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

**9th April 2013**

**Entry of Twerton Hill Farm, Kelston View, Bath into Bath & North East Somerset Council’s List of Assets of Community Value**

1. **Background**

On 12th February 2013, Bath & North East Somerset Council received a nomination under Section 89 of the Localism Act 2011 (“the Act”) to list Twerton Hill Farm as an Asset of Community Value. The nomination was made by Bath City Farm. 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:

2.1 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 Divisional Director, Policy and Partnerships (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)

2.2 The Divisional Director Policy and Partnerships 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

2.3 The internal review process in relation to listing be undertaken by a Divisional Director not involved in the initial decision

2.4 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 Divisional Director, Policy and Partnerships 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 Divisional Director Policy and Partnerships has decided to enter the property into its 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

b) Bath City Farm is entitled under 89(2)b)(iii) of the Act to make a community nomination in respect of the Asset, as it is a voluntary body with a local connection under the meaning of Regulations 4 and 5 of the Regulations

c) The nomination from Bath City Farm 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 reasons 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 or 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 (including the owner), 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 Localism Act the Council will send this notice to:

The owner of the land

Bath City Farm

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 Localism Act 2011 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, Northgate House, Upper Borough Walls, Bath BA1 1RG) 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 Divisional Director not involved 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 4th June 2013 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 Localism Act 2011 and the [Assets of Community Value (England) Regulations](http://www.legislation.gov.uk/ukdsi/2012/9780111526293/contents) provide further detailed information.

1. **Detailed Assessment of the Nomination of Twerton Hill Farm, Bath, as an Asset of Community Value**

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| **Assets of Community Value Nomination – Assessment** |
| DATE OF SUBMISSION: | **12/02/2013** | DATE DECISION TO BE MADE BY: | **09/04/2013** |
| NOMINATED ASSET: | All land and buildings relating to Twerton Hill Farm, Kelston View, Bath BA2 1NWThe boundary of the asset is set out in the boundary map attached as an Appendix |
| NOMINATION SUBMITTED BY: | **Bath City Farm** |

**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: | Having examined the Memorandum and Articles of Association of Bath City Farm, the Council is satisfied that it meets the requirements of Regulation 5 (1)(d) of the Regulations in that it is a properly constituted charity and is therefore eligible to act as the nominating body.  |
| 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. |

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| **A2.** Does the nominating body have a local connection to the asset nominated? |
| Evidence supplied by nominee: | The Council is satisfied that Bath City Farm meets the requirements of section 4(1)(a)(i) of the Regulations, in that their activities are wholly concerned with Bath and North East Somerset.Twerton Hill Farm is wholly situated in the Bath and North East Somerset area and all the services it offers are for all residents of Bath and North East Somerset. The farm’s management committee and volunteer committee both comprise local people. The submitted map shows that the Asset is sited wholly within the boundaries of Bath and North East Somerset.  |
| 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
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| Evidence supplied by nominee: | A plan of the nominated land including proposed boundaries.The current occupier of the land is Bath City Farm, who hold a current lease with Bath and North East Somerset Council, which has 23 years to run. |
| Feedback from other parties and other information gained in relation to this criterion: | B&NES Council’s Property Services have confirmed that Bath City Farm is the leaseholder. |
| 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.
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| 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 |
| 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 Part 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 “recent past” is “within the past three years”
* NOTE 2: 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.
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| Evidence supplied by nominee: | The nomination form states that the farm has been used as a city farm since the early 1990s. |
| Feedback from other parties and other information gained in relation to this criterion: | None |
| 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 states that Bath City Farm provides volunteering and training activities for local people which are designed to improve mental and physical health and provide employment-related skills. Currently 50 volunteers give approximately 1000 volunteer hours per week, which includes offering 10 community events a year which are run for and by the local community. |
| Evidence gained from other relevant sources (owner, Ward member, Parish Council, B&NES Council) | None. |
| Enter score out of 25 and rationale | **20**- The evidence demonstrates that the farm furthers the social interests of the local community, and actively encourages the use of volunteers. However, it is not clear what the exact impact would be on the groups that used it if current usage ceases. |
| **C2.** Is any aspect of the usage actively discouraged by the Council’s Policy and Budget Framework? | Evidence provided by nominee | There is no evidence that the usage is actively discouraged by the Council’s Policy and Budget framework and it is not contrary to existing planning policies. |
| Evidence gained from other relevant sources (owner, Ward member, Parish Council, B&NES Council) | The Council’s Corporate Sustainability Manager has stated that this nomination looks to be entirely consistent with the Council’s sustainability policies, especially the new local food workstream that is now being developed within the B&NES Environmental Sustainability Partnership. More local food growing and community engagement is a key element of the ESP action plan, particularly reduction of the carbon emissions associated with importing food from abroad. |
| 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 states that the Farm is situated in an area of high deprivation, is open to all to enjoy free of charge, every day of the year, offering opportunities for people to learn skills related to sustainable living, food growing and animal care. |
| Evidence gained from other relevant sources (owner, Ward member, Parish Council, B&NES Council) | None |
| Enter score out of 25 and rationale | **20**- The nomination emphasises that the farm is open and available to all, and that part of its function is to improve mental and physical health and provide employment-related skills |
| **C4.** How strongly does the local community feel about the usage as furthering their social interests? | Evidence provided by nominee | The nomination cites a 2009 survey of 389 Twerton residents, a high number of whom listed Bath City Farm as a positive asset. A further survey is currently being undertaken.The nomination contains a number of positive comments and testimonials, both from volunteers and from the community mental health team.There are also details of 2 surveys of farm visitors: one was an online questionnaire, which found that 95% of visitors are ‘local’ to the farm; and the second was of over 50 visitors to the farm’s Summer Family Fun Day in June 2011. Both surveys found that the farm was viewed positively. |
| Evidence gained from other relevant sources (owner, Ward member, Parish Council, B&NES Council) | None |
| Enter score out of 25 and rationale | **25**- It is evident that the opinions of all those involved with the farm, including the local community, have been canvassed consistently over recent years, with the aim of ensuring the farm fulfils its purposes and meets the needs of the community. |
| **Total score:** | **90**  |

**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 Localism Act requires the Council to consider whether in the opinion of the local 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.

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 it being realistic to think that there can continue to be non-ancillary use of the building and other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community identified in Step D above.
* If the asset 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.

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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: | The nomination states that the land and building requirement for its current usage has not changed significantly since its initial use as a city farm and that the asset is therefore fit for purpose. |
| Feedback from other parties and other information gained in relation to this criterion: | None  |
| Score (YES/NO) and rationale | **NO**- the asset is considered to be fit for purpose, as its current usage has not changed significantly since its initial use as a city farm, to which entry is free, and that it is of benefit to everyone in Bath and North East Somerset. |

**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 scored as NO answer to D1 above |

**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 Councilb) Bath City Farm is entitled under 89(2)b)(iii) of the Act to make a community nomination in respect of the Asset, as it is a voluntary body with a local connection under the meaning of Regulations 4 and 5 of the Regulationsc) The nomination from Bath City Farm 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 reasons 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 current and recent use of the Asset that was not an ancillary use furthers the social wellbeing or 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. |
| **Decision Taken by** | David TretheweyDivisional DirectorPolicy and PartnershipsBath & North East Somerset Council |
| **Date** | 9th April 2013 |