

## **Assessment of three nominations under Community Right to Bid (Item for Information)**

### **“The Lord Poulett Arms”, High Street, Hinton St George, “The Car Park”, Green Street/Hinton Close, Hinton St George “School House and Playing Fields”, West Street, Hinton St George**

*Strategic Director:* Rina Singh, Place & Performance  
*Assistant Director:* Helen Rutter/Kim Close, Communities  
*Service Manager:* Andrew Gillespie Area Development Manager (West)  
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#### **Purpose of the Report**

This report is to inform councillors of the decision to place “The Lord Poulett Arms”, High Street, Hinton St George, “The car park”, at Green Street/Hinton Close at Hinton St George and the “School House and Playing Fields”, West Street, Hinton St George onto the SSDC Register of Assets of Community Value, following three nominations made by Hinton St George Parish Council.

#### **Public Interest**

On 17<sup>th</sup> November 2014 SSDC received three nominations from Hinton St George Parish Council to include “The Lord Poulett Arms”, High Street, Hinton St George, TA17 8SE, “The car park”, at Green Street/Hinton Close at Hinton St George and the “School House and Playing Fields”, West Street, Hinton St George in the SSDC Register of Assets of Community Value and it is SSDC’s responsibility to consider whether this should be included on the Register. SSDC has 8 weeks to consider a nomination.

#### **Recommendation**

That members note the report.

#### **Background**

In August 2013 District Executive agreed a process for considering a nomination received from communities to place assets of community value onto the SSDC Register of Assets of Community Value, based on criteria which are set out in the Localism Act.

The decision is delegated to the relevant Area Development Manager in consultation with the Ward Member and Area Chair. The result of the nomination is reported to the Area Committee for information only, with a quarterly report being presented to District Executive for information. (NB: decisions about any SSDC-owned properties are still presented to District Executive for decision)

## **The assessment**

The three nominations were approved on 28<sup>th</sup> November 2014 by the Area Development Manager (West). The individual assessments are set out in Appendices 1, 2 and 3. Maps showing the nominated sites are provided at Appendix 4.

## **Next Steps**

The Parish Council, the property owner and the Land Registry will be notified and the asset will be placed on the SSDC Register of Assets of Community Value.

The owner can appeal against the decision; any appeals are considered by the Council's Monitoring Officer.

Once an asset has been listed, nothing further will happen until the owner decides to dispose of the asset (either through a freehold sale or the grant of a lease for at least 25 years). At this point the owner must notify SSDC of the intention to sell. A relevant community group is then given 6 weeks to express an interest in the asset and submit a written intention to bid for the property(s).

If any written intentions are received, the Council must pass on the request to the owner, at which point the full moratorium period of 6 months (from the date that SSDC is notified of the intention to sell) comes into force. If no written intention(s) to bid are received, the owner is free to sell the asset.

All accepted nominations will normally remain on the Register for 5 years.

## **Financial Implications**

None at this stage. Government has provided SSDC with an (un-ringfenced) sum of £7,902 for 2013/14 as a contribution towards the costs associated with the new duties under the Community Right to Bid. Sums in future years are still to be confirmed.

Property owners who believe they have incurred costs as a result of complying with these procedures can apply for compensation from the Council. SSDC is in the process of designing this compensation scheme. 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.

## **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 & Climate Change Implications**

None in relation to this decision.

## **Equality and Diversity Implications**

The Council's Equality Objectives and the General Equality Duty have been considered in the assessment of this nomination. There are no implications requiring action arising from this decision.

**Background papers:** None

**Appendix 1 – Community Right to Bid Assessment – “The Lord Poulett Arms”, High Street, Hinton St George, TA17 8SE**

<b>Name of Property/Land</b>	“The Lord Poulett Arms”, High Street at Hinton St George, TA17 8SE		<b>Date of decision</b>	28 <sup>th</sup> November 2014
			<b>Area Development Manager</b>	Andrew Gillespie
	<b>Detail</b>	<b>Community Right to Bid Criteria</b>	<b>Fits Criteria Y/N</b>	
<b>Nominating Body</b>	Hinton St George Parish Council	Does the nominating body fit the definition of a ‘Community Interest Group?’	Yes. A parish council is an expressly named eligible group.	
<b>Area of interest</b>	Hinton St George and the surrounding area	Does the nominating body have a ‘local connection’? IE: Are its activities wholly or partly concerned with the South Somerset area or with a neighbouring authority (which shares a boundary) and is any surplus it makes wholly or partly applied for the benefit of the South Somerset area or a neighbouring authority’s area?	Yes. Hinton St George parish is within South Somerset.	
<b>Use in recent past</b>	“The Lord Poulett Arms”, High Street, Hinton St George	Does the current use of the property or its use in the ‘recent past’ (ie. the past 5 years) further the social wellbeing and interests of the local community?	Yes. Its current use is as a public house.	
<b>Proposed Future Use</b>	The current usage would continue i.e. as a car park	Does the proposed continued use (or in the next 5 years) further the social wellbeing and interests of the local community?	Yes. To be determined but ideally to retained as a public house.	
<b>Conclusion</b>	Hinton St George Parish Council is an eligible body to make this nomination, and the property history and proposed future use appear to fit the criteria established by the Localism Act and its associated guidance. Further advice was sought from Locality (the Government’s appointed advisory body) which confirmed this assessment. The ward member and Area Chairman have been consulted and support this assessment.			
<b>Decision</b>	“The Lord Poulett Arms”, High Street, Hinton St George, TA17 8SE is to be added to the SSDC Register of Assets of Community Value.			

## Appendix 2 – Community Right to Bid Assessment – “The Car Park” at Green Street/Hinton Close at Hinton St George

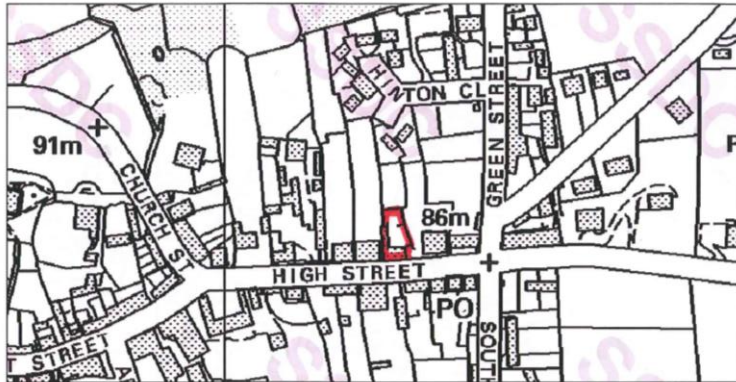
<b>Name of Property/Land</b>	“The Car Park”, at Green Street/Hinton Close at Hinton St George, TA17		<b>Date of decision</b>	28 <sup>th</sup> November 2014
			<b>Area Development Manager</b>	Andrew Gillespie
	<b>Detail</b>	<b>Community Right to Bid Criteria</b>	<b>Fits Criteria Y/N</b>	
<b>Nominating Body</b>	Hinton St George Parish Council	Does the nominating body fit the definition of a ‘Community Interest Group?’	Yes. A parish council is an expressly named eligible group.	
<b>Area of interest</b>	Hinton St George and the surrounding area	Does the nominating body have a ‘local connection’? IE: Are its activities wholly or partly concerned with the South Somerset area or with a neighbouring authority (which shares a boundary) and Is any surplus it makes wholly or partly applied for the benefit of the South Somerset area or a neighbouring authority’s area?	Yes. Hinton St George parish is within South Somerset.	
<b>Use in recent past</b>	“The Car Park”, at Green Street/Hinton Close at Hinton St George	Does the current use of the property or its use in the ‘recent past’ (ie. the past 5 years) further the social wellbeing and interests of the local community?	Yes. Its current use is as a car park.	
<b>Proposed Future Use</b>	The current usage would continue i.e. as a car park	Does the proposed continued use (or in the next 5 years) further the social wellbeing and interests of the local community?	Yes. To be determined but ideally to retained as a car park.	
<b>Conclusion</b>	Hinton St George Parish Council is an eligible body to make this nomination, and the property history and proposed future use appear to fit the criteria established by the Localism Act and its associated guidance. Further advice was sought from Locality (the Government’s appointed advisory body) which confirmed this assessment. The ward member and Area Chairman have been consulted and support this assessment.			
<b>Decision</b>	“The Car Park”, at Green Street/Hinton Close at Hinton St George is to be added to the SSDC Register of Assets of Community Value.			

**Appendix 3 – Community Right to Bid Assessment – “School House and Playing Fields”, West Street, Hinton St George, TA17 8SA**

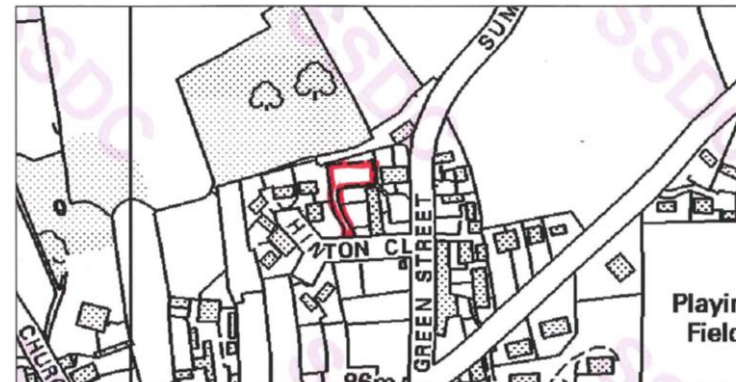
<b>Name of Property/Land</b>	“School House and Playing Fields”, West Street, Hinton St George, TA17 8SA		<b>Date of decision</b>	28 <sup>th</sup> November 2014
			<b>Area Development Manager</b>	Andrew Gillespie
	<b>Detail</b>	<b>Community Right to Bid Criteria</b>	<b>Fits Criteria Y/N</b>	
<b>Nominating Body</b>	Hinton St George Parish Council	Does the nominating body fit the definition of a ‘Community Interest Group?’	Yes. A parish council is an expressly named eligible group.	
<b>Area of interest</b>	Hinton St George and the surrounding area	Does the nominating body have a ‘local connection’? IE: Are its activities wholly or partly concerned with the South Somerset area or with a neighbouring authority (which shares a boundary) and Is any surplus it makes wholly or partly applied for the benefit of the South Somerset area or a neighbouring authority’s area?	Yes. Hinton St George parish is within South Somerset.	
<b>Use in recent past</b>	“School House and Playing Fields”, West Street, Hinton St George	Does the current use of the property or its use in the ‘recent past’ (ie. the past 5 years) further the social wellbeing and interests of the local community?	Yes. Its current use is as a school and playing fields.	
<b>Proposed Future Use</b>	The current usage would continue i.e. as a School with Playing Fields	Does the proposed continued use (or in the next 5 years) further the social wellbeing and interests of the local community?	Yes. To be determined but ideally to retained as a school house and playing fields.	
<b>Conclusion</b>	Hinton St George Parish Council is an eligible body to make this nomination, and the property history and proposed future use appear to fit the criteria established by the Localism Act and its associated guidance. Further advice was sought from Locality (the Government’s appointed advisory body) which confirmed this assessment. The ward member and Area Chairman have been consulted and support this assessment.			
<b>Decision</b>	“School House and Playing Fields”, West Street, Hinton St George, TA17 8SA is to be added to the SSDC Register of Assets of Community Value.			

**Appendix 4**

**“The Lord Poulett Arms”, High Street, Hinton St George, TA17 8SE**



**“The Car Park” at Green Street/Hinton Close at Hinton St George**



**“School House and Playing Fields”, West Street, Hinton St George, TA17 8SA**

