

NOMINATION OF AN ASSET OF COMMUNITY VALUE

Relevant Portfolio Holder	Cllr Greg Chance
Portfolio Holder Consulted	Yes
Relevant Head of Service	Ruth Bamford – Head of Planning & Regeneration
Wards Affected	Central
Key Decision – N/A	

1. SUMMARY OF PROPOSALS

To consider a request to list the REDI Centre as an Asset of Community Value

2. RECOMMENDATIONS

The Executive Committee is asked to consider the contents of the report and RESOLVE to EITHER

- 1) support the listing of the REDI Centre as an Asset of Community Value; OR**
- 2) not support the listing of the REDI Centre 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 REDI Centre which is owned by the Council. The nomination has been made by Redditch Youth and Community Enterprise (RYCE). RYCE has requested that the asset be nominated to give the ability for it to remain as a community asset in the future. The nomination is attached at Appendix 1.
- 3.3 The Local ward Councillors have been consulted as part of the process.
- 3.4 The nomination from RYCE supports the inclusion of the asset due to the fact that the REDI Centre has provided a valuable meeting space

for the Community that could be utilised for a number of activities that would benefit the wider community. This includes provision of a youth club and classes to promote health and well being.

- 3.5 RYCE have provided officers with the constitution of the community enterprise.
- 3.6 Consideration of the nomination has been undertaken by Head of Planning and Regeneration and taking into account the relevant information, the Head of Planning and Regeneration is of the view that approval of the nomination would support the provision of community activities within the District should the property be for sale, other than as a going concern, and a community group were able to purchase the property. The recommendation from the Head of Planning and Regeneration to Executive is therefore to support the proposal for the REDI Centre to be listed. Members are reminded that under the new process for assets of community value introduced in November 2012 the final decision regarding whether to list an asset rests with the Head of Planning and Regeneration in consultation with the Portfolio Holder for Planning and Regeneration.

Financial Implications

- 3.7 If the asset was privately owned, property owners who believe they have incurred costs as a result of complying with these procedures can apply for compensation from the Council. As previously reported to Council, Government recognises this as a potential risk to local authorities and will provide a safety net whereby any verified claims of over £20,000 will be met by Government. The owners also have a right to appeal the decision made by the Council in agreeing that the building be included on the Assets of Community Value.

Legal Implications

- 3.8 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

- 3.9 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

- 3.9 The approval of the nomination of REDI Centre 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. Following this the owner can sell to any purchaser.

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.

APPENDICES

Appendix 1 – Nomination Form

AUTHOR OF REPORT

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