

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL (known as Herefordshire Council)

LIST OF ASSETS OF COMMUNITY VALUE

NOTICE OF INTENDED DISPOSAL - LOCALISM ACT 2011 ('the Act')

THE PROPERTY – Castle Inn Little Birch Hereford HR2 8BB

NOTICE is hereby given that on 4th July 2024 notice of intended disposal was received from Denise Langford as owner of the Property that it proposes to dispose of the Property, which is a relevant disposal as defined by the Act.

This notification has triggered the interim six weeks moratorium period which commenced on 4th July 2024. Any eligible local community interest group (defined at (2) below) wishing to be treated by the Council as a potential bidder for the Property, must do so in writing and send their request to the Council at the address below, to be received no later than the end of the interim moratorium period (see dates (1) below).

(1) Under section 97 of the Localism Act 2011 the following moratorium periods apply -

Interim moratorium period ends on 15th August 2024 this is the period during which eligible community interest groups must request in writing to be treated as a potential bidder;

Full moratorium period ends on 4th January 2025 this period will only apply should a request to be treated as a potential bidder be received from an eligible community interest group;

Protected period ends on 4th January 2026 this applies for a period of 18 months from the time that the owner notified the local authority of their intention to dispose of the asset – this means that if there is no disposal to a community interest group or other exempt disposal during the full moratorium period, then, during this time, there can be no further moratoriums imposed on the owner.

Please note: the owner may sell/lease the Property during the interim or full moratorium period to a local community interest group, that is a community interest group which either did, or would have been eligible to, trigger the full moratorium period.

(2) Community Interest Group -

A body is a community interest group in relation to the Property if it has a local connection (as defined by the Act) with the Property and is one of the following:

- (a) Parish Council (if any part of the Property is in that parish council's area);
- (b) A charity;
- (c) A community interest company;
- (d) A company limited by guarantee that is non-profit-distributing;
- (e) An industrial and provident society that is non-profit-distributing;
- (f) An eligible registered society under the Co-operative and Community Benefit Societies Act 2014.

Council address to which written requests should be sent:

Community Assets Co-ordinator, Property Services, Herefordshire Council, PO BOX 4, Plough Lane, Hereford, HR4 0LE;

or via email to: communityrighttobid@herefordshire.gov.uk

Dated 4th July 2024