**Notice under Section 91 of the Localism Act 2011**

**2nd June 2017**

**Entry of The Bath Central Library, The Podium, 19-23 Northgate Street, Bath BA1 5AN, into Bath & North East Somerset Council’s list of Assets of Community Value**

1. **Background**

On 9th  April 2017 Bath & North East Somerset Council (‘the Council’) received a nomination under Section 89 of the Localism Act 2011 (‘the Act’) to list The Bath Central Library, The Podium, 19-23 Northgate Street, Bath BA1 5AN as an Asset of Community Value. The nomination was made by Friends of Bath Podium Library. A map setting out the boundaries of the asset nominated to be listed (‘The Asset’) is provided *as* an Appendix to this notice.

Under Section 87 of the Act the Council must maintain a list of Assets of Community Value.

Section 88 of the Act states that

(1) For the purposes of this Chapter but subject to regulations under subsection (3), a building or other land in a local authority’s area is land of community value if in the opinion of the authority—

(a) an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and

(b) 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.

(2) For the purposes of this Chapter but subject to regulations under subsection (3), a building or other land in a local authority’s area that is not land of community value as a result of subsection (1) is land of community value if in the opinion of the local authority—

(a) there is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or interests of the local community, and

(b) it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community.

Under Section 89 of the Act, the Council can only enter assets into the list of Assets of Community Value in response to community nomination.

1. **Decision-Making Process**

The Council’s Cabinet on October 10th 2012 resolved to agree that:

* 1. Decision-making in response to nominations for entry into the List of Assets of Community Value under the Localism Act 2011 be delegated to the Director of Strategy and Performance (and, in the event of this Divisional Director having a conflict of interest, to a Divisional Director nominated by the Strategic Director - Resources), drawing on the decision-making guidance as set out in Appendix One (of the report).
  2. The Director of Strategy and Performance be delegated decision-making with regard to updating this guidance, in consultation with the Council Leader, in response to experience of implementing the provisions, new regulations and emerging case law.
  3. The internal review process in relation to listing be undertaken by a Divisional Director not involved in the initial decision. (Subsequently, on 5th April 2016, the Divisional Director, Strategy and Performance, made a delegated decision to amend the Council's process for reviewing entries on to the register of Assets of Community Value, so that any Review be undertaken by an officer of appropriate seniority who did not take any part in making the decision to be reviewed, within 8 weeks of request. This bought the process in line with national regulations).
  4. The Divisional Director Property Services be delegated to make arrangements relating to the procedures following listing, including moratorium and compensation provisions, as set out in Appendix Two (of the report).

In accordance with this decision, the Director of Strategy and Performance has now fully considered the nomination in light of the Act and the Assets of Community Value (England) Regulations 2012 (‘the Regulations’). Following this consideration, the Director of Strategy and Performance has decided to enter the property into the Council’s list of Assets of Community Value.

This decision has been taken because:

(1)

a) The Asset lies within the administrative boundaries of Bath & North East Somerset Council and Abbey Ward.

b) Friends of Bath Podium Library is entitled under 89(2)(b)(iii) of the Act to make a community nomination in respect of the Asset in that it is a person that is a voluntary or community body with a local connection

c) The nomination from Friends of Bath Podium Library includes the matters required under Regulation 6 of the Regulations.

(d) The Asset does not fall within a description of land which may not be listed as specified in Schedule 1 of the Regulations.

(e) The nomination form sets out the reason for nominating the Asset, explaining why the nominator believes the Asset meets the definition in the Act.

and

(2) in the opinion of the Authority,

(a) The actual current use of the Asset that is not an ancillary use furthers the social wellbeing and interests of the local community;

(b) Given that the Asset remains fit for purpose to further the social interest and social wellbeing of the local community, it is realistic to think that the current non-ancillary use of the Asset will continue to further (whether or not in the same way as before) the social wellbeing or social interests of the local community.

The detailed assessment on which this decision is based, following the criteria adopted by the Council Cabinet on 10th October 2012, and fully considering information supplied by the nominee and other parties is set out in 4 below.

1. **What Happens Next**

The Asset will now be placed on the list of Assets of Community Value which the Council is required to maintain under Section 87 of the Act.

In accordance with Section 91 of the Act the Council will send this notice to:

The owner of the property

The occupiers of the property

Friends of Bath Podium Library

The information will also be published on the Council’s website. The Asset will remain on the Council’s List of Assets of Community Value for a period of five years from the date of this notice unless removed with effect from some earlier time in accordance with the provisions of the Regulations.

The Act requires that the Council draw particular attention to the following:

(a) the consequences for the land and its owner of the land’s inclusion in the list, and

(b) the right to ask for review.

The consequences for the land and its owner of the land’s inclusion in the list

Inclusion of assets on the List of Assets of Community Value is a local land charge under the Local Land Charges Act 1975. The Council is required under Schedule 4 of the Regulations to apply to the Land Registry for a restriction to be added to the registered title of the land that “no transfer or lease is to be registered without a certificate signed by a conveyancer that the transfer or lease did not contravene Section 95(1) of the Localism Act 2011”.

Under Section 95 of the Act an owner must notify the Council (at the following address: Divisional Director, Property Services, Lewis House, Manvers Street, Bath BA1 1JG) if they wish to enter into a relevant disposal (as defined in Section 96 of the Act) of that asset. Some types of disposal of listed assets are exempt and these are set out in full in Annex A of the document Community Right to Bid: Non-statutory advice note for local authorities. Annex A also identifies circumstances where, although there is no requirement in the legislation that the owner has to explain to the local authority that the disposal is exempt, it would be helpful for them to do so.

A moratorium period is triggered by notification under Section 95 to allow a Community Interest Group to submit a written request to be treated as a potential bidder for the asset. The owner is advised to refer to Part 5 Chapter 3 of the Act and the Regulations in full and to seek legal advice if they wish to dispose of the asset. A disposal of listed land which contravenes the Regulations and Act will be ineffective.

The owner of the asset does not have to sell the asset to the Community Interest Group. There is also a ‘protected period’ (18 months from the time that the owner notified the local authority of their intention to dispose of the asset) and during this time there can be no further moratoriums on sale and the owner is free to dispose of the property as they see fit.

The right to ask for review

Asset owners have the opportunity to request a review of the decision to enter an asset on the List of Assets of Community Value, within 8 weeks of listing. The internal review process in relation to listing will be undertaken by a officer of appropriate seniority who did not take part in the initial decision.

Landowners wishing to request a review of the decision should do so in writing to the above address or to assets@bathnes.gov.uk by 22nd July 2017, setting out the grounds for review and whether they are requesting an oral hearing.

Private owners may claim compensation for loss and expense incurred through the asset being listed including a claim arising from a period of delay in entering into a binding agreement to sell which is wholly caused by the interim or full moratorium period. Regulation 14 of the Regulations contains more detail on this.

Part 5, Chapter 3 of the Act and the [Regulations](http://www.legislation.gov.uk/ukdsi/2012/9780111526293/contents) provide further detailed information.

1. **Detailed Assessment of the Nomination of The Bath Central Library, The Podium, 19-23 Northgate Street, Bath BA1 5AN, as an Asset of Community Value**

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| **Assets of Community Value Nomination – Assessment** | | | |
| DATE OF SUBMISSION: | **9th April 2017** | DATE DECISION TO BE MADE BY: | **2nd June 2017** |
| NOMINATED ASSET: | The boundary of the asset is set out in the boundary map attached as an Appendix. | | |
| NOMINATION SUBMITTED BY: | **Friends of Bath Podium Library** | | |

**STEP A: This section considers the eligibility of the nominating body to make a nomination and of the asset to be an Asset of Community Value. It does this through a series of YES/NO answers.**

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| **A1.** Is the nominating organisation an eligible body to nominate? | |
| Evidence supplied by nominee: | **The Nomination form states that the friends of Bath Podium Library is an Unincorporated Body**  **whose members include at least 21 individuals, and which does not distribute any surplus it makes to its members)**  **The constitution of Friends of Bath Podium Library as a small  unincorporated association was provided as evidence, as below”**  **Constitution for Small Unincorporated Association**  **1. Name**  The name of the group shall be **Friends of Bath Podium Library**  **2. Aims**  The aims of Friends of Bath Podium Library will be:   * To continue to provide a thriving library service at the present location of The Podium, Bath. * To promote mutual support and joint encouragement among our members. * To provide appropriate information to the council re the popularity of Bath Podium Library to its users and supporters. * To ensure Bath Podium Library staff and users feel involved and included in all decisions made concerning the continuation of its present service delivery.   **3. Membership**  Membership is open to anyone who:   * Is aged from 16 years * And lives in Bath or the surrounding area; * And supports the aims of the Friends of Bath Podium Library.   A list of all members will be kept by the membership secretary.  **Ceasing to be a member**  Members may resign at any time in writing to the secretary.  Any offensive behaviour, including racist, sexist or inflammatory remarks, will not be permitted. Anyone behaving in an offensive way or breaking the equal opportunities policy may be asked not to attend further meetings or to resign from the group if an apology is not given or the behaviour is repeated. The individual concerned shall have the right to be heard by the management committee, accompanied by a friend, before a final decision is made.  **4. Equal Opportunities**  Friends of Bath Podium Library will not discriminate on the grounds of gender, race, colour, ethnic or national origin, sexuality, disability, religious or political belief, marital status or age.  **5. Officers and committee**  The business of the group will be carried out by the Committee.  The Committee will meet as necessary and not less than twice a year.  The Committee will consist of 5 members.  The officers’ roles are as follows:   * Chair, who shall chair both general and committee meetings * Secretary, who shall be responsible for the taking of minutes and the distribution of all papers * Membership secretary, who shall be responsible for keeping records of members   In the event of an officer standing down during the year a replacement will be elected by the next Meeting of members.  Any committee member not attending a meeting without apology for three months will be contacted by the committee and asked if they wish to resign.  The Committee meetings will be open to any member of The Friends of Bath Podium Library.  **6. Meetings**  Meetings will be held locally and all interested members notified via email or Facebook group.  **7. Rules of Procedure for meetings**  All questions that arise at any meeting will be discussed openly and the meeting will seek to find general agreement that everyone present can agree to.  If a consensus cannot be reached a vote will be taken and a decision will be made by a simple majority of members present. If the number of votes cast on each side is equal, the chair of the meeting shall have an additional casting vote.  **8. Finances**  There will be and are no plans to involve any finances with the Friends of Bath Podium Library.  **9. Amendments to the Constitution**  Amendments to the constitution may only be made at a Meeting.  Any proposal to amend the constitution must be given to the Secretary in writing. The proposal must then be circulated with the notice of meeting.  Any proposal to amend the constitution will require a two thirds majority of those present and entitled to vote.  **10. Dissolution**  If a meeting, by simple majority, decides that it is necessary to close down the group it may call a Special General Meeting to do so. The sole business of this meeting will be to dissolve the group.  If it is agreed to dissolve the group, all remaining money and other assets, once outstanding debts have been paid, will be donated to a local charitable organisation. The organisation will be agreed at the meeting which agrees the dissolution.  This constitution was agreed by the members on Monday 20-3-2017. |
| Feedback from other parties and other information gained in relation to this criterion: | None |
| Score (YES/NO) and any comments: | **YES** - The Council is satisfied that the nominating body is an eligible body to nominate; under Regulation 5(1)(c) it is an unincorporated body whose members include at least 21 individuals and does not distribute any surplus it makes to to its members. |

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| **A2.** Does the nominating body have a local connection to the asset nominated? | |
| Evidence supplied by nominee: | **From evidence supplied by the nominee,** it is clear that the Friends of Bath Podium Library’s activities are wholly concerned with the local authority’s area.The submitted map shows that the Asset is sited wholly within the boundaries of Bath and North East Somerset and the Abbey Ward.    In the case of a body within Regulation 5(1)(c), the requirement under Regulation 4 (1) (c) is for it to have at least 21 local members. Under Regulation 4(3) “local member” means a member who is registered, at an address in the local authority’s area or in a neighbouring authority’s area, as a local government elector in the register of local government electors kept in accordance with the provisions of the Representation of the People Acts.  The twenty-one names and addresses that were provided by the nominee were checked against the Bath and North East Somerset Council Electoral Roll and found to be compliant. |
| Feedback from other parties and other information gained in relation to this criterion | None |
| Score (YES/NO) and any comments: | **YES**- The Council is satisfied that the nominating organisation has a local connection to the nominated asset. |

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| **A3.** Does the nomination include the required information about the asset?   * Description of the nominated land including its proposed boundaries * Names of current occupants of the land * Names and current or last-known addresses of all those holding a freehold or leasehold estate in the land | |
| Evidence supplied by nominee: | A plan of the nominated land that was provided including the proposed boundary and the name and address of the current occupiers, leaseholders and freeholder of the nominated asset were also supplied. |
| Feedback from other parties and other information gained in relation to this criterion: | The Council’s Head of Property Services has confirmed the Council’s lease arrangements for this asset. |
| Score (YES/NO) and any comments: | **YES**- the Council is satisfied that the nomination has included the required information about the asset. |

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| **A4.** Is the nominated asset outside of one of the categories that cannot be assets of community value (as set out in Schedule 1 of the Assets of Community Value (England) Regulations 2012)?:   * A residence together with land connected with that residence * Land in respect of which a site licence is required under Part 1 of the Caravan Sites and Control of Development Act 1960 * Operational land as defined in section 263 of the Town and Country Planning Act 1990. | |
| Evidence supplied by nominee: | Nomination and supporting evidence sufficiently demonstrates that the asset is outside of the categories of assets within Schedule 1 of the Regulations, as the nominated asset is a Library. |
| Feedback from other parties and other information gained in relation to this criterion: | None |
| Score (YES/NO) and any comments | **YES**- the Council is satisfied that the nomination is outside of one of the categories that cannot be Assets of Community Value |

**If YES to all of Part A, move on to Step B. If NO to one or more parts, please inform the nominator that the nomination is ineligible. Place nomination on list of unsuccessful nominations.**

**STEP B: This section considers the current or recent usage of the asset. It does this through a YES/NO answer and an identification as to whether the use is current or in the “recent past”**

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| **B1.** Is the current or recent usage which is the subject of the nomination an actual and non-ancillary usage?   * NOTE 1: A working definition of “non-ancillary” is that the usage is not providing necessary support (e.g. cleaning) to the primary activities carried out in the asset, but is itself a primary, additional or complementary use. | |
| Evidence supplied by nominee: | **The Nomination form includes the following:**  **HISTORY OF USE**  The Library was purpose built at this location and first opened on 1st October 1990  1. When the library opened in this location, issuing of books increased by 60%.  2. Services to the blind and visually impaired were organised.  3. Births, marriages and deaths information was shared on microfilm.  4. 1700 people on average came through the doors each day at this location. |
| Feedback from other parties and other information gained in relation to this criterion: | The Council’s Divisional Director responsible for library services in response to this nomination has stated that “The Podium is currently used to deliver Library services 7 days a week.” |
| Score (YES/NO) and any comments: | **YES**  The **current** usage which is the subject of the nomination is an actual and non-ancillary usage. |

**If the current or recent usage that is the subject of the nomination is actual and non-ancillary, go to Step C. If not, place on the list of unsuccessful nominations.**

**STEP C: This section considers whether the use furthers (for current uses) or furthered (for uses in the recent past) the social interests or social wellbeing of the local community. It does this through a series of questions scored on the basis of evidence.**

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| **C1.** Who benefits from the use?   * Does it meet the social interests of the community as a whole and not simply the users/customers of the specific service? * Who will lose if the usage ceases? | Evidence provided by nominee | **The Nomination form includes the following:**  **VISITOR STATS**  More than 40,000 visitors a month to this location to borrow books:  <https://data.bathhacked.org/Government-and-Society/Library-Visitors-All-Libraries-2013-14/hmiz-cn44>  Adult Non-Fiction Books, Adult Fiction Books and Children's Fiction are the largest loans:  <https://data.bathhacked.org/Government-and-Society/What-are-people-borrowing-/m3uq-7c3h>  1. The Podium location provides easy-to-access attendance for disabled visitors by providing an underground car park with lift access, automatic opening doors and level access all through the library itself.  2. There is a dedicated children's area, that is secure and away from street traffic so Mums and Dads don't worry about their children.  3. There is a safe place to breastfeed a baby.  4. There are disabled access toilets on the same floor.  5. According to the BANES Voicebox Survey in 2015, 70% of users use the library for borrowing books and other resources for themselves and 35% are borrowing for their children, while only 16% of users said they used the computers. This data is consistent with the UK-wide findings of the 2016 UK Government’s longitudinal Taking Part survey. |
| Evidence gained from other relevant sources (owner, Ward member, Parish Council, B&NES Council) |  |
| Enter score out of 25 and rationale | **25** – The nomination comprehensively demonstrates that the asset meets the social interests of the community as a whole. |
| **C2.** Is any aspect of the usage actively discouraged by the Council’s Policy and Budget Framework? | Evidence provided by nominee |  |
| Evidence gained from other relevant sources (owner, Ward member, Parish Council, B&NES Council) | There is no evidence that the usage is actively discouraged by the Council’s Policy and Budget framework. |
| Enter score out of 25 and rationale | **25** - No active discouragement by the Council’s Policy and Budget Framework has been identified. |
| **C3.** Why is the usage seen as having social value in the context of the community on whose behalf the nomination is being made? | Evidence provided by nominee | **The Nomination form includes the following:**  The nominated building is seen as having social value for the local community because of its easy access, central location to buses/car parks and other shops in the centre of Bath.  All ages of the local community are catered for.  All types of ability and disability are catered for, not only by its location but also by the services it offers with reading groups, toddler bounce groups, children's Lego group. |
| Evidence gained from other relevant sources (owner, Ward member, Parish Council, B&NES Council) |  |
| Enter score out of 25 and rationale | **25** - The nomination demonstrates that the Bath Central Library is used a wide range of the local community. |
| **C4.** How strongly does the local community feel about the usage as furthering their social interests? | Evidence provided by nominee | **The Nomination form includes the following:**  The local community feels VERY strongly that this building usage furthers their social interests and should remain at its present location at The Podium.  <https://www.change.org/p/bath-and-north-east-somerset-council-save-bath-central-library>  Save Bath Library Petition  **Total Signatures 5,193**  **BA1/BA2 Postcode : 3,032**  Keynsham : 33  Mids Norton : 16  Peasedown St J : 23  Radstock : 26  Saltford : 21  Timsbury : 18  Wellow : 9  **Total BANES signature 3,178**  The Save Bath Library Facebook Group has 615 members and 5 admins  <https://www.facebook.com/groups/SaveBathLibrary/members/>  Save Bath Library Group has 592 followers on Twitter  @SaveBathLibrary  The Friends of Bath Podium Library has 26 members all of whom live in Bath and are library members and users.  5 are on the management committee and more members are joining in April.  **SUPPORT FROM LOCAL FILM MAKER AND AUTHOR**  Ken Loach Film Maker, Director & Social Campaigner is opposed to library moving location  <http://www.bbc.co.uk/news/uk-england-somerset-38975879>  Bel Mooney Journalist, Author & Daily Mail Columnist <http://www.belmooney.co.uk/>  supports our campaign to keep the library at The Podium and has written in support of the library at this location in the Daily Mail:  <https://www.pressreader.com/uk/daily-mail/20170121/282527248142239> |
| Evidence gained from other relevant sources (owner, Ward member, Parish Council, B&NES Council) |  |
| Enter score out of 25 and rationale | **25** – There is strong evidence that the local community, places a high value on the social use of the Bath Central Library. |
| **Total score:** | **100** | |

**If STEP C meets a minimum scoring of 55%, go to Step D**

**STEP 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.**

For assets such as this where the actual non-ancillary usage is a **current** one (see Step B above), 88(1) (b) of the Act requires the Council to consider whether in the opinion of the local authority **it is realistic to think that there can continue to be non-ancillary use of the building or other land that will further (whether or not in the same way) the social wellbeing or social interests of the local community**.

This will be considered through the following tests:

* If the asset is considered to remain fit for purpose (under D1 below), then this is considered to be sufficient grounds for thinking that it is realistic to think that continuing use of the asset will further the social wellbeing or social interests of the local community identified in Step C above.
* If the building is not considered to remain fit for purpose under D1, then an additional Test (under D2 below) will be applied to determine whether the asset could be made fit for purpose practically and within reasonable resource requirements and within timescales. The timescales to be applied for this to take place for assets with “recent usage” will be “within the next five years”.

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| **D1.** Has the building/land-take/space/legal requirement for this usage changed significantly since its initial use so that the asset is not fit for purpose? | |
| Evidence supplied by nominee: | ‘No’ is given as the answer to this question in the nomination form, but there is no additional evidence supplied |
| Feedback from other parties and other information gained in relation to this criterion: | Shoosmiths law firm, on behalf of O & H Q4 Limited (the freeholder) have written to the Council (letter dated 26th May 2017) objecting to the inclusion of this property on the Council’s list of Assets of Community Value. In summary, the grounds cited for objecting are that:  “Any addition of the Property to the list of ACVs would be noted as a local land charge…The adverse impact on our client’s freehold ownership of the land clearly needs to be given significant weight when considering the nomination, particularly given the reasons for the nomination being made.”  The nomination is “misconceived given that the group is seeking to retain the use at the Property in circumstances where the Council has already confirmed that the use will cease.”  The letter goes on to states with reference to section 89(1) of the Localism Act 2011 (as amended) that “in this instance the Council has confirmed that the library services will be moved and so the use will cease and there is no “**realistic**” prospect of it continuing”  However, the Council’s Divisional Director for Customer Services, in his response to this nomination, states that:  “The aims of our modern library programme are to ensure the delivery of our strategic objectives and outcomes as well as securing a sustainable future for both our libraries and Council One Stop Shop services including those provided by our partners and the voluntary sector. By integrating these services in our three main population centres, it will provide a primary multi-agency destination for learning, encouraging literacy, access to advice, information and IT supporting the community to fulfil their potential in an inclusive and accessible environment.  “A provisional business case and options report is scheduled to go to Cabinet in July this year and this will propose further consultation on the options for delivering these services in Bath. Consultation will consider the options for location of this service in the future as well as future design and priorities with a final decision on location expected around October 2017.”  In addition, the Council’s website webpage in relation to the Modern Library Service states that “No decision has been made, and no business case has yet been put forward on the design or the location of the services”. |
| Score (YES/NO) and rationale | No, the requirements for this usage have not changed since its initial use, such that the building is no longer fit for purpose, and no evidence has been put forward of this.  The Council has indicated that it will be undertaking consultation on the options for location of libraries and one-stop-shop services in Bath. However, this does not mean that it is not realistic to think that (given that the asset remains fit for purpose) there can continue to be use of the asset which will further the social wellbeing or social interests of the local community. This is particularly so given that the test includes the potential for the asset to be used “not in the same way”.  The freeholder has asked for “significant weight” to be given to the alleged adverse impact that any listing of the property as an ACV would have on the freehold ownership. Such matters do not however, form part of the criteria as set out in the Act and Regulations for determining whether or not land is of community value and should be added to the list. |

**If No to D1, place on register of Assets of Community Value, and do not go to D2. If Yes to D1, go to D2.**

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| **D2.** Could the asset be made fit for purpose practically and within reasonable resource requirements and within timescales? | |
| Evidence supplied by nominee: | Not applicable |
| Feedback from other parties and other information gained in relation to this criteria: | Not applicable |
| Score (YES/NO) and Rationale: | Not applicable |

**If yes to D2, place on register of Assets of Community Value. If no to D2, place on list of unsuccessful nominations.**

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| **RECOMMENDATION:** | **THAT THIS ASSET BE PLACED ON THE ASSETS OF COMMUNITY VALUE** |
| **REASON FOR DECISION** | (1)  a) The Asset lies within the administrative boundaries of Bath & North East Somerset and Abbey Ward.  b) Friends of Bath Podium Library is entitled under 89(2)(b)(iii) of the Act to make a community nomination in respect of the Asset.  c) The nomination from Friends of Bath Podium Library includes the matters required under Regulation 6 of the Regulations.  (d) The Asset does not fall within a description of land which may not be listed as specified in Schedule 1 of the Regulations.  and  (2) in the opinion of the authority,  (a) The actual current use of the Asset that is not an ancillary use furthers the social wellbeing and interests of the local community.  (b) Given that the Asset remains fit for purpose to further the social interests and social wellbeing of the local community, it is realistic to think that the current non-ancillary use of the Asset will continue to further (whether or not in the same way as before) the social wellbeing or social interests of the local community. |
| **Decision Taken by** | David Trethewey  Divisional Director  Strategy and Performance  Bath & North East Somerset Council |
| **Date** | 2nd June 2017 |