

COMMUNITY AND SOCIAL AFFAIRS COMMITTEE

21st January 2015

REPORT OF HEAD OF COMMUNITIES & NEIGHBOURHOODS

THE FOX INN, ASSET OF COMMUNITY VALUE

1.0 PURPOSE OF REPORT

- 1.1 For members to make a decision on whether The Fox Inn pub at Thorpe Satchville should be classified as an Asset of Community Value.

2.0 RECOMMENDATIONS

- 2.1 **Members assess and make a decision on the Community Right to Bid, nomination form received from the community at Thorpe Satchville for The Fox Inn pub to be put on the Asset of Community Value register.**

3.0 KEY ISSUES

Background

- 3.1 The Community Right to Bid came into force on 21st September 2012 and gives communities a right to identify a property that is believed to be of value to their social interests or social wellbeing and gives them a fair chance to make a bid to buy the property on the open market if the property owner decides to sell.
- 3.2 Only eligible community groups, local parish councils or local neighbourhood planning forums and charities can nominate.
- 3.3 The Localism Act states that “social interests” include cultural, recreational and sporting interests.

Examples of a community asset could include:

- **Education, health and wellbeing or community safety**

Nurseries and schools

Health centres, surgeries and hospitals

Day care centres, residential care homes

- **Sport, recreation and culture**

Parks and open spaces

Sports and leisure centres

Libraries/Theatres/Museums or heritage sites

- **Community services**

Community centres/Youth centres

Public toilets

- **Any economic use (e.g. a business such as a shop)**

Village shops - which also provides an important local social benefit which would no

longer be easily available if that service should cease

Pubs

3.4 Members are asked to note and consider an application received from the community in Thorpe Satchville who wish to save The Fox Inn pub through nominating it as an Asset of Community Value, the nomination form is Appendix A.

3.5 As it is the only public house in the village, the pub is considered a community hub for many of the villagers, where friendship and community bonds are formed. The pub is currently closed and up for sale, being advertised as a redundant public house with possibility for re-development, subject to gaining all of the necessary planning consents.

3.6 There is much support for The Fox Inn to be made an Asset of Community Value. The community have collected 129 signatures of support to keep The Fox Inn pub and make it an Asset of Community Value. The community wish to see the pub kept on as a working public house.

3.7 Members are also asked to give consideration to a letter received from the owners of the Fox Inn pub, Appendix B. This letter details how the pub has been managed over the last 15 years.

4.0 **POLICY AND CORPORATE IMPLICATIONS**

4.1 The Community Right to Bid has direct implications around:

- Encouraging people to take an active role in their communities.
- Increasing public confidence & pride in neighbourhoods

5.0 **FINANCIAL AND OTHER RESOURCE IMPLICATIONS**

5.1 No direct financial implications have been identified.

6.0 **LEGAL IMPLICATIONS/POWERS**

6.1 This is set out in the Localism Act 2011 Part 5 Chapters 2 and 3 and Assets of Community Value (England) Regulations 2012:

6.2 Local Authorities must keep a 'List of Assets of Community Value'; the legislation sets out in detail the process they must enter into and what information they must include.

6.3 The legislation also outlines the definition of an asset of community value, which groups can legitimately nominate an asset, the appeals process for land owners, timescales for groups interested in buying land or property on the list, and compensation available to the owners of land or property on the list

6.4 The Head of Communities & Neighbourhoods in consultation with the Solicitor to the Council will ensure the Council fulfils its legal responsibilities in regards to the implications relating to the Community Right to Bid.

7.0 **COMMUNITY SAFETY**

7.1 No direct Community Safety Implications have been identified.

8.0 EQUALITIES

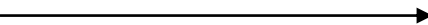
8.1 A comprehensive Impact assessment was carried out by central government in relation to the Community Right to Bid Policy in June 2012 and is available from the following link: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/8505/2168557.pdf

An Equalities Impact has not been carried out on this process; the equality analysis has shown no direct or indirect negative implications, the process relates directly to assets rather than people. The Nomination form for the Community Right Bid process will be available through the council's website and in hard copy and will be reviewed annually.

9.0 RISKS

9.1 **Probability**



Very High A				
High B				
Significant C		1	2	
Low D				
Very Low E				
Almost Impossible F				
	IV Neg- ligible	III Marg- inal	II Critical	I Catast- rophic
				
	Impact			

Risk No.	Description
1	The Fox Inn is not approved as an Asset of Community Value and there becomes a lack of community cohesion in Thorpe Satchville with increased tensions.
2	The current owners of the pub object to the pub being made an Asset of Community Value.

10.0 CLIMATE CHANGE

10.1 No direct implications have been identified.

11.0 CONSULTATION

11.1 The Community Right to Bid process is designed to be Community driven and allow communities to take a more active role in their communities.

12.0 WARDS AFFECTED

12.1 All wards are affected, the application relates to the Somerby Ward.

Contact Officer: Harrinder Rai/Amy Scoins

Date: 21st January 2015

Appendices: A – The Fox Inn Nomination Form
B- Letter from the owners of the Fox Inn.

Reference: X: C'tees, Council & Sub-C'tees/