majority of them.

2) The business was closed (for the second time in three years) and the premises for sale from May of 2011 to April of 2012. The community were encouraged and had ample opportunity to purchase (or lease) the building during this time and whilst some expressed an interest it seemed that there was insufficient general support for this course of action and no offer was made. There is no reason for me to believe that were another opportunity to purchase the Black Bull to present itself the outcome would be any different the designation would simply introduce delay and complexity with little likelihood of a different outcome.

In the event that you decide to designate the Black Bull as an Asset of Community Value then please accept this letter as notice that the Black Bull is up for sale as at the date of the registration which I believe means that the Parish Council has 6 weeks from the date of registration to decide whether they intend to bid and if they do six months to conclude a sale. David now has my e-mail address (as do several other members of the community) and I will be happy to engage with them.

Regards

19/04/2013



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

THE BLACK BULL HOTEL (the Asset)

On or about the 10th April 2013 Ribble Valley Borough Council gave notice that the asset had been included in the list of Assets of Community Value.

An application has been received to remove the asset from the list due to redevelopment and the cessation of existing or potential use by the community.

Any person wishing to make representations about the application should do so in writing on or before 12 December 2014 to:

Diane Rice
Head of Legal and Democratic Services
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
BB7 2RA

RIMINGTON & MIDDOP

PARISH COUNCIL

Reference the Black Bull Inn and the Community Asset Register

January 10th 2014

Ribble Valley Borough Council

Chief Legal Officer

Mrs Diane Rice

Dear Mrs Rice

The Parish Council met last night with 40 members of the parish present. The Chairman outlined the situation and after public discussion the following motion was put, and passed unanimously by the 4 councillors present.

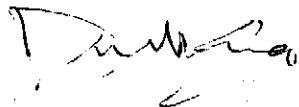
The Parish Council will request the Legal Department of the R V B C by letter before the 13th January 2014 to register an expression of interest on the Parish Council's behalf that a recognised community group wish to submit bid for the Black Bull Inn. This on the understanding that the Parish Council itself has no intention of subsequently putting together a substantive bid, and that another recognised group concerned may go forward of its own volition.

Please register this intention and activate the second stage of the moratorium

Yours sincerely

David King

Clerk to the Council



CHAIRMAN
RIMINGTON + MIDDOP P.C.

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: DIANE RICE
direct line: 01200 414418
e-mail: diane.rice@ribblevalley.gov.uk
my ref: DER/EL
your ref:
date: 28 November 2014

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414488
www.ribblevalley.gov.uk

Dear Mr King

I write with reference to previous correspondence in connection with the inclusion of the Black Bull Hotel, Rimington on the Council's list of Assets of Community Value.

The Council has received a request to remove the premises from the list.

The basis of the request is as follows:

- 1) The Black Bull has been closed for over a year now so has been unavailable to the Community for this time, it has been closed for 50% of the last 6 or so years and the building is deteriorating. The clear intention is to complete the conversion as per the planning consent granted on the 19 September and the strip out of the building has begun. It could no longer be operated as a public house or restaurant, it is no longer an asset of community value.
- 2) From a lay person's perspective the parts of the legislation which deal with community assets on which planning permission has been granted have been drafted to prevent owners of the asset circumventing the legislation through a successful planning application and denying the Community their right to bid. In this case the Local Community have been afforded the opportunity to buy or lease the building through them exercising the moratorium period and have not brought forward any proposal viable or otherwise. This was done before the planning application was even submitted. It is clear we have not used the planning permission to deny the community the opportunity to bid, quite the reverse.
- 3) Planning Permission has been granted for the conversion to residential use in line with Ribble Valley's Planning Policies in this respect which means that the Planning Committee have concluded that there is little prospect, even before the conversion commenced, of there being a viable business re-established on this site.
- 4) The Charge on the Property which arises from it being on the list is preventing us from securing development finance and in all probability it would effectively prevent the sale of the property as a development property or a residential property despite the moratorium period having been afforded to the community ending. I am sure this was never the intention of the legislation, it is an

unintended consequence of the legislation which could be prevented by the Council exercising its discretion and removing it from the list.

- 5) So far in this matter we have complied with the spirit and intent of the legislation despite the additional costs incurred and have not sought and, so far have not intended to seek, compensation. If the charge remains on the property it will create a further significant pointless financial loss on our part at which point we will have little choice but to submit a claim for the totality of the losses incurred so far. These costs will very likely have to be borne by the tax payer under the compensation arrangements set out in the legislation. At a time when public finances are under so much pressure I am sure most people, including the majority of the people who live in Rimington, would agree this money could be better spent on protecting services and jobs.
- 6) The inability to secure development finance is effectively stopping us from spending money with local businesses to complete the work. As an example; a contract to replace the windows and doors worth close to £30k will not be placed with Ultraframe in Clitheroe unless and until the finance is released.

Whilst the legislation provides for the local authority to remove an asset from the list of Assets of Community Value, no process is specified by the legislation. I have therefore sought advice from the Department for Communities and Local Government and they have confirmed that the appropriate approach for the local authority to adopt is to measure the application to remove the asset from the list against the same tests relating to community use etc as were applied when the application for listing was received.

An Asset is of Community Value if,

1. In the opinion of the authority:
 - a) there is an actual current use for the building or other land that is not an ancillary use which furthers the social wellbeing or social interest of the local community; and
 - b) it is realistic to think that there can continue to be non ancillary use of the building or the land which will further, whether or not in the same way, the social wellbeing or social interest of the local community or;
2. A building or other land in a local authority's area that is not land of community value as a result of sub section 1 is land of community value if in the opinion of the local authority:
 - a) there is a time in the recent past when an actual use of the building or other land that was not an ancillary use further the social wellbeing or interest of the local community and
 - b) it is realistic to think there is a time in the next 5 years when there could be non ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interest of the local community.

I would be obliged if you would be so kind as to consult Members of the Parish Council with a request that they consider the position and confirm whether or not there is any evidence which they wish the Council to take into account when considering the application. Please respond on or before the 12 December 2014, to me, in writing.

I enclose a notice and would be obliged if this can be placed on the Parish noticeboard.

Please do not hesitate to contact me if you require any further information at this stage.

Yours sincerely

DIANE RICE
HEAD OF LEGAL AND DEMOCRATIC SERVICES

By email
dtk.carrscroft@yahoo.com

Clerk to Rimington and Middop Parish Council



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

RE: THE BLACK BULL HOTEL, RIMINGTON

TAKE NOTICE that the property referred to above has been included in the list of assets of community value compiled by Ribble Valley Borough Council the Local Authority for the Rimington area.

On the 9 December 2013 the owner of the property served notice on the Local Authority stating his intention to enter into a relevant disposal.

Any community interest group wishing to submit a written request to be treated as a potential bidder for the community asset must do so on or before the 13 January 2014.

Requests must be made in writing and should be addressed to Ribble Valley Borough Council, c/o Diane Rice, Head of Legal and Democratic Services, Legal Services Section, Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA.

Should any request be received the property will then be subject to the full moratorium period which will cease on the 9 June 2014 and be protected from further moratorium periods for a period of 18 months ending on the 9 June 2015.

Signed *Marshal Scott*
Marshal Scott – Chief Executive

Date *20th December 2013*