

Report of	Record of	Date
Director (Governance) (Introduced by Executive Member (Resources))	Executive Member Decision	1 November 2022

Is this report confidential?	No
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Is this decision key?	No
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Community right to bid nomination relating to Alison Arms, Preston Road, Coppull

Purpose of the Report

1. To consider the request of a community group to list the property, the Alison Arms as a community asset.

Recommendations

2. The Alison Arms Public House, Preston Road, Coppull, Chorley has a value as a community asset and should be added to the council's List of Community Assets.

Reasons for recommendations

3. Chapter 3, Part 5 of the Localism Act 2011 sets out that local authorities must maintain a list of land in its area that is land of community value and this list is to be known as the local authority's list of assets of community value.
4. The nominated building is the Alison Arms Public House, Preston Road, Coppull, Chorley which is located within the Council's boundary.
5. It is confirmed that the nominating community group is a community organisation for the purposes of paragraph 5 of the Assets of Community Value Regulations 2012, being an unincorporated body of over 21 members with a local connection and which does not distribute any surplus to its members.
6. The Alison Arms is not within the categories excluded from listing within the meaning of the Assets of Community Value (England) Regulations 2012 paragraphs 1-4 Schedule 1.
7. It is reasonable to conclude that the evidence submitted sufficiently demonstrates that the site is used in a manner which furthers the social well-being or social interests of the local community and that this use is more than occasional.
8. The main use of the site is considered to come within the meaning of Section 88(1) of the Localism Act 2011 as being a building of community value, therefore it is reasonable that the property is listed as an asset of community value.

Other options considered and rejected

9. That the Alison Arms Public House is not listed as a community asset.

Executive summary

10. On 24 January 2022 a qualifying community group made a request to the Council that the Alison Arms Public House, Preston Road, Coppull, Chorley be declared as a community asset and be placed upon the Council's List of Community Assets.
11. The request states that it is the last public house in this part of Coppull for local residents to meet.
12. The request confirms that the public house provides a place is a place for various groups to meet and for charity fundraising to take place and in addition it provides car parking facilities for the local school and sports teams.
13. The effect of listing the property as a community asset is that it cannot be sold without consulting the requesting group. The group have a period of 6 weeks in which to indicate whether they wish to make a bid to purchase. Such a request should be confirmed in writing. If such a request is made then the group have 6 months (inclusive of the 6 weeks) in which to raise the funds. Any sale cannot take place to a third party during that period.

Corporate priorities

14. The report relates to the following corporate priorities:

Involving residents in improving their local area and equality of access for all	A strong local economy
Clean, safe and healthy communities	An ambitious council that does more to meet the needs of residents and the local area

Background to the report

15. The Localism Act 2011 introduced a number of community rights in order to empower residents to be involved in their local area. These included a community right to bid. The community right to bid provided an opportunity to resident groups to identify properties of community value and request they be listed on a List of Assets of Community Value held by the Council.
16. There is a list of criteria that a nominated asset must meet in order to be accepted and added to the Council's List of Assets of Community Value. These criteria are set out in the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012. Every local authority must use these criteria when making a decision as to a nomination. The criteria state that the asset must be allocated within the authority's area, be nominated by an eligible community organisation, not be excluded from listing and meet the statutory definition of "land of community value".

The Alison Arms Public House Nomination

17. A request has been received that the property be added to the council's List of Assets of Community Value. A copy of the request is attached at Appendix A.
18. In order for the property to be registered the requestor has to demonstrate that it has a community value by furthering the community's social well-being or social interests (cultural, recreational or sporting interests) and is likely to do so in the future. The reasons for the request are provided in the request and are reproduced below;
 - *Local Folk Group Meeting every Monday*
 - *Folk Festival every June*
 - *Overflow car park for local school*

- *Used every weekend by Chorley Panthers and Chorley FC*
- *Frequent charity fundraising – Rosmere Cancer Unit, Teenage Cancer Trust*
- *12-13 February 2022 – local fun fair*
- *Disability evening for local special needs group*
- *Last public house in this part of Coppull for locals to meet*

Climate change and air quality

19. The work noted in this report has no impact on the Councils Carbon emissions and the wider Climate Emergency and sustainability targets of the Council.

Equality and diversity

20. Equality Act implications. There are no Equality Act implications.

Risk

21. As outlined in the report.

Comments of the Statutory Finance Officer

22. There are no financial implications arising from the addition of the Public House to the Council's List of Community Assets.

Comments of the Monitoring Officer

23. The report details the statutory procedure and confirms the criteria to be listed as a community asset have been met.

Background documents

There are no background papers to this report

Appendices

List the appendices in the order that they are attached to the report with titles as appropriate. Any spreadsheets/diagrams should be in pdf format and be headed up.

Appendix A – Nomination Form relating to Alison Arms, Preston Road

Report Author:	Email:	Telephone:	Date:
Jodi Ingram (Senior Solicitor)	Jodi.ingram@chorley.gov.uk	01257 515151	26 May 2022

Following careful consideration and assessment of the contents of this report, I approve the recommendation(s) contained in Paragraph 2 of the report in accordance with my delegated power to make executive decisions.



Councillor Peter Wilson
Executive Member for Resources Dated 01.11.2022

This decision will come into force and may be implemented five working days after its publication date, subject to being called in in accordance with the Council's Constitution.