

Record of Decision

Galampton Barn Chapel Hall, Greenway Road, Brixham, TQ5 0LT - Asset of Community Value

Decision Taker

Elected Mayor on 06 February 2019

Decision

That in accordance with the Council's Assets of Community Value Policy, Galampton Barn Chapel Hall, Greenway Road, Brixham, TQ5 0LT be registered as an Asset of Community Value.

Reason for the Decision

The asset has met the criteria as an Asset of Community Value and therefore the Elected Mayor is required to take a decision to approve its registration.

Implementation

This decision will come into force and may be implemented on 14 February 2019 unless the call-in procedure is triggered (as set out in Standing Orders in relation to Overview and Scrutiny).

Information

The Council, received an application from the community under the Assets of Community Value Policy requesting that Galampton Barn Chapel Hall, Greenway Road, Brixham, TQ5 0LT be registered as an Asset of Community Value.

A community or voluntary organisation or a parish may nominate either a publicly or privately owned building or land which they consider to have "community value" for inclusion on the List. A community asset is a local building or piece of land which the community considers to be of particular value to the local community.

If land is included in the Council's list of assets of community value inclusion in the list is a local land charge, and; that authority is the originating authority for the purposes of the Local Land Charges Act 1975.

Once an asset has been listed nothing further will happen unless and until the owner decides to dispose of it, either through a freehold sale, or the grant of assignment of a qualifying lease (i.e. originally granted for at least 25 years).

Should an owner of a community asset wish to enter into a relevant disposal or a binding agreement to enter into a relevant disposal, they must satisfy each of the following conditions:-

- a) A period of six weeks has passed since the notification was received by the Council without the Council having received during that period a written request from any community interest group to be treated as a potential bidder in relation to the asset; ("interim moratorium");
- b) Where the Council has received a written request from a community interest group to be

treated as a potential bidder during the six week period from notification being received from the owner; a period of six months has passed since the notification was received from the owner; (“full moratorium period”) and;

- c) The relevant disposal takes place **within** a period of 18 months since the notification was received by the Council (the owner is free to sell the asset to whomever they choose and at whatever price within this period) (“protected period”).

The Strategic Land Task Group considered the application at its meeting held on 24 January 2019 and recommended that the Elected Mayor approve the application. The Elected Mayor considered the recommendations of the Strategic Land Task Group and his decision is set out above.

Alternative Options considered and rejected at the time of the decision

None

Is this a Key Decision?

No

Does the call-in procedure apply?

Yes

Declarations of interest (including details of any relevant dispensations issued by the Standards Committee)

None

Published

6 February 2019

Signed: _____
The Elected Mayor of Torbay

Date: 6 February 2019