



# Northumberland County Council

Marion Petrie  
Village Hall Community Group  
C/o South Farm  
Great Whittington  
Newcastle upon Tyne  
NE19 2HA.

**Your ref:**  
**Our ref:** 2021CRB7  
**Enquiries to:** Iain Hedley  
**Email:** iain.hedley@northumberland.gov.uk  
**Tel direct:** 07747 473687  
**Date:** 21 May 2021

Dear Marion,

**Great Whittington Village Hall, Main Street, Whittingham, Newcastle upon Tyne NE19 2HA.**

We are writing to inform you of the outcome regarding your nomination to list the above property on the Public Register of Assets of Community Value.

The Council has considered the nomination and has decided that the property/land meets the legal definition of 'community value' and therefore it will be listed in the Public Register of Assets of Community Value for five years.

A building or land is deemed to be of community value if:

- A current main use of the building or land furthers the social interests or social well-being of the local community, and it is realistic to think that there can continue to be a main use of the building or land which will further the social interests or social well-being of the local community, although not necessarily in the same way, or;
- A main use of the building or land in the recent past furthered the social interests or social well-being of the local community and it is realistic to think that within five years the building or land can be brought back into use that furthers the social interest or well-being of the local community, whether or not in the same way as before.

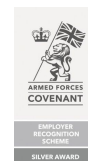
The Council has decided that the nominated property/land meets these criteria. This property will be listed on the 'Register of Assets of Community Value' for a period of five years with effect from the decision date 20th May 2021.

**Iain Hedley, Community Regeneration Officer  
Economic Growth & Regeneration Team**

County Hall, Morpeth, Northumberland, NE61 2EF.

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## Future Action

If the owner decides to dispose of the listed asset they will need to inform the Council. The Council will need to ascertain the details regarding the disposal to determine whether a Moratorium is possible or if the method of disposal meets an exemption from this process. If the owner proceeds to sale without informing the Council then there is a risk it will be void and ineffective. The Government has made amendments to the Land Registration Rules 2003 as a result of the Localism Act (2011) to safeguard against non-compliance.

If no exemption applies to the disposal of the property then a 6-week interim moratorium period will be triggered during which you as an eligible community interest group can confirm you would like to be treated as a potential bidder for that asset. The Council will be in contact with you at this stage and will provide the appropriate documents such as confirmation forms and information.

If during the initial 6 week moratorium you confirm you are serious about taking a bid forward, a full 6 month moratorium period will be triggered in which the owner cannot sell the asset, and in which you can prepare your bids to purchase the property. This period lasts for 6 months from the date the Council was notified of the sale of the property. However if at this stage you are not in a position to proceed with a serious bid, and therefore confirm you do not want to be treated as a potential bidder, then the owner will be free to sell their property when the 6 weeks are over.

If at this stage you require any further information or have concerns regarding the above, please do not hesitate to contact me.

Yours sincerely,



**Iain Hedley, Community Regeneration Officer**  
**Economic Growth & Regeneration Team**

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