

## REPORT TO CABINET

<b>Open</b>		Would any decisions proposed :		
<b>Any especially affected Wards</b>	Mandatory	Be entirely within Cabinet's powers to decide	NO	
		Need to be recommendations to Council	YES	
		Is it a Key Decision	YES	
Lead Member: Councillor Elizabeth Nockolds E-mail: cllr.elizabeth.nockolds@west-norfolk.gov.uk		Other Cabinet Members consulted:		
		Other Members consulted:		
Lead Officer: Emma Duncan E-mail: emma.duncan@north-norfolk.gov.uk Direct Dial: 01263 516045		Other Officers consulted:		
Financial Implications NO	Policy/Personnel Implications NO	Statutory Implications YES	Equal Impact Assessment NO If YES: Pre-screening	Risk Management Implications NO

Date of meeting: 2 August 2016

### ASSETS OF COMMUNITY VALUE

#### Summary

The report considers the approval of an amended policy and statutory process for Assets of Community Value.

#### Recommendation

Cabinet is recommended to agree the Borough Council of King's Lynn and West Norfolk policy and statutory process for Assets of Community Value, as attached and recommend to Council for approval.

#### Reason for Decision

To approve the revised policy on Assets of Community Value in order that is easier to read and implement.

### 1. Background

- 1.1. The Council has had a policy in place to deal the Assets of Community Value since the Localism Act introduced the concept in 2011. The Assets of Community Value process allows interested community groups to bid for assets of community value, whereby they can 'pause' the sale process, giving them six months to prepare a bid to buy the Asset before it can be sold.

1.2. This report updates the policy in line with current best practice and procedures.

1.3. In the Borough of King's Lynn and West Norfolk there are six listed Assets of Community Value. In the last year there have been three applications for new listings, but none of these were successful.

1.4. The Council has amended its procedure and guidance for dealing with Assets of Community Value, in order that it is easier to read and implement.

## **2. Changes to existing policy**

2.1. The policy has been updated to make it clearer and easier to read and annexes standard letters and acknowledgements to save time. There are 2 main changes to the way that applications will be dealt with and these are;

### **2.2. Social wellbeing**

One of the criteria for selection as a community asset is that it furthers the social wellbeing or social interest of the local community. This is currently not defined in the policy so it is proposed that the Council has use the Collins English Dictionary to define its ordinary meaning as follows:

- 'social' - relating to or having the purpose of promoting companionship, communal activities
- 'wellbeing' - the condition of being contented, healthy, or successful; welfare

### **2.3. Unsuccessful nominations**

The policy has been amended to take a more robust approach to repeated attempts to list an Asset of Community Value, where these have previously been unsuccessful.

In these cases no further listing applications will be entertained if they are within a five year period of the initial application unless the nominator is able to show a significant or substantial change in the circumstances surrounding the nomination.

## **3. Options Considered**

No amendments to policy.

## **4. Policy Implications**

This report recommends approval of the revised policy on Assets of Community Value for the Council.

**5. Financial Implications**

The Act allows owners, who believe that they have incurred losses as a result of these procedures, to apply for compensation from the Council. This will be dealt with within existing budgetary provision.

**6. Personnel Implications**

No direct implications.

**7. Statutory Considerations**

The Assets of Community Value policy is compliant with the Localism Act 2011.

**8. Equality Impact Assessment (EIA)**

N/A

**9. Risk Management Implications**

N/A

**10. Declarations of Interest / Dispensations Granted**

N/A

**Background Papers**