
Report to: Cabinet Member - Regulatory
Compliance & Corporate Services

Date of Meeting: May 2016

Subject: The Priory Public House, 64 Sefton Road, Litherland - Removal from the List of Assets of Community Value

Report of: The Head of Corporate Resources

Wards Affected: Litherland

Is this a Key Decision? No

Is it included in the Forward Plan? No

Exempt/Confidential No

Purpose

To seek Cabinet Member's approval to remove the Priory Public House, Litherland from the Council's list of Assets of Community Value

Recommendations

1. That the Cabinet Member Corporate Services and Performance agrees that the Priory Public House, Litherland be removed from the Council's list of Assets of Community Value.

How does the decision contribute to the Council's Corporate Objectives?

	<u>Corporate Objective</u>	<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		√	
2	Jobs and Prosperity		√	
3	Environmental Sustainability		√	
4	Health and Well-Being		√	
5	Children and Young People		√	
6	Creating Safe Communities		√	
7	Creating Inclusive Communities	√		
8	Improving the Quality of Council Services and Strengthening Local Democracy		√	

Reasons for the Recommendation:

To enable The Priory Public House to be removed from the Council’s List of Assets of Community Value to ensure that the list remains accurate, relevant and credible.

What will it cost and how will it be financed?

(A) Revenue Costs

There are no revenue costs.

(B) Capital Costs

There are no capital costs.

Implications:

The following implications of this proposal have been considered and where there are specific implications, these are set out below:

Legal – None	
Human Resources - None	
Equality	
1. No Equality Implication	<input checked="" type="checkbox"/>
2. Equality Implications identified and mitigated	<input type="checkbox"/>
3. Equality Implication identified and risk remains	<input type="checkbox"/>

Impact on Service Delivery:

None

What consultations have taken place on the proposals and when?

The Chief Finance Officer notes the report indicates there are no financial implications for the Council in respect of these proposals. (FD4150/16)

The Head of Regulation and Compliance has been consulted and has no comments on the report (LD 3433/16)

Are there any other options available for consideration?

The Council could decide not to remove the asset from the list, but the public house has been demolished and the site is in the process of being redeveloped for housing. To leave assets on the list that no longer offer any community value would undermine the purpose and credibility of the list.

Implementation Date for the Decision

Following the expiry of the “call-in” period for the Cabinet Member decision

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Background Papers:

There are no background papers available for inspection.

1.0 Introduction/Background

- 1.1** The Community Right to Bid was introduced as part of the Localism Act 2011 and enables qualifying groups (Town and Parish Councils, Local and Voluntary Groups) to nominate local land or buildings to be included in a formal list of Assets of Community Value
- 1.2** For an asset to be listed, it is necessary to demonstrate that its main use now, or in the recent past, contributes to the social wellbeing or cultural, recreational or sporting interests of the local community and that this use will continue
- 1.3** Unless removed, the asset remains on the list for a period of 5 years and a land charge will be registered against the property to ensure that the land owner complies with the requirements of the legislation should the asset be sold during the relevant period.
- 1.4** The Priory public House was entered onto the Council's list of Assets of Community Value on 7th may 2014 and would have been removed through expiration of time on 7th May 2019.

2.0 Proposed Removal from the Listing of Assets of Community Value

- 2.1** Despite the listing the site of the asset has been identified for redevelopment and the building was demolished during the course of 2015. The developer secured planning permission and the cleared site is currently being redeveloped for residential use.
- 2.2** The demolition of the building has removed the potential of the asset to continue to offer community value and as such removed the *raison d'être* for the asset to be listed.
- 2.3** There are a number of precedents where local authorities have removed assets from their List of Assets of Community Value when they cease to have community value. This is primarily to preserve the true purpose of the list and ensure that it remains accurate and credible.
- 2.4** In the prevailing circumstances surrounding the subject asset, it is deemed prudent and sensible to remove the asset from the Council's list but record and make apparent the fact that the asset was previously listed