



Ms. Emma Baker
Oundle Town Council
Fletton House, Fletton Way
Oundle
PE8 4JA

Dear Emma Baker,

Asset of Community Value: Fletton Field

Further to Oundle Town Council's nomination to list the above property as an Asset of Community Value under the Localism Act 2011 (the Act), the council has now reached a decision.

In consultation with the relevant Ward Members for Oundle Ward, a decision has been reached that the nominated asset falls within the category of an Asset of Community Value as defined by the Act. The reasons are detailed in the formal decision notice, which is attached as a separate document.

The council will now arrange for Fletton Field, to be listed as an Asset of Community Value as per the Localism Act and associated regulations. This will include publication of the listing on our website and notification to the Land Registry.

Listing Fletton Field as an asset of community value means that, with effect from today, the owners are required to notify this council of any potential disposal (sale or long term lease) of the Asset of Community Value so that we can arrange for wider advertisement of the disposal as per the Localism Act.

If notification of intention to dispose of the asset is subsequently received by us for advertisement, this will trigger a six week interim period which allows your organisation and any other community interest group to make a written request to be treated as a potential bidder for the asset. This means that if you wish to be considered as a potential bidder, you must notify this council by the deadline specified in the advertisement.

By the end of this six-week interim period, if your organisation or any other community group requests to be treated as a potential bidder, a six month moratorium will operate. During this period, the owners may continue to market and negotiate the disposal but may not exchange contracts (or enter into a binding contract to do so later) unless it is to a community group as defined in regulation 12 of the Regulations.

After the moratorium period, the owners are free to dispose of the asset to whomever they choose and at whatever price and no further moratorium will apply for the



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remainder of a protected period lasting 18 months (from the date of notification of proposed disposal to the council).

The asset will now be placed on the council's list of nominated assets, and there will be no further action unless the owner decides to dispose of it. It will remain listed for five years (until 15 June 2026) unless it is disposed of in accordance with the Act or the owners appeal against the council's decision to list the asset and are successful.