

A copy of the current register is attached at Appendix A.

Nominated Assets

Two further assets were added to the Register during the period covered by this report

- Huish Park Stadium and surrounding land (Yeovil Town Football Club)
- Long Sutton Stores

Assets Removed from the Register

Assets must be removed from the register as soon as practicable:

- a) After a relevant disposal (other than an exempt disposal)
- b) When an appeal against a listing has been successful
- c) When the Council forms the opinion that the land or buildings are no longer of community value; or
- d) No later than 5 years from the date of entry on the list.

No further assets have been removed during the period covered by this report

The Picture to Date

1) Of the 30 assets currently on the register in South Somerset:

- a) 14 are village pubs/clubs;
- b) Five former school properties or playing fields,
- c) Two recreation fields
- d) Two churches
- e) One church hall,
- f) One car park
- g) One Sports and Social Club,
- h) One former Youth Centre
- i) One Football Stadium
- j) One Village Stores
- k) One miscellaneous piece of land

2) Of the 30 listed assets 23 were nominated by parish or town councils.

3) To date no registration has resulted in a successful community bid.

4) As of April 6th 2015 the legislation was amended so that pubs nominated to be included on the Local Authority's list will require planning permission to be demolished or converted to any other use. In effect existing permitted development rights will be removed for pubs listed as ACVs for as long as the pub is on the Local Authority's list. The new regulations can be summarised as follows:-

- All pubs listed as ACVs (including those already listed) will require planning permission prior to any change of use or demolition. This protection applies from the date of nomination and applies for the duration of the period the asset is listed (usually five years).

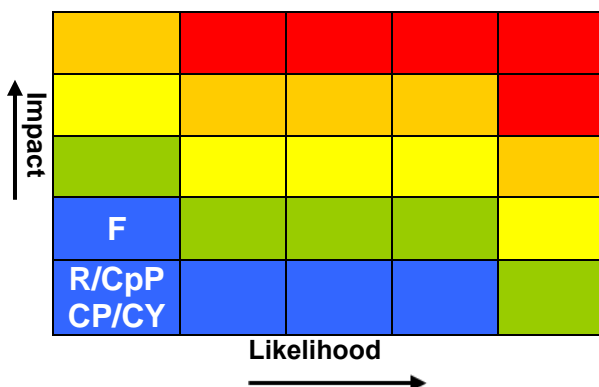
- If the building is nominated, whether at the date of nomination or on a later date, the Local Authority must notify the developer as soon as is reasonably practicable after it is aware of the nomination, and on notification development is not permitted for the specified period.
 - The Local Authority has 56 days to confirm whether the pub is listed or nominated. This means that the owner cannot change use or demolish a pub lawfully within the prescribed 56 day period.
- 5) The case of a potential appeal for compensation concerning The Smithy public house in Charlton Musgrove that was reported to members in April 2016 did not come forward. The moratorium period lapsed with no bid from the community. The restrictions against the title have subsequently been lifted and the owners are free to dispose of the asset on the open market. No further moratorium can be triggered until September 2017.
 - 6) The DCLG survey to which we contributed in December 2015 was closed in January 2016. There has been no further update from the DCLG regarding the outcome of that survey and how it might inform options for strengthening the policy.
 - 7) Work on reviewing our current processes and transferring the central coordination role from Asset Management to Communities is continuing. It was hoped that the transfer would be completed by July this year. Further discussions with legal are required and planned to update the numerous document templates and also to streamline processes by moving from paper to electronic internal communications. It is anticipated that the revised arrangements will go live prior to the next quarterly report due in October 2016.

Financial Implications

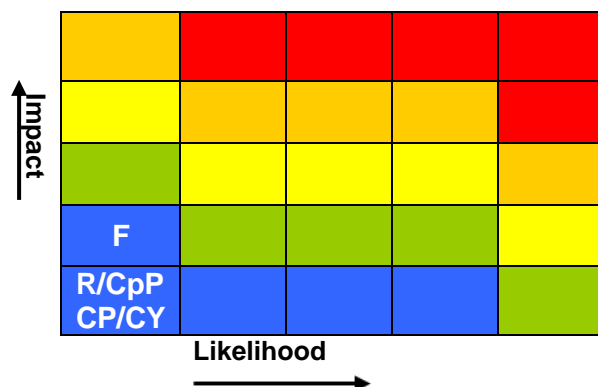
- There are none at this point in time. From 2014/15 onwards any costs must be absorbed into the Revenue Support Grant.
- Property owners who believe they have incurred costs as a result of complying with these procedures can apply for compensation from the Council. Our Compensation Scheme was approved by members in January 2016. 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.

Risk Matrix

Risk Profile before officer recommendations



Risk Profile after officer recommendations



Key

Categories	Colours <i>(for further detail please refer to Risk management strategy)</i>
R = Reputation	Red = High impact and high probability
CpP = Corporate Plan Priorities	Orange = Major impact and major probability
CP = Community Priorities	Yellow = Moderate impact and moderate probability
CY = Capacity	Green = Minor impact and minor probability
F = Financial	Blue = Insignificant impact and insignificant probability

Council Plan Implications

Evaluate the overall requirements of the Government's Localism legislation and work with communities to develop plans for their community

Carbon Emissions and Climate Change Implications

None in relation to this report

Equality and Diversity Implications

None in relation to this report

Privacy Impact Assessment

None in relation to this report

Background Papers

- Localism Act 2011
 - District Executive Agenda and Minutes November 2012;
 - Assets of Community Value (England) Regulations 2012 Statutory Instruments 2012 n.2421;
 - District Executive Agenda and Minutes August 2013; December 2013; September 2014; December 2014; March 2015; July 2015; October 2015; January 2016; April 2016
 - Nomination Forms received
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