

EXECUTIVE COMMITTEE

12th February 2013

NOMINATION OF AN ASSET OF COMMUNITY VALUE

Relevant Portfolio Holder	Cllr Greg Chance
Portfolio Holder Consulted	√
Relevant Head of Service	Ruth Bamford – Head of Planning and Regeneration
Wards Affected	All Wards
Key Decision – Yes	

1. SUMMARY OF PROPOSALS

To consider a request to list the Redditch Youth House as an Asset of Community Value

2. RECOMMENDATIONS

That Executive Committee approve the listing of the Redditch Youth House 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.
- 3.2 Officers have received a nomination for the Redditch Youth House which is owned by the County Council and currently vacant. The nomination has been made by the Redditch Youth and Community Enterprise(RYCE) who are a recently formed organisation with the aim to enable all groups within Redditch to use the centre for a variety of activities. The group have been successful in receiving initial external funding to prepare a feasibility study and are currently preparing a business plan to secure funding to purchase the building.
- 3.3 The County Council have been consulted as part of the process and they have confirmed that they have no objection to the asset being placed on the register.
- 3.4 Consideration of the nomination has been undertaken by the Portfolio Holder for Planning and Regeneration, as prescribed in the current process and it is understood that the approval of the nomination would support the provision of community activities within the Borough.

Financial Implications

- 3.5 There are no financial implications for the Council as the ongoing security of the building and any associated costs will be the responsibility of the County Council. Claims for costs incurred can only be made by private owners not Local Authorities.

Legal Implications

- 3.6 There is a legal requirement within the Localism Act 2011 to implement the provisions as defined for Assets of Community Value regulations 2012.

Service/Operational Implications

- 3.7 There are no specific operational implications for the Borough. 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

- 3.8 The approval of the nomination of the Youth House will enable the community group to have a 6 month period to generate sufficient funds to purchase the building to provide community facilities.
- 3.9 The following is an extract from the nomination from Redditch Youth and Community Enterprise in support of the community impact:

- *RYCE intend to use the building as a community hub. Maximising its facilities during the day as well as the evening, giving an opportunity for all members of Redditch's diverse multicultural society to become fully engaged with its amenities. The following are examples of the kind of programmes that are envisaged; youth club, mother and toddlers, music, activities for the elderly, sports activities for able and disabled groups. We will also encourage classes that promote a healthy lifestyle. The buildings individual rooms will be available to hire.*

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

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undertaken at each nomination to ensure a consistent approach is taken.

AUTHOR OF REPORT

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