

Report of	Meeting	Date
Head of Governance (Introduced by the Executive Member for Resources)	Executive Member Decision	24 July 2018

REQUEST TO LIST ST JOHN'S CHURCH CLUB AS A COMMUNITY ASSET

PURPOSE OF REPORT

1. To consider the request of Clayton-le-Woods Parish Council to list St John's Church Club, Preston Road, Clayton-le-Woods, Chorley, PR6 7PS as a community asset.

RECOMMENDATION

2. St John's Church Club has value as a community asset and should be added to the council's List of Community Assets.

EXECUTIVE SUMMARY OF REPORT

3. On 18th June 2018 a qualifying nominating body made a request to the Council that St John's Church Club, Clayton-le-Woods, Chorley be declared as a community asset and be placed upon the Council's List Community Assets.
4. The request states that the land was gifted to the people in the early part of the 20th Century and the property was built by the people of Clayton-le-Woods and Whittle-le-Woods for use as a Parish Club in 1912.
5. Furthermore the building's principal use is as a day care nursery and used for community activities and club alongside this.
6. The effect of listing the property as a community asset is that it cannot be sold without consulting the nominating body. The nominating body will 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 nominating body 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.

Confidential report Please bold as appropriate	Yes	No
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Key Decision? Please bold as appropriate	Yes	No
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Reason Please bold as appropriate	1, a change in service provision that impacts upon the service revenue budget by £100,000 or more	2, a contract worth £100,000 or more
	3, a new or unprogrammed capital scheme of £100,000 or more	4, Significant impact in environmental, social or physical terms in two or more wards

REASONS FOR RECOMMENDATION

(If the recommendations are accepted)

7. 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.
8. The nominated building is St John's Church Club, 239 Preston Road, Clayton-le-Woods, Chorley which is located within the Council's boundary.
9. The relevant evidence has been provided to confirm that the nominating body is a community organisation for the purposes of paragraph 5 of the Assets of Community Value Regulations 2012.
10. St John's Church Club 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.
11. 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.
12. The 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. The main use of the site as a day care nursery furthers the social wellbeing and social interests of the community by enabling parents to return to work following the birth of their children and also provides benefits to the children attending by encouraging their social, creative, communication and listening skills as well as their physical development.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

13. That St John's Church Club, Clayton-le-Woods, Chorley is not listed as a community asset.

CORPORATE PRIORITIES

14. This report relates to the following Strategic Objectives:

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	X

BACKGROUND

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".

ST JOHN'S CHURCH CLUB NOMINATION

17. A request has been received that the building 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;

The property is a large detached building standing in substantial grounds built on land gifted to the people by the Cross family in the early part of the 20th century. It was built by the people of Clayton and Whittle for use as a Parish Club in 1912. Latterly it has been allowed to fall into disrepair and parts of its land have been annexed by neighbours as garden extensions. The club is still used for community activities and clubs although its principle use is as a day care nursery. Site plan at 17/00954/FULMAJ

We would wish to preserve the asset for community use and prevent its falling into the hands of private developers who may wish to use the asset for profit, either now or in the future.

IMPLICATIONS OF REPORT

19. This report has implications in the following areas and the relevant Directors' comments are included:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal		Integrated Impact Assessment required?	
No significant implications in this area	X	Policy and Communications	

COMMENTS OF THE STATUTORY FINANCE OFFICER

20. None.

COMMENTS OF THE MONITORING OFFICER

21. None.

Chris Moister
Head of Governance

Background Papers			
Document	Date	File	Place of Inspection
Nomination of St John's Church Club	18 June 2018		

Report Author	Ext	Date	Doc ID
Chris Moister	5160	16 July 2018	

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



Dated 24.07.18

Councillor
Executive Member Designation

APPENDIX A

Please see attached.