

## 10. **Community Right to Bid – Nomination Received for Assets of Community Value**

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### **Purpose of the Report**

The purpose of this report is to consider a nomination received from Barrington Parish Council to place the Barrington Oak Public House onto the SSDC Register of Assets of Community Value.

### **Public Interest**

The Government is trying to provide communities with more opportunities to take control over the ownership and management of local assets. The Community Right to Bid came into effect on 21st September 2012. It provides opportunities for voluntary and community organisations, parish councils and neighbourhood forums to identify land and buildings which they believe to be important and benefit their community, and nominate these to be included on a Register of Assets of Community Value. If the asset then comes up for sale, the community is given time to make a bid to buy it on the open market.

In March we received a nomination from Barrington Parish Council and it is SSDC's responsibility to consider whether these nominations should be included on the Register.

### **Recommendation**

That Members recommend to District Executive that the Barrington Oak Public House is placed onto the SSDC Register of Assets of Community Value.

### **Background**

In November 2012, District Executive agreed a process for considering nominations received from communities to place assets of community value onto the SSDC Register of Assets of Community Value (based on clear criteria which are set out in the Localism Act). When nominations are received, SSDC has 8 weeks to consider them and respond to the applicant.

Further details of the Community Right to Bid are set out in Appendix B. District Executive agreed that all nominations should be considered by the relevant Area Committee followed by District Executive.

## Details of Nomination Received

Property/Land	Nominating Body	Proposed future use	Eligible Yes/No
Barrington Oak Public House – currently trading as a public house.	Barrington Parish Council	Proposal to continue to trade as a public house.	Yes

A map showing the nominated site is provided. (Appendix A)

### Next Steps

If Area North Committee agrees with this nomination it will be referred to District Executive in May 2013. If supported by District Executive then the Parish Council, the owner and the Land Registry will be notified and the asset will be placed on the SSDC Register of Assets of Community Value, and published on the Council's website.

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 they must notify SSDC of their 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.

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 in relation to this report. Private property owners who believe they have incurred costs as a result of complying with the CRTB procedures can apply for compensation from the Council. SSDC is in the process of designing this compensation scheme.

### Council Plan Implications

None in relation to this report. Assessment of nominations is a duty arising from the Localism Act.

### Carbon Emissions & Adapting to Climate Change Implications (NI188)

None in relation to this report

### Equality and Diversity Implications

None in relation to this report

**Background Papers:** *Localism Act 2011*  
*District Executive Minutes and Agenda November 2012*  
*Assets of Community Value (England) Regulations 2012 Statutory Instruments 2012 n. 2421, 20th September 2012*  
*Nomination Forms received from Barrington Parish Council 18<sup>th</sup> March 2013*