

Decision Statement
Community Right to Bid under the Localism Act 2011

Ref: HBBC/ACV4/2026

Property: Sutton Cheney Village Hall, Main Street, Sutton Cheney, CV13 0AG



Hinckley & Bosworth
Borough Council

Ward: Ambien

Borough Councillors:

1. Councillor MJ Surtees

Parish: Dadlington and Sutton Cheney

Lead Contact: Hannah Pickles, Parish Clerk for Dadlington and Sutton Cheney Parish Council

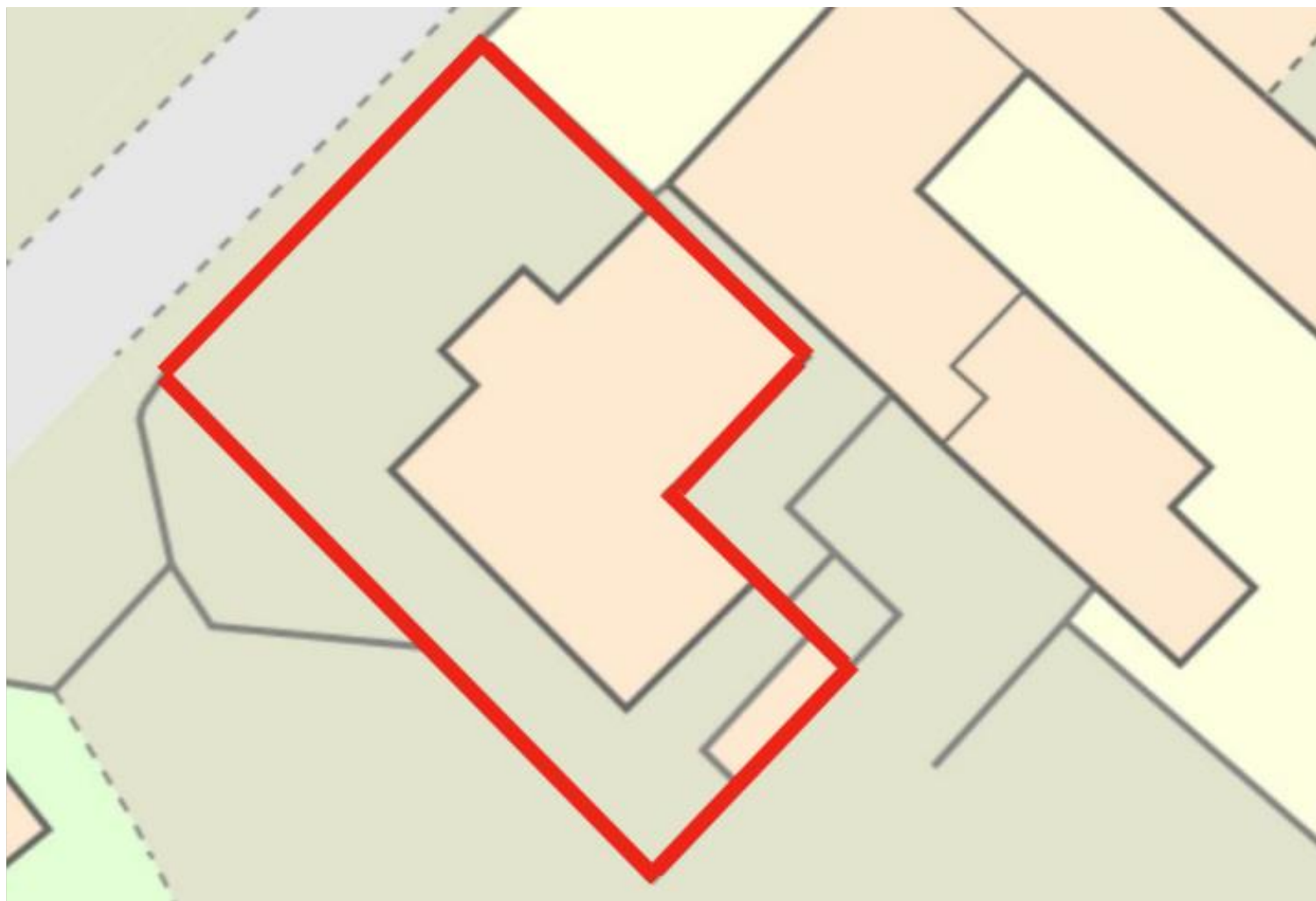
Nominator: Dadlington and Sutton Cheney Parish Council

Occupancy: The nominator advised the current occupier as Jon Howland

Ownership: The Land Registry names the proprietor as:

1. Shelley Howard of The Cottage, Main Street, Sutton Cheney,
 2. Ann Read of Chatsmoth, Main Street, Sutton Cheney, Leics
 3. Jonathon Ward of Moore's Cottage, Sutton Cheney, Leics.
- The land was held under a 29-year lease from 20 March 1996, between:
 1. Leicester Diocesan Board of Finance; and
 2. Shelley Howard and Others.
-

Proposed listing boundary:



1. Description

The Property lies to the east of Main Street in centre of the rural hamlet of Sutton Cheney. The building is used for a range of activities and events and serves as a community facility within the village.

2. Background and publicity

The Property has been subject to a previous listing which expired on 13 May 2026. This is because a successful Asset of Community Value (ACV) listing will only remain on the local authority's list for a period of five years.

The Nominator submitted an invalid nomination to Hinckley & Bosworth Borough Council ("the Council") dated 23/06/2026 due to insufficient information provided. A valid nomination was received after additional information was received on Monday 03 August 2026 for the Property to be listed again as an Asset of Community Value ("ACV").

The Nomination has been considered within eight weeks of the valid nomination, with a decision due by Monday 28 September 2026.

Documents submitted as part of the Nomination include:

- Application Form ("Nominate an asset of community value INF850292338.pdf")
- Minutes from Parish Council Meeting supporting the Nomination ("DSCPC January 2026 Minutes -Final Amended.pdf")
- The Nominated Site Boundary ("Sutton Cheney Village Hall Location Aug 2026" – of which page 2 was confirmed as the nominated listing boundary)
- Dadlington and Sutton Cheney Parish Council Standing Orders ("Standing Orders June 26 - APPROVED.pdf")
- Evidence Document ("Sutton Cheney Village Hall Social and Community Impact Report Aug 26")
- Email from Parish Clerk & RFO, Dadlington & Sutton Cheney Parish Council, dated 14 September 2026, including 10 enclosed images ("RE_ ACV Nomination_ Sutton Cheney Village Hall_FurtherInfo" and "Images 1-10")

The Nomination has been publicised by sending notification to:

- Hannah Pickles – Dadlington and Sutton Cheney Parish Council Clerk and Nominator (Post and Email)
- Councillor Jon Howland (Councillor) (Current Occupier) (Treasurer of the Sutton Cheney Village Hall committee) (Email)
- Councillor MJ Surtees (Councillor) (Email)
- Leicester Diocesan Board of Finance (Former Leaseholder) (Post)
- Shelley Howard (Proprietor) (Post)
- Ann Read (Post) (Proprietor) (Post – returned letter, address unknown)
- Jonathon Ward (Post) (Proprietor) (Post)
- Joanne Lowe (Former Nominator) (Post – returned letter, address unknown)
- The Occupier (Post)
- The Owner (Post)

A site notice was erected within the vicinity of the site on 11 August 2026, and a full site visit was also conducted on 11 August 2026.

Photographic evidence of the site notice and site visit has been obtained.

The Site Visit confirmed that the Property is operational and currently in use as a village hall.

Minutes of the Parish Council's meetings have been accessed to confirm where the decision to nominate the Property was approved.

The Application has been considered by the Planning Policy Team with consultation made available to HBBC Legal Services, a Senior Planning Conservation Officer and Estates and Asset Manager. All were notified but have no comments to make at this time.

3. Decision

The Council has conducted a thorough assessment of the Nomination and submitted evidence, as well as all representations received, and considers that the Property encompassing all land within the red line boundary does satisfy the requirements to be listed as "land of community value", as defined in section 88 of the Localism Act 2011 ("the Act").

This decision has been made by the Council on the basis that the application site satisfies the statutory tests required by Section 88, sub-section 1, part A and B, which are outlined as follows:

- 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 local community, and
- B. 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) the social wellbeing or social interests of the local community.

4. Reasons

Sub-section 1, Test A, requires 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. Sub-section 1, Test A "Social wellbeing or interests" includes cultural interests, recreational interests and sporting interests.

Sub-section 1, Test A has been satisfied for the following reasons:

1. Sutton Cheney is defined as a rural hamlet in the Local Plan, which require the Council to safeguard the limited facilities they have, particularly when it is the only of its facility type in the locality.
2. The Settlement Hierarchy Paper (2026), defining Sutton Cheney as a rural hamlet, recognises the Village Hall as the only primary facility within Sutton Cheney.
3. The Property is currently in use providing an essential space for the local community. The evidence document highlights the availability of the property and it's uses as; a coffee club, craft & art chat Group, skittles nights, yoga classes, a reading group, Pilates sessions, quiz nights, as well as for private hire by local residents for birthdays, Christmas and other social occasions. Evidence in the form of photographs of these events has been submitted.

4. These uses are available frequently, from weekly to monthly availability, allowing residents to further their interests locally, learning new skills, attend social events and maintain a healthy lifestyle. There is opportunity to socialise, enhance community cohesion and further social wellbeing for the local residents through regular connection.
5. Sutton Cheney Village Hall is also a registered Charity and listed as a food donation collection point contributing to the wellbeing of its residents and surrounding area.

Sub-section 1, Test B, requires that 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) the social wellbeing or social interests of the local community.

Sub-section 1, Test B, has been satisfied for the following reasons:

1. The Property has the capacity to be a focal point for the social wellbeing and recreational needs of the local community going forward, based on the written intentions of the Parish Council and the Sutton Cheney Village Hall Committee (SCVHC) to retain the building as its current use as a village hall and intend to preserve the provision of a meeting space, including the current art classes, yoga classes, and a community café for the residents.
2. The Property is currently run by a community group with named trustees. There is no reason as to why the organisation could not continue the use of the village hall. The Property and community group are registered on the Charity Commission for England and Wales with the charity reporting up to date on the website.
3. Historically the Property has been able to secure funding through the Heritage Fund, as evidenced with a link in the Evidence Document. Should further funding be needed for the continued use of the village hall the income from hiring the space alongside further funding and grants is a realistic prospect. Providing continued non-ancillary use of The Property.

5. Conclusion

The Council considers that the Land meets the relevant criteria to be listed as an asset of community value for the above reasons and will therefore be listed by the Council as an asset of community value, pursuant to the Assets of Community Value (England) Regulations 2012 and the Localism Act 2011, which will be published on the Council's website and available for public inspection.

Decision-maker: Christopher Brown (Assistant Director - Planning and Regeneration)



Signature:

Date of decision: 28/09/2026