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

**14th January 2016**

**Entry of The Seven Stars public house, North Road, Timsbury, Bath BA2 0JJ into Bath & North East Somerset Council’s List of Assets of Community Value**

1. **Background**

On 3rd November 2015, Bath & North East Somerset Council (‘the Council’) received a nomination under Section 89 of the Localism Act 2011 (‘the Act’) to list The Seven Stars public house, Timsbury, as an Asset of Community Value. The nomination was made by Timsbury Parish Council. 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 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)

2.2 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

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 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 Timsbury Ward

b) Timsbury Parish Council is entitled under 89(2)b)(i) of the Act to make a community nomination in respect of the Asset

c) The nomination from Timsbury Parish Council 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, and considering also that there are examples of similar and comparable assets serving these interests, 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 property

Timsbury Parish Council

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 10th March 2016, 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 The Seven Stars, Timsbury as an Asset of Community Value**

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| **Assets of Community Value Nomination – Assessment** | | | |
| DATE OF SUBMISSION: | **3/11/2015** | DATE DECISION TO BE MADE BY: | **15/1/2016** |
| NOMINATED ASSET: | The Seven Stars, North Road, Timsbury, Bath BA2 0JJ  The boundary of the asset is set out in the boundary map attached as an Appendix | | |
| NOMINATION SUBMITTED BY: | **Timsbury Parish Council** | | |

**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: | Timsbury Parish Council Standing Orders |
| 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 submitted map shows that the Asset is sited wholly within the boundaries of Bath and North East Somerset and the Parish of Timsbury. |
| 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 including proposed boundaries;  The names of the current occupants of the nominated asset (current Manager, his partner and their daughter);  The name and address of the current owner of the nominated asset (Punch Partnerships (PML) Limited) |
| 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 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 |
| 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 “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. | |
| Evidence supplied by nominee: | The nomination form states that the asset is currently used as a public house, and has been in continuous use as such since approximately 1840. |
| 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 The Seven Stars is currently used as:   * A public house (its non-ancillary use) * A meeting place for a number of community groups: pool and darts teams; a petanque/bowls league in summer; the Timsbury Environment Group; a Mother and Toddler group; a ladies’ book club   A count of customers using the nominated asset for the week beginning July 5th 2015 showed;  Sunday = 58  Monday = 39  Tuesday = 32  Wednesday = 41  Thursday = 47  Friday = 63  Saturday = 44  **Total = 324**  The nomination states that The Seven Stars is an important part of the social fabric of the local community, allowing a wide range of people to meet and socialise, both as customers and as a community. It is the focus of the welcome given to newcomers in an attractive village between Bath (8 miles) and Bristol (11 miles). The local people cover the social spectrum – prominent local business people, professionals, trades people, craftsmen/artists, retired people and young families - are all represented. Many of these people would not have the chance to meet each other if it wasn’t for the easy accessibility of The Seven Stars, in its central village location, by foot and the social cohesion that it provides in the area.  2011 Census data from the Office of National Statistics states that of the 2,624 residents of Timsbury, 2,141 of these are 18 years and above; a local population which can easily sustain a village pub. The Bath & North East Somerset Local Plan currently sets out provision for a further 50+ dwellings in Timsbury over the next 15 years, a nominal figure which is almost certainly set to rise as a result of the Joint Spatial Plan, potentially increasing the number of customers even further.  Following the loss of The Guss & Crook in September 2013, The Seven Stars is now the only public house in the village of Timsbury and, with its central village location, remains the only inn that residents can easily walk to, negating the use of transport. The closure of The Camerton Inn at Meadgate (on the border with Timsbury) some 6 years ago remains a keenly-felt loss since this lively and popular pub had also been within a reasonable walking distance. Many of the Camerton Inn’s customers had subsequently gravitated to Timsbury’s Guss & Crook, due in great part to its focus on ales and lagers (rather than food), but these customers have now become further displaced since its closure. More recently the loss of The Somerset Inn, close to Timsbury’s border with Paulton and again within walking distance, has exacerbated the loss of historic local inns.  Other pubs in the wider area include The Butchers Arms at Farmborough, which has been in a constant state of managerial flux for some 18 months. Despite being the next closest pub at 1.3 miles from the centre of Timsbury, it is still a significant distance and notably the road has no pedestrian footpath and no street lighting for the majority of the route, making it dangerous to travel on foot. Beyond this is the Farmborough Inn at 1.6 miles away, primarily a family-friendly restaurant-styled inn, but even further along this same non-pedestrian friendly road. In the opposite direction, toward Bath, is The King William at Tunley which is almost 2 miles from Timsbury and essentially an upmarket gastro-pub that does not usually entertain quite such a wide range of clientele. Again the pedestrian route to this pub lacks a complete footpath and the steep hill between the two villages would dissuade all but the fittest of walkers. In short, these are all pubs which Timsbury residents travel to by car.  There are regular visitors from overseas and outside of the Bath area; walkers are familiar customers given the pub’s close proximity to the local countryside. The B&B offering allows visitors to use the pub as a base for visiting the surrounding area, and interaction with these welcome visitors is very beneficial to the members of the community who for various reasons do not venture far afield.  The negative consequences of losing this community asset would be:   * The irreplaceable loss of an informal social meeting place, crucial for social health and wellbeing, particularly among older sections of the community who find it difficult to travel further afield. * The loss of a sustainable and accessible meeting place; with its central location, villagers can walk to it very easily, and the garden entrance is fully accessible for wheelchairs. * The loss of an attractive and family-friendly meeting place – with its child-friendly garden, it is an ideal amenity for families with children of all ages. * The need to travel by car to locations further afield, increasing traffic and the potential for drink-driving. * Loss of employment of around six bar, kitchen and waiting staff (full and part-time) * An associated negative impact on local trade and retail suppliers in terms of lost revenue from food, drink and general supplies. The pub currently sources much of its menu from Tunley Farm Butchers, the Parish’s House garden, Eades Grocers (Bath), the Pink Prawn in Farrington, Bristol’s Community Garden, the Tunley (game) shoot and Wing of St.Mawes in Cornwall.   The Seven Stars is also seen as a hub for retaining social historical capital; having existed in its current capacity for nearly 200 years, it is an important part of the heritage of both the village and the wider area. |
| Evidence gained from other relevant sources (owner, Ward member, Parish Council, B&NES Council) | The Ward Councillor for Timsbury has stated in a written submission that he strongly believes that villages like Timsbury are fantastic places to live, for the young, those of working age and the elderly. Additionally he believes that any thriving community needs key ingredients: these include a good school, local church, village hall/community space a pub and park/play area/sporting opportunities.  By providing these key elements villages can grow and prosper: if any of these factors are removed, village life begins to break down.  He fully supports the application to register the Seven Stars as an Asset of Community Value. |
| Enter score out of 25 and rationale | **25** - Furthering the social interests of the local community is amply demonstrated in the evidence provided. Additionally, the need for the continued use of The Seven Stars as the only pub accessible by foot by Timsbury residents is very clear. |
| **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) | None |
| 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 states that the Seven Stars actively promotes social cohesion by hosting a number of community events, with regular pub quizzes, and (summer) BBQ’s. It also runs Family Fun days (with a bouncy castle and other child-friendly entertainment), cider festivals promoting local producers, a Halloween children’s party and fireworks events. It provides a valuable facility for team events with regular pool and darts leagues, and is one of the only pubs in the wider area to have a boules/petanque court which is regularly used over the summer months. It also acts as a meeting place for local groups such as Timsbury Environment Group, Timsbury Theatre Group, a book club, and a mother and toddler group.  The current manager, a reputable chef, has also donated lunches for 3-4 Cancer Charity dinners each year and provides lunches for numerous local organisations including Timsbury Horticultural Society and others in the surrounding villages of Tunley and High Littleton. |
| 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 the uniqueness of The Seven Stars in the area, and its capacity to cater for the current and future social needs of the whole community. |
| **C4.** How strongly does the local community feel about the usage as furthering their social interests? | Evidence provided by nominee | The nomination form was accompanied by supporting testimonials from 35 Timsbury residents. They emphasise the unique position of the Seven Stars in Timsbury as the only pub that residents can safely walk to, and its value to the community as a meeting place and as a venue for indoor games. |
| Evidence gained from other relevant sources (owner, Ward member, Parish Council, B&NES Council) | See response from Ward Councillor in section C1 above.  The Chair of the Parish Council has written in support of the nomination. She states that successive landlords have contributed to the life of the community, and that it is extremely difficult to imagine life in the village without the Seven Stars. |
| Enter score out of 25 and rationale | **15** – There is evidence that the community values The Seven Stars both as a pub and as a centre of community activity in the village. |
| **Total score:** | **85** | |

**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 **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: | The nomination states that the asset has been trading as a public house since at least 1840, and continues to trade currently. |
| Feedback from other parties and other information gained in relation to this criterion: | None |
| Score (YES/NO) and rationale | NO – the asset currently functions as a pub, and it is realistic to believe that it will continue to do so in the near future. |

**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 Timsbury Ward.  b) Timsbury Parish Council is entitled under 89(2)b)(i) of the Act to make a community nomination in respect of the Asset  c) The nomination from Timsbury Parish Council 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 current and recent 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, and considering that there are examples of similar and comparable assets serving these uses, 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** | 14th January 2016 |