



Boughton Aluph & Eastwell  
PARISH COUNCIL

## Assets of Community Value - 6/9/24

The Localism Act of 2011 made it possible for voluntary and community groups or parish councils to ask the council to list (certain) assets as being of value to the community. The Local Council ([Ashford Borough Council](#)) must consider applications and maintain a list.

The Flying Horse, Boughton Aluph has previously been listed as an Asset of Community Value, but the listing has lapsed and is recommended to be renewed.

This proposal is not linked to the current sale of the commercial lease to run the Flying Horse public house.

What are the benefits?

If an asset is listed by the council and the owner of the asset decides to dispose of it within five years, then the disposal may be delayed for a maximum of six months during which time a group or parish council may wish to organise a bid to buy it.

What can't it do?

Give anyone a right of first refusal or option to purchase an ACV; or

Restrict to whom an owner of an ACV can sell except during the Moratorium Period when it can only be sold to a qualifying community body; or

Restrict at what price an ACV can be sold.

Neighbourhood Plan Policy

Policy BAE8 of the Boughton Aluph & Eastwell seeks to protect public houses in the parish.

‘The loss of a public house will be resisted where possible. Exceptions will be made where evidence is provided to the Borough Council to show that the operation of the facility is no longer financially viable and where there are no other realistic proposals for a public house use on the site, including through Community Right to Buy.’

Getting an asset listed does not mandate any group to bid to run or purchase the asset.

Planning permission is required to change use of buildings from public houses