

Delegated Decision



REGENERATION AND LOCAL SERVICES

30th April 2019

NOMINATION OF THE ST JOHN'S AMBULANCE HALL, CONSETT AS AN ASSET OF COMMUNITY VALUE

Ordinary Decision No.:

Report of: Asset Management

Stuart Timmiss, Head of Planning and Assets

Electoral division affected:

Consett North

Purpose of the Report

1. To consider a nomination received from Consett Phoenix Youth to list The St John's Hall, Consett as an Asset of Community Value

Executive summary

2. A nomination was received on the 27th March 2019 from Consett Phoenix Youth to list The St John's Hall, Consett the Asset of Community Value.
3. Supporting evidence for the nomination was received from Consett Phoenix Youth which was considered at the Panel Meeting held on the 30th April 2019.
4. The Panel considered the evidence submitted by the nominee and support from one of the Ward Members.
5. The decision of the Panel was that the nominee had provided sufficient evidence to support the nomination of St John's Ambulance Hall as an Asset of Community value.

Recommendation

6. Under the Councils Scheme of Delegations, the Head of Planning and Assets has responsibility to authorise an assets formal listing as an Asset of Community Value and it is recommended that power is exercised to list Langley Park Sports & Social Club as an Asset of Community Value.

Background

7. The Localism Act was enacted in November 2011 and the Assets of Community Value (England) Regulations, which together embodies the Community Right to Bid, were commenced at the same time as the Regulations came into force, both on 21st September 2012.

8. The provisions give local communities the opportunity to identify assets of community value that they believe to be of importance to their community's well-being and have them listed. When they are put up for sale, they will be given a time to raise finance and prepare a bid to buy that asset on the open market.
9. The legislation places a requirement on the County Council to consider requests and to include them on a list of Community Assets and maintain the list.
10. It is open to parishes and community organisations, including neighbourhood forums to nominate local assets to their local authority, to be included on the list of assets of community value. The body must have a local connection and can include and neighbouring parish councils
11. It can be listed if a principal use of the asset furthers (or has recently furthered) their community's social well-being or social interests (which include cultural, sporting or recreational interests) and is likely to do so in the future
12. If the nominated asset is properly nominated, is in the local authority's area, meets the definition, and is not excluded, the local authority must list it and inform all affected parties (and the parish council). They must also place the asset on the local land charges register and, if the land is registered, apply for a restriction on the Land Register.
13. Once an asset has been listed nothing further will happen unless and until the owner decides to dispose of it, either through a freehold sale, or the grant or assignment of a qualifying lease (i.e. originally granted for at least twenty-five years).
14. Unless an exemption applies, the owner will only be able to dispose of the asset after a specified window has expired.
15. The first part of this window is the six week interim period, which will apply in all cases, and which will allow community interest groups to make a written request to be treated as a potential bidder. If none do so in this period, the owner is free to sell their asset at the end of the six weeks.
16. If a community interest group does make such a request during this interim period, then the full six month moratorium will operate. During this period the owner may continue to market and negotiate sales, but may not exchange contracts (or enter into a binding contract to do so later). There is one exception. The owner may sell to a community interest group during the moratorium period.
17. After the moratorium period – either six weeks if there has been no community interest, or the full six months – the owner is free to sell to whomever they choose. No further moratorium will apply during an eighteen month protected period.
18. These provisions do not restrict in any way who the owner of a listed asset can sell his property to, or at what price, nor do they confer a right of first refusal to community interest groups.

Current Position

19. The Council has received a nomination from the Consett Phoenix Youth to list St Johns Ambulance Hall which is shown on the attached plan below, as an Asset of Community Value.
20. The Community Right to Bid Working Group ("the Panel"), which comprises of representatives from Assets, Legal Services and Partnerships and Community Engagement have considered the application. When making a decision in respect of any application the Council has to give due consideration to the legislative provisions.
21. The first consideration for the Panel is whether the application meets the requirements of section 89 (1) (a) of the Localism Act 2011 ("the Act") in that it is a community nomination. Section 89 (2) (b) (iii) provides that for the purposes of the Act a "community nomination" means inter alia a nomination by a person that is a voluntary or community body with a local connection. Regulation

5 (1) (c) of the Assets of Community Value (England) Regulations 2012 (the Regulations) further state that a voluntary or community body includes an unincorporated body whose members include at least 21 individuals and which does not distribute any surplus it makes to its members.

22. Regulations 4 (1) (c) of the Regulations also define having a local connection with land in a local authority's area in the case of an unincorporated association as having at least 21 local members.
23. Having considered the evidence before it, the Panel accepts that the nomination meets the requirements of a community nomination.
24. The Panel then considered whether the nominated land is an asset of community value taking into account those factors which are relevant to the statutory definition of land of community value.
25. Having considered the application, the Panel considers that there is sufficient evidence of extensive community use of the land and consider that use of the land furthers the social wellbeing and social interests of the local community.
26. It was therefore decided that the nomination should be approved.

Main implications

27. Legislation requires in the event of a successful nomination that implementation and Legal Charge are registered for the property. This is required as the nomination has been accepted. The Council are still required under the legislation to advertise the decision and this will be undertaken on the Council's web site.
28. The legislation also requires that the Land Charges Section of Legal Services need to be advised that the nomination has been successful. The processes are already established to ensure Land Charges are aware of the decision.

Conclusion

29. The nominee to provided sufficient evidence that St John's Ambulance Hall, Consett fulfilled the criteria for listing as an Asset of Community Value. In this situation the Panel meeting on the 30th April 2019 accepted the nomination.

Appendix 1: Implications

Legal Implications:

The decision to include St John's Ambulance Hall, Consett on the list of Assets of Community Value will be published on the Council's web site and the Land Charges Section of Legal Services will be advised that the nomination was successful.

Finance

None.

Consultation

Local Members were advised and support for the nomination was received from one of the Ward Members.

Equality and Diversity / Public Sector Equality Duty

None.

Human Rights

None.

Crime and Disorder

None.

Staffing

None.

Accommodation

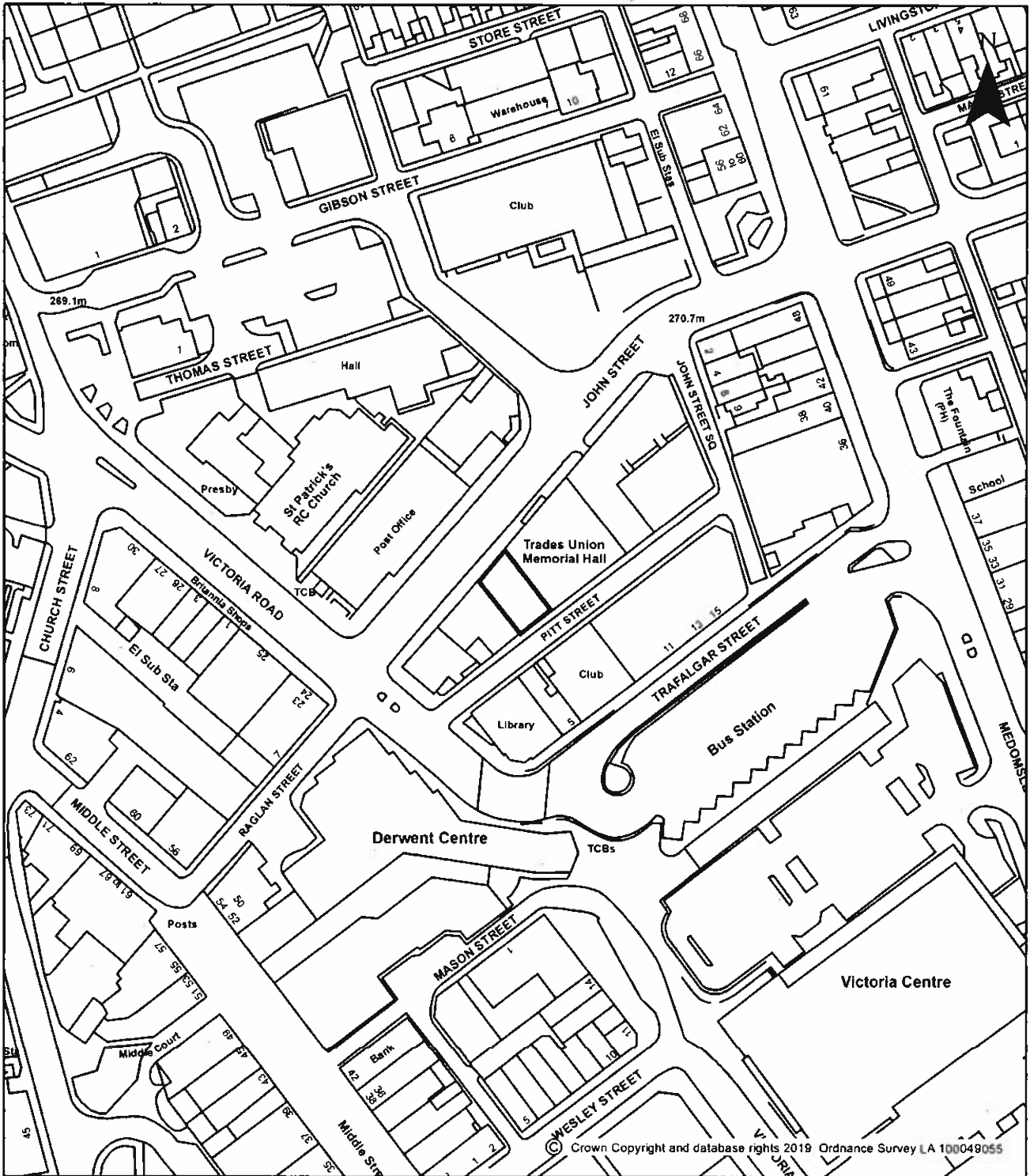
None.

Risk

None.

Procurement

None.



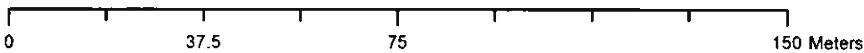
St John's Ambulance Hall, John Stret Consett

Plan Ref : ARC-19-130. Paper Size: A4. Scale : 1:1,250

Total Area Coloured Red : 183.56 m², 0.045 Acres or thereabouts.

Based Upon O.S Map : NZ1050. Date: 30/04/2019.

UPRN : N/A.



IAN THOMPSON
 REGENERATION AND LOCAL
 SERVICES,
 COUNTY HALL,
 DURHAM,
 DH1 5UJ.
 TEL 03000 260 000
 ASSET MANAGEMENT DIVISION.

