

## **Nominations under Community Right to Bid – Former Countess Gytha Primary School site, Queen Camel (Item for information)**

*Assistant Director:* Helen Rutter, Communities  
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*Lead Officers:* As above  
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### **Purpose of the Report**

This report is to inform councillors of the decision to place the site of the former Countess Gytha Primary School site, Queen Camel onto the SSDC Register of Assets of Community Value, following a nomination made by Queen Camel Town Council.

### **Public Interest**

On 11<sup>th</sup> July 2016, SSDC received a nomination from Queen Camel Parish Council to include the former Countess Gytha Primary School site on the SSDC Register of Assets of Community Value. It is SSDC's responsibility to consider whether this should be included on the Register.

### **Background**

In August 2013 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 criteria which are set out in the Localism Act.

The decision is delegated to the relevant Area Development Team Lead in consultation with the Ward Member and Area Chair. The result of a 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 nomination was approved on 18<sup>th</sup> August by the Area Development Team Lead (East). The assessment is set out in Appendix 1. A map showing the nominated site is provided at Appendix 2.

The Parish Council, the property owner and the Land Registry have been notified and the asset has been 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.

### **Next Steps**

The owner has notified us that they intend to dispose of the property and the nominating body has submitted an Expression of Interest which has triggered the 6 month moratorium period. The local community has until February 19<sup>th</sup> 2017 to raise the funds to bid for the site.

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.

Property owners who believe they have incurred costs as a result of complying with these procedures can apply for compensation from the Council. SSDC has an adopted 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.

### Community Right to Bid Assessment – Former Countess Gytha Primary School Site

	Community Right to Bid criteria	Detail	Fits Criteria Y/N
Nominating body	Does the nominating body fit the definition of a 'Community Interest Group?'	Parish Council is an eligible nominating group	Y
Area of interest	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	There is a clear local connection. The activities of Queen Camel Parish Council are wholly concerned with the SSDC area.	Y
Use in recent past	Does the current use of the property or its use in the 'recent past' (i.e. the past 5 years) further the social wellbeing and interests of the local community?	The site has been used as a Primary School until July of this year. This is judged to further the social wellbeing and interests of the local community.	Y
Proposed future use	Does the proposed continued use (or in the next 5 years) further the social wellbeing and interests of the local community	Indicative plan set out in the draft Neighbourhood plan includes uses that would but this is currently subject to further consultation.	Y
Conclusion	<i>That the former Countess Gytha Primary School site does meet the criteria and should therefore be placed on the Register of Community Assets.</i>		
Decision	The former Countess Gytha Primary School site, Queen Camel, Somerset to be added to SSDC's register of Assets of Community Value		
Officer/Area Chair and date	<i>James Divall (Neighbourhood Development Officer)</i>		<i>18/08/2016</i>

Appendix 2 - Nomination boundary

