

NOMINATION OF AN ASSET OF COMMUNITY VALUE

Relevant Portfolio Holder	Cllr Roger Hollingworth
Portfolio Holder Consulted	√
Relevant Head of Service	Ruth Bamford – Head of Planning & Regeneration
Wards Affected	Alvechurch
Key Decision – No	

1. SUMMARY OF PROPOSALS

To consider a request to list the Alvechurch Sports and Social Club and adjoining car park as an Asset of Community Value

2. RECOMMENDATIONS

That Cabinet consider the contents of the report and decide to either:-

(a) Support the listing of the Alvechurch Sports and Social Club as an Asset of Community Value; or

(b) Not support the listing of the Alvechurch Sports and Social Club as an Asset of Community Value

3. KEY ISSUES

3.1 As Members are aware from previous reports the Localism Act included the 'Community Right to Bid' which gave communities a right to identify a building or other land that they believe to be of importance to their community's social well-being so that if it comes up for sale there is a six month period within which they can prepare their bid to buy the asset. The property in question can then be sold on the open market. Community groups have the same rights as any other bidders but there is no preference given to the local community bid. It is worth noting that the community group would not have the option to purchase should the asset be for sale as a going concern with the aim to maintain current use.

3.2 Officers have received a nomination (Appendix 1) for the Alvechurch Sports and Social Club and adjoining car park which is owned by the club. The nomination has been made by Alvechurch Parish Council following consideration at their recent meeting. They have requested that the asset be nominated as it provides a valuable community asset in Alvechurch. The owners and ward members have been notified of the nomination.

- 3.3 Consideration of the nomination has been undertaken. It is recommended that the nomination meets the definition of being registered as an asset of community value in its current form in the following ways:
- The main use of the building furthers the social well being or social interested of the local community and it is realistic to think that this can continue into the near future
 - The building provides cultural, recreational and sporting interests
- 3.4 The Sports and Social Club does not meet any definitions of exclusion from the register. Should the application be approved the asset would remain on the register for a period of 5 years.
- 3.5 Members are reminded that the final decision on registration sits with the Head of Planning and Regeneration. A copy of the flow chart for the process of listing assets of community value is attached for information at Appendix 2.

Financial Implications

- 3.6 There are no financial implications for the Council.

Legal Implications

- 3.7 The Localism Act 2011 made provision for a new system of listing of assets of community value, giving community groups the right to make nominations, and requiring local authorities to maintain local registers. Further more detailed rules around the operation of assets of community value are set out in the Assets of Community Value Regulations 2012.
- 3.8 2009 the Council entered into a legal agreement with the club and the Parish Council to enable local residents to use the club car park as a short stay car park. Those arrangements are not affected by the proposal that the club and the car park be listed.

Service/Operational Implications

- 3.9 There are no specific operational implications for the District. The list of nominated assets will be maintained by Land Charges officers and will be available on the Councils Website.

Customer / Equalities and Diversity Implications

- 3.10 The approval of the nomination of Alvechurch Sports and Social Club will ensure that should the property be declared for sale any community group would be able to express an interest in purchasing the asset. This would result in up to 6 months of moratorium whereby any sale could only be to a community group.

4. RISK MANAGEMENT

- 4.1 The register will be maintained to ensure that all assets nominated are included to mitigate any risks associated with assets not being included on the register. Consideration by officers and members will be undertaken at each nomination to ensure a consistent approach is taken.

5. APPENDICES

Appendix 1 – Nomination Form

Appendix 2 – Flow chart for process for nominating ACVs

AUTHOR OF REPORT

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