

Assessment of Asset of Community Value

1) Name of officer(s) taking decision:

Stephen Gibson, Head of Asset Management
Stuart Aislabie, Principal Asset Manager

2) Date of Decision:

15th December 2015

3) Summary of Decision:

Reject the nomination by CAMRA, Slough and Windsor Branch, of The Star and Garter Public House as an Asset of Community Value under the Localism Act 2011 and Assets of Community Value (England) Regulations 2012

4) Nominated Building/Land:

The Star & Garter Public House, Park Street, Colnbrook, Slough SL3 0JF

5) Ownership:

Leisure Inc (Knightsbridge) Limited c/o Mason & Partners, 337 Bath Road, Slough, Berkshire, SL1 5PR

6) Other known interests:

N/A

7) Nominator:

CAMRA, Slough, Windsor & Maidenhead Branch

8) Definition of Asset of Community Value

An asset of community value is defined as: "A building or land, in a local authority's area can be listed as an asset of community value if , in the Council's opinion: its use furthers the social well being or social interests of the local community It is realistic to think that now or in the next five years its use will continue to further the social well-being or social interests of the local community (whether on not in the same way as before)"

9) Does the nominator meet the definition of a community nominator as set out in regulations?

Yes.

10) Has the application been fully completed and so duly made?

No. The group has not demonstrated the skills, management structure, plans or finance to operate the nominated building should the building become available for purchase. The nominator was contacted to provide more information with regards this and the response is attached.

11) Does the building/land meet the definition of an 'Asset of Community Value' as set out in 5) above?

Yes. Prior to closing approximately 3 months ago the building provided the following:

Live music.

Would advertise local events.

Beer garden.

Regular quiz nights.

Free wi-fi.

Games facilities.

Building provided meeting place for local groups and charities.

Local employment.

12) Is the building/land excluded from listing, for example residential properties, land registered for use as a residential caravan site and operational land for statutory undertakers, for example railways, roads, canals, airports and docks?

No

13) Does the current use of the building/land or has the use of the building land in the last 2 years provided additional service provision in relation to local, cultural sporting or recreational facilities

Yes. See above

14) Does the current use of the building/land or has the use of the building/land in the last 2 years provided improved access to services that alleviate poverty, create employment, increase community cohesion or improve educational attainment?

Yes. Building has created local employment and increased community cohesion with its leisure/recreational offerings.

15) Is it realistic to think that now or in the next 5 years there could continue to be primary use of the building/land which will further social well-being or social interest?

The lack of evidence on future viability means that the Council cannot form an opinion as to whether it is realistic to think that there could be a primary use of the building or land which will further social well being or a social interest.

16) Application: APPROVED/REJECTED

17) Reason

The nominator has failed to supply the information required for a successful nomination. Information with regards how the building could be run successfully with the appropriate skills/finance was not included with original submission or when later requested. The response stated that the nominator would not wish to purchase the pub, as it had recently changed hands, but rather to stop it being converted from a pub. Without a realistic/feasible plan to

operate the building the nomination cannot be approved. The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 prevents a pub that is listed as an asset of community value being converted without planning permission. The fact the building is listed will not necessarily prevent an application to convert being successful, but it could be a consideration in the decision process. It is worth noting that the subject building is a Grade II Listed building and is within a Conservation Area which will restrict building use

18) Attachments

- a) CAMRA Nomination Form
- b) Email response from CAMRA 30th November 2015

Mr. Stephen Gibson
Head of Asset Management
Slough Borough Council
15th December 2015