

BRAMHALL GREEN GUIDES HQ- ASSET OF COMMUNITY VALUE NOMINATION

Report of the Assistant Director Estate & Asset Management

1. INTRODUCTION AND PURPOSE OF REPORT

- 1.1 To provide Members with information about a nomination received in response to the Community Right to Bid, and
- 1.2 To ask Members to determine the nomination whether Bramhall Green Guides HQ should be added to the list of Assets of Community Value, subject to the criteria set out in Section 88 of the Localism Act 2011.

2. BACKGROUND

- 2.1 The Community Right to Bid, which is also known as Assets of Community Value is one of the rights derived from the Localism Act, 2011. The aim of the Right is to empower communities wishing to protect valuable local assets (land and buildings) by requiring the Council to maintain a list of assets in its area which are of community value, so that upon sale, the community will have a chance to delay a sale in order to prepare a bid to buy. The Right does not restrict in anyway who the owner of the asset can sell his property to, or at what price and does not confer a right of first refusal to community interest groups. The Right does not apply to residential property or operational land as defined in the Town and Country Planning Act 1990 Part 2.
- 2.2 On 1 October 2012 the Council's Executive agreed the Community Right to Bid Policy Statement, which invites written nominations from voluntary and community organisations. The Council is obliged to review every nomination and reach a decision within 8 weeks.
- 2.3 A nomination has been received to add Bramhall Green Guides HQ to the list of Assets of Community Value. Information has been collated into this report for consideration.

3. INFORMATION

- 3.1 The Government has set out in the Localism Act 2011 and the Assets of Community Value regulations 2012 setting out who can nominate assets and a definition of assets of community value. A summary of each is set out below for reference:

An asset is of community value if

- It is at least partly within the local authority's area
- Its main use (i.e. not ancillary) has recently been or is presently being used to further the social wellbeing or social interests of the local community and could reasonably do so in the future i.e. within the next 5 years
- It does not fall within one of the exemptions specified in the Regulations

Only voluntary and community organisations with a local connection, so based in Stockport or a neighbouring authority can nominate an asset for inclusion on the list. This includes:

- Neighbourhood Forums
- Parish Councils
- Unincorporated bodies of 21 named members
- A Charity
- Company Limited by Guarantee
- Industrial or Provident Society
- Community Interest Company

4. NOMINATION RECEIVED

4.1 The following nomination has been received:

Identification of Asset	
Title of asset	Bramhall Green Guides HQ
Address	Bridge Lane, Bramhall, SK7 3AB
Any additional information supplied to help us to identify the asset	As shown edged on the attached plan
Assessment of Community Value	
Is the asset at least partly in the local authority's area	YES
Has its main use (i.e. not ancillary) recently been or is presently being used to further the social wellbeing or social interests of the local community and could reasonably do so in the future i.e. within the next 5 years	YES
Does it fall within one of the exemptions listed in the regulations?	NO
Relevant additional information provided in nomination; See nomination	
Information about the nominating organisation	
Name of organisation	1 st Woodsmoor Guides
Type of organisation	Charity

Relevant additional information provided in nomination	
See nomination form	
Is the organisation eligible to make a nomination	YES
Assessment of nomination	
Is the nominated asset suitable for inclusion on the Council's list of assets of community value	YES
Reasons: The nomination satisfies the test in Section 88 (1) of the Localism Act 2011.	

5. RECOMMENDATION

- 5.1 The Area Committee are reminded that Bramhall Green Guides HQ (the Asset) can be determined an Asset of Community Value if it meets those criteria set out in paragraph 3.1 of the report. Officers can confirm that the Asset is within the Local Authority's area; and that it does not fall within one of the exemptions specified in the Regulations.
- 5.2 The Area Committee are therefore recommended to consider the information provided in Section 4 of the report and determine whether the Asset's main use (i.e. not ancillary) has recently been or is presently being used to further the social wellbeing or social interests of the local community and could reasonably do so in the future i.e. within the next five years.
- 5.3 The Area Committee is therefore recommended to add Bramhall Green Guides HQ to the list of Assets of Community Value.

BACKGROUND PAPERS

Stockport Council Policy Statement – [Community Right to Bid / Assets of Community Value](http://www.stockport.gov.uk/services/communitypeopleliving/yourcommunity/righttobid/)
www.stockport.gov.uk/services/communitypeopleliving/yourcommunity/righttobid/

Nomination form submitted by E Banister on behalf 1st Woodsmoor Guides

Anyone wishing to inspect the above background papers or requiring further information should contact Paul Edgeworth telephone number Tel: 0161 218 1934 or alternatively by email to paul.edgeworth@stockport.gov.uk