

Detailed Assessment of the Nomination To Register an Asset of Community Value

Oldham Council

Assets of Community Value Nomination Assessment			
DATE OF SUBMISSION	March 2019	DATE DECISION TO BE MADE BY:	1 st June 2019
NOMINATED ASSET	The Grotton Pavillion Community Centre, Station Road, Grotton, Oldham OL4 5SF		
NOMINATION SUBMITTED BY:	Richard Darlington for the Grotton and District Residents Association		

Step 1

Part A and B criteria for assessing whether an asset is of community value is in accordance with that set out in the Assets of Community Value (England) Regulations 2012. Each section contains a reference to the relevant legislation but please refer to the guidance notes accompanying this document when assessing the nomination. The paragraph numbering (e.g. A1 etc.) links between this assessment form and the guidance notes.

PART A-CRITERIA SPECIFIED IN THE ASSET OF COMMUNITY VALUE REGULATIONS 2012

CHECKLIST

A1. Is the nominating organisation an eligible body to nominate? (Section 5 of the Regulations)	Yes
A2. Does the nominating body have a local connection to the asset nominated? (Section 4 of the Regulations)	Yes
A3. Does the nomination include the required information about the asset? (Section 6 of the Regulations)	Yes
A4. Is the nominated asset outside of one of the categories that cannot be assets of community value? (Schedule 1 of the Regulations)	Yes
IF 'YES' TO ALL OF PART A, MOVE TO PART B IF 'NO' TO ONE OR MORE OF PART A, FOLLOW PROCESS FOR UNSUCCESSFUL NOMINATIONS	PASS
PART B -ESTABLISHING THE CURRENT OR RECENT NON-ANCILLARY (PRIMARY) USE THAT THE APPLICATION IS BASED ON	CHECKLIST
B1. Does the nomination form establish the current or recent usage of the asset which is the subject of the nomination to be an actual and non-ancillary usage ? (Part 5, Chapter 3, Section 88 (1) and (2) of the Localism Act 2011.)	Yes
IF YES, GO TO STEP 2.	PASS

IF NO, FOLLOW PROCESS FOR UNSUCCESSFUL NOMINATIONS	
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Part C and D criteria for assessing whether an asset is of community value has been developed by Oldham Council based on Part 5, Chapter 3, Section 88 of the Localism Act 2011.

Section 88 of the Localism Act states that the asset will be considered to be one of community value if:

- a) its actual current use furthers the social wellbeing and interests of the local community, or a use in the recent past has done so. *(the legislation does not provide for a specific period, but as a general rule use in the past five years is considered to be relevant)*
- b) that use is not an ancillary one; and
- c) for land in current community use it is realistic to think that there will continue to be a use which furthers social wellbeing and interests, or for land that has been in community use in the recent past, it is realistic to think that there will be community use within the next five years (in either case, whether or not that use is exactly the same as the present or past); and
- d) it does not fall within one of the exemptions.

PART C

CRITERIA FOR DETERMINING WHETHER THE USAGE CURRENTLY OR IN THE RECENT PAST FURTHERS SOCIAL WELLBEING AND INTERESTS OF THE LOCAL COMMUNITY			
C1. What is the 'local community' of the asset as defined by the geographical area?	Evidence provided by nominee	As the Applicant made the nomination on behalf of the Grotton and District Residents Association, the local community referred to in the Application can assumed to be the community in the locality of Grotton in the	

		borough of Oldham.	
	Evidence gained from other relevant sources (owner, Ward member etc.)	Occupier, Parish Council, District Coordinator.	
C2. What is the current/recent use of the asset? (<i>types of activities</i>)	Evidence provided by nominee	The current use of the asset is as follows: 'Daily with regular bookings including a Bridge Club, Wine Circle, Table Tennis, Zumba, Weight Watchers, Kick Boxing, Are Classes, Ashbrook Wildlife and Birthday Parties. A wildlife club is organised by local residents to introduce children to wonders of nature. Three yearly events also take place at the venue namely The Brass Band Contest on Whit Friday, The Summer Gala and the Guy Fawkes Bonfire Night.' (nomination form).	
	Evidence gained from other relevant sources (owner, Ward member etc.)	Parish Council: Comments in support of nomination and use. District Team: Comments in support of nomination and use.	
C3. How well is/was the asset used? (<i>evidence of the building/property/land use</i>)	Evidence provided by nominee	The use is stated to be daily and from approximately the 1930's. There are references in the nomination form to the uses through the years to the current date. The current use of the land is thought likely to continue as is based on the statement in the nomination form that "The residents	

		Committee needs certainty over the future of this site for community use before it launches into raising funds to make improvements such as insulating the concrete walls.	
	Evidence gained from other relevant sources (owner, Ward member etc.)	Parish Council: Comments in support of nomination and use. District Team: Comments in support of nomination and use.	
C4. What will the impact be if the usage ceases? If usage has ceased already, what has the impact been?	Evidence provided by nominee	There is little express evidence in the nomination form or supporting documents which suggests what impact a cease in the current usage (C2) would have on the Local Community. However, The Grotton Residents Association is the Council's tenant at the property and the tenant is already seeking discussions to renew its exiting lease which is due to expire in 2020 and is not excluded.	
	Evidence gained from other relevant sources (owner, Ward member etc.)	Parish Council: Comments in support of nomination and use. District Team: Comments in support of nomination and use.	
C5. Does it/did it meet the social interests of the community as a whole and not the users/customers of a specific service? (<i>examples would include use by local community groups or sporting clubs</i>)	Evidence provided by nominee	The nomination form states that the applicant organisation has been a registered charity for many years with the purpose of providing a community centre for community activities and to oversee the Grotton District for the common good.	

	Evidence gained from other relevant sources (owner, Ward member etc.)	Parish Council: Comments in support of nomination and use. District Team: Comments in support of nomination and use.	
C6. How is the building/property/land regarded by the community? <i>(community consultation, evidence of support)</i>	Evidence provided by nominee	No specific reference in the Nomination form other than the continued use by the community.	
	Evidence gained from other relevant sources (owner, Ward member etc.)	Parish Council: Comments in support of nomination and use. District Team: Comments in support of nomination and use.	
	RATIONALE	The nomination contains sufficient information to pass the statutory tests for the panel to list the nominated as an asset of community value.	PASS
IF THE NOMINATION PASSES PART C, GO TO PART D. IF THE NOMINATION FAILS PART C, FOLLOW PROCESS FOR UNSUCCESSFUL NOMINATIONS			

PART D: This section considers whether it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community).

CRITERIA FOR DETERMINING WHETHER (FOR 'CURRENT' USES) THERE WILL CONTINUE TO BE SOCIAL USE OF THE ASSET OR (FOR 'RECENT' USES) THAT IT IS REALISTIC TO THINK THERE WILL BE COMMUNITY USE AGAIN WITHIN THE NEXT FIVE YEARS.

D1. What is the proposed future use of the asset? <i>(types of activities)</i>	Evidence provided by nominee	It is possible to draw the inference that the current/ongoing uses are expected to continue.	
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	Evidence gained from other relevant sources (owner, Ward member etc.)	Parish Council : Comments in support of nomination and use. District Team: Comments in support of nomination and use.	
D2. Will it meet the social interests of the community as a whole and not the users/customers of a specific service?	Evidence provided by nominee	As per the nomination form the uses are not specific to a service.	
	Evidence gained from other relevant sources (owner, Ward member etc.)	Parish Council : Comments in support of nomination and use. District Team: Comments in support of nomination and use.	
	RATIONALE	The nomination contains sufficient information to pass the statutory tests for the panel to list the nominated as an asset of community value.	PASS
IF THE NOMINATION PASSES PART D, FOLLOW PROCESS FOR ELIGIBLE NOMINATIONS			
IF THE NOMINATION FAILS PART D, FOLLOW PROCESS FOR UNSUCCESSFUL NOMINATIONS			

RECOMMENDATION	To accept and confirm the registration of the Nominated Asset as an Asset of Community Value.
REASON FOR DECISION	There is sufficient evidence provided that the Property's actual and current use furthers the social wellbeing and interests of the local community sufficiently to satisfy the statutory tests set out in sections 88 a) to d) of the 2011 Act.

DECISION TAKEN BY	Cllr Arooj Shah
DATE	29.05.19