West Northamptonshire Council

Assets of Community Value Team
Property Strategy and Estates
West Northamptonshire Council
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Northampton
NN1 1ED

Our Ref: 2828780

Email:
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The Griffin Inn Community Group
FAO Helen Gowler
Coram House
Moulton Road
Pitsford
NN6 9AU

Date: 19 June 2026

Dear Sirs

ASSET OF COMMUNITY VALUE NOMINATION: THE GRIFFIN INN, 25 HIGH STREET, PITSFORD, NN6 9AD, (THE PROPERTY).

1. Nomination

West Northamptonshire Council (Council) received a nomination dated 24 April 2026 under Section 89 of the Localism Act 2011 (Act) to list the Property as an asset of community value. The nomination was made by The Griffin Inn Community Group .

2. Law and Statutory Guidance

Under Section 87 of the Act, the Council must maintain a list of land and property in its area that is of community value. A building or other land is of community value if, in the Council's opinion, an actual current use of the building or other land that it not ancillary use, furthers the social wellbeing of social interest of the local community, and it is realistic to demonstrate that there can continue to be non-ancillary use of the building or other land, which will further (whether or not, in the same way) the social wellbeing or social interests of the local community.

Under Section 89 of the Act, the Council can only include land or property in its list of assets of community value in response to a community nomination or where permitted, by regulations. A community nomination in England can only be made by a Parish Council in respect of land or property within the boundaries of that Parish Council, or by a person that is a voluntary or community body with a local connection. Where a valid community nomination is made, the Council must consider it and accept the nomination if the property is within its area and is of community value.

3. Decision and Reasons

The Council **approves** the nomination from the Community Group to include the listing of the Property in its list of assets of community value as the nomination meets the requirement under Section 88 of the Act.

The reasons for this decision are set out below;

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

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 the same way) social wellbeing or social interests of the local community.

It is the opinion of the Council that the activities listed in the nomination, and evidenced online furthers the social wellbeing or social interests of the local community.

4. Next Steps

The Property, as defined in this letter will be included in the Council's list of assets of community value under Section 87 of the Act.

In accordance with Section 91(2) of the Act, the Council will issue a copy of this decision notice to the following:

1. The owner/s of the Property.
2. The occupier of the Property if the occupier is not the owner.
3. The Parish Council

5. Consequences of Listing

The Property 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 earlier in accordance with the provision of the Regulations.

Inclusion of the property in the list of community assets 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 by writing to assetsofcommunityvalue@westnorthants.gov.uk if they wish to enter into a relevant disposal of the property. Relevant disposal is defined in section 96 and (subject to exemptions in section 95(5) and Schedule 3 of the Regulations) means, a freehold disposal or the grant or assignment of a qualifying leasehold interest, with vacant possession.

A moratorium period is triggered by notification under section 95 to allow any community interest group to submit a written request to be treated as a potential bidder for the property. Owners are advised to refer to the Part 5 Chapter 3 of the Act and the Regulations in full and to seek legal advice if they wish to dispose of the property. A disposal of listed property which contravenes the requirements of Act and Regulations will be ineffective.

6. Right of Review

In accordance with section 92 of the Act the owner of the property is entitled to request a review of this decision. The review will be carried out by a senior officer of the Council nominated by the Chief Executive. A request must be made in writing and received by the Council within 8 weeks of the date of this notice or such longer period as the Council may agree in writing.

Please ensure that the request explains on what grounds the decision should be reviewed.

If a request is made the Council will complete the review within 8 Weeks of receiving the request or such longer period as is agreed with the owner in writing. A request must be addressed to the assetsofcommunityvalue@westnorthants.gov.uk mailbox.

7. Right to Compensation

In accordance with paragraph 14 of the Regulations an owner or former owner of the property is entitled to claim compensation from the Council of such amount as the Council may determine, where they have incurred loss or expense in relation to the property which would be likely not to have been incurred if the property had not been listed.

A claim for compensation must be made in writing within 91 days of the loss or expense being incurred (or as the case may be) finish being incurred; must state the amount of compensation sought for each part of the claim and be accompanied by supporting evidence for each part of the claim.

If a claim is made the Council will consider the claim as expeditiously as possible. A request must be addressed to the assetsofcommunityvalue@westnorthants.gov.uk mailbox.

8. Additional Support

Further information in relation to assets of community value is available from the following website:https://www.gov.uk/guidance/community-right-to-bid-appeal-against-a-listing-decision

If you require any additional support in relation to the disposal of the land or building, the right of review or right to compensation, you are advised to obtain independent legal advice and be liable for their cost.

Yours faithfully

Assets of Community Value Team

CC: Lesley Woolard

The Griffin Inn Restaurant Limited