

Contact: Catherine Todd  
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email: Right-To-Bid@durham.gov.uk  
Your ref:  
Our ref: CPAL/CT/ACV00005



FAO Ms Joanne Dickinson,  
Pelton Parish Council,  
Pelton Community Centre Pelton,  
Front Street,  
Durham,  
DH2 1DE

2 August 2022

Dear Sir/Madam

**Pelton Wood Street Playing Field – Community Right to Bid**  
**Notice of inclusion on Durham County Council's List of Assets of Community Value under the Localism Act 2011**

I refer to my letter dated 13<sup>th</sup> June 2022 and would inform you that the Council has decided to list the above property as an Asset of Community Value under the Community Right to Bid legislation brought in under the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012.

The asset will remain on the Council's List of Assets of Community Value for five years, unless the listing is reviewed by the Council and the asset is no longer considered to be of community value. The following restriction will be entered on the registered title to the property *"RESTRICTION: 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."* and a local land charge will be registered against the property.

The owner has a right to an internal review by the Council of the decision to list and a request to do so must be made in writing within 8 weeks from the date of the letter advising of the listing. If the owner requests a review, the Council will notify you of the procedure to be followed but, in summary, the review must be completed within eight weeks from the date we receive the owner's written request for a review. The review will be carried out by a senior Council officer who was not involved in the original decision. The owner may take independent advice on the listing decision and an appointed representative may make representations on their behalf. The property will remain listed whilst the review is carried out.

If the owner remains in disagreement with any decision made by the Council after the internal review, they have a right of appeal to an independent First-Tier Tribunal.

Whilst the asset is listed, if the owner wishes to sell the property, they must notify the Council. Once the Council receives this notification it must publicise a Notice of Intention to Dispose of the property in the local area. If a community group wants to buy the asset, they have six weeks to

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**Corporate Property and Land, Regeneration, Economy and Growth**

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express their interest and thereafter trigger a 6-month moratorium period to enable them to prepare a bid for submission to the owner for consideration. During this period, the owner is unable to sell the property on the open market, other than to a community interest group. At the end of the 6-month period, the owner is free to dispose of the property on the open market.

Further information and advice can be found in the relevant legislation, including the Localism Act 2011 and the Assets of Community Value Regulations 2012, together with the statutory guidance produced by DCLG. In addition, the Council has produced guidance which can be found at <https://www.durham.gov.uk/article/3286/Assets-of-Community-Value>.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Catherine Todd', enclosed within a simple, elongated oval shape.

**Catherine Todd**  
**Senior Asset Strategy Officer**