

## The Exeter Inn, Chittlehamholt – nomination as an Asset of Community Value (ACV)

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Note: References to the “Act” are to the Localism Act 2011.

References to the “Regulations” are to the Assets of Community Value (England) Regulations 2012.

On 18<sup>th</sup> August 2020 a nomination was received under the provisions of the Regulations to list as a community asset the Exeter Inn, Chittlehamholt. The nomination was in the name of Chittlehamholt, Satterleigh and Warkleigh Parish Council.

<b>Conclusion:</b>	<b>Based on the available evidence the Exeter Inn, Chittlehamholt will be added to North Devon Council’s list of Assets of Community Value.</b>
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### **Consideration 1: Has the nomination been made by an appropriate body?**

89(2)(b)(i) of the Act provides for a Parish/Town Council to nominate land in the Parish/Town Council’s area; this is expanded upon in regulation 5 of the Regulations.

This criteria is therefore met.

### **Consideration 2: Is the nomination complete, including the necessary matters specified in paragraph 6 of the Regulations?**

Paragraph 6 requires a description of the land, information on the owners and occupiers, reasons for believing there is a community value, and evidence that nominator is eligible. When submitted, the nomination contained all of the relevant information and was therefore valid from the date that the nomination was received.

### **Consideration 3: Does the Exeter Inn, Chittlehamholt qualify as being of “community value”?**

s88(1) of the Act specifies that land is of community value “*if in the opinion of the 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 community; and*

*(b) it is realistic to think that there can continue to be” such use*

Section 88(2) goes on to state that even if there is no current community use of the asset, for instance because the asset is currently closed, an asset might still be deemed to be of community value if the authority is of the opinion that

*“(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 furthered the social wellbeing or interests of the local 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 .... That would further (whether or not in the same way as before) the social wellbeing or social interests of the local community”*

Section 88(6) defines “social interests” as including cultural, recreational and sporting interests but there is no definition of social wellbeing or any definition that limits the breadth of the meaning of social interests. There is also no definition of what constitutes the “local community” but various appeals have given some guidance. There is also no definition of “recent past” although again, various decision provide some guidance.

Following receipt of the nomination, letters were sent to the Ward Members and the owners of the Inn in accordance with the information provided on the nomination form. These letters requested any comments prior to the 13<sup>th</sup> October 2020. To date no response has been received from any parties.

By way of background, the Inn was closed in 2018. A new purchaser was found and the asset was under new management in April 2019, reopening to the public in August 2019. It is understood that the Exeter Inn has tenanted licensees Steve and Hazel Bowes.

The Exeter Inn is located within the village of Chittlehamholt which is in the district ward of Chittlehampton. Chittlehamholt has a population of around 169 (as at the 2011 Census). Amenities in the village include a community run village store, St. John the Baptist church and village hall. Chittlehamholt is situated approximately 6.2 miles from the market town of South Molton. The Inn was formerly a farmhouse built in the 16<sup>th</sup> Century. It is the only public house within the village, although the High Bullen Hotel and Golf and Country Club, which provides entertainment and leisure facilities, is on the edge of the village. Other Public houses nearby include; The Bell, Chittlehampton, The Portsmouth Arms, Umberleigh, The Grove, King’s Nympton and the Rising Sun at High Bickington, none of which are within comfortable/safe walking distances.

The building is a Grade II listed building and was extended to the right in the 20<sup>th</sup> Century.

#### Actual Current use

The nomination falls to be determined under section 88 (1) and to consider whether the actual current use of the building is non ancillary that furthers the social wellbeing or interests of the local community and it is realistic to think that there can continue to be such use.

The nomination describes the asset being an important social hub for the communities of Chittlehamholt, Satterleigh and Warkleigh since the 16<sup>th</sup> century. It is an essential and historic part of the community.

There is also further evidence of community support for the asset as the community have formed a community group whose aim was to preserve the Inn as a village pub.

#### Community Use

It is therefore necessary to consider whether the use of the pub is a non-ancillary use that furthers the social wellbeing or interests of the local community.

In relation to the evidence, the Council does not require evidence in a particular form to be submitted but supporting evidence of the recent types of events that take place at the pub can be found on the Exeter Inn's face book pages which include curry nights, pizza nights, quizzes, and charity fundraising events. The local community shop website also lists events happening at the Exeter Inn which include, a quiz night, a curry night and for Halloween a dinner in the dark. The whatpub.com website gives a comprehensive list of the menu and Wednesday's are Pizza Night!

On the issue of whether the use is ancillary, after considering the uses referred to in the nomination and available evidence I consider that many of the uses are part and parcel of the primary use as a public house.

Taking the above into account, my view is that the use of the Exeter Inn Public House does further the social wellbeing and interests of the local community.

### Decision

The Decision is therefore that the Exeter Inn, Chittlehamholt should be added to the list of Community Assets held by the Council.

Trevor Blatchford  
Monitoring Officer and Senior Solicitor  
13<sup>th</sup> October 2020