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STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

CABINET DELEGATED DECISIONS

Friday, 14 July 2023

**2023/02 COMMUNITY RIGHT TO BID - NOMINATION OF A COMMUNITY ASSET
(BALL HAYE GREEN FOOTBALL CLUB, BALL HAYE ROAD, LEEK,
STAFFORDSHIRE)**

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Staffordshire Moorlands District Council

Cabinet Delegated Decision

14 July 2023

TITLE:	Community Right To Bid – Nomination of a Community Asset (Ball Haye Green Football Club, Ball Haye Road, Leek, Staffordshire)
PORTFOLIO HOLDER:	Councillor Bill Cawley – Portfolio Holder for Communities
CONTACT OFFICER:	Victoria Ellis (Communities, Culture & Climate Change)
WARDS INVOLVED:	Leek North

Appendices Attached – Appendix 1: Assets of Community Value Assessment Form.

Appendix 2: Ball Haye Green Football Club, Ball Haye Road, Leek, Staffordshire ST13 6BH – Location Plan

1. **Reason for the Report:** The District Council has received a nomination for Ball Haye Green Football Club, Ball Haye Road, Leek, Staffordshire ST13 6BH to be registered as an asset of community value in accordance with the Council's policy.

2. **Recommendation**
 - 2.1 To approve the listing of Ball Haye Green Football Club, Ball Haye Road, Leek, Staffordshire ST13 6BH as an asset of community value.

3. **Executive Summary**
 - 3.1 Ball Haye Green Football Club (an unincorporated association) has made a nomination under the Localism Act 2011 (Community Right to Bid) for land known as Ball Haye Green Football Club, Ball Haye Road, Leek, Staffordshire ST13 6BH to be listed by the Council as an asset of community value.

 - 3.2 Officers following the Council's Policy have assessed the application using the agreed criteria (**Appendix 1: Assets of Community Value Assessment Form**).

4. **How this report links to Corporate Priorities**

4.1 The Community Rights measures in the Localism Act 2011 have the potential to support the delivery of the Council's Corporate Aims and Priorities.

5. **Options and Analysis**

5.1 That the nomination is approved (Recommended).

5.2 That the nomination is not approved.

6. **Implications**

6.1 Community Safety - (Crime and Disorder Act 1998)

No implications.

6.2 Workforce

No implications.

6.3 Equality and Diversity/Equality Impact Assessment

No implications.

6.4 Financial Considerations

No implications.

6.5 Legal

The Council is required under the Localism Act 2011 to consider nominations from eligible organisations to register land/property as an asset of community value. The Council has a Community Right to Bid Policy (approved in December 2012) which sets out the process the Council will follow.

6.6 Sustainability

No implications.

6.7 Internal and External Consultation

No implications.

6.8 Risk Assessment

Owners of properties listed by the Council can appeal the decision of the Council to list their property as an asset of community value and if successful recover their costs.

7. Background and Detail

- 7.1 The Council received a completed nomination 3th January 2023 from Ball Haye Green Football Club (an unincorporated association) that Ball Haye Green Football Club, Ball Haye Road, Leek, Staffordshire ST13 6BH should be listed as an Asset of Community Value under the Community Right to Bid measure of the Localism Act 2011 (Part 5. Chapter 3: Assets of Community Value).
- 7.2 The land and buildings are identified on the attached map (**Appendix 2**).
- 7.3 Officers have assessed the nomination (**see Appendix 1**) and confirmed:
1. Ball Haye Green Football Club is eligible to make the nomination.
 2. The land and buildings are not exempt from listing.
 3. The land and buildings are used (and in the past 5 years) to further the social well-being and social interests of the local community (as defined by the Localism Act 2011) and this use is not ancillary.
 4. It is realistic to think that the building or land will continue to be used in a way which will further the social well-being and social interests of the community within the next 5 years.
- 7.4 Accordingly the Council's Officers have assessed that the criteria for listing have been met and recommend that the land known as Ball Haye Green Football Club, Ball Haye Road, Leek, Staffordshire ST13 6BH is listed as an Asset of Community Value.

Neil Rodgers
Executive Director

Web Links and Background Papers

Location

Communities &
Climate Change

Contact details

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<p>ASSETS OF COMMUNITY VALUE ASSESSMENT FORM</p>

Application reference number	Received date	Has all the relevant detail been provided by the applicant?	Listing recommended?
26	30/1/23	YES	YES

Details	
Nominating organisation	Ball Haye Green Football Club
Nominated Land/buildings Brief description and location of land/buildings nominated	Land known as Ball Haye Green Football Club Ball Haye Road Staffordshire ST13 6BH
Is the applicant authorised to act?	Yes - Unincorporated bodies (that has at least 21 individual members of 21 who are on the local electoral register)

Organisational eligibility assessment	
<p>Type of Organisation</p> <p>Eligible organisations are:</p> <ul style="list-style-type: none"> • Neighbourhood Forums (section 61F of the Town & Country Planning Act 1990 – added by the Localism Act 2011) • Parish Councils in respect of land in the parish council’s area • Unincorporated bodies (that has at least 21 individual members of 21 who are on the local electoral register) • A Charity • Company Limited by Guarantee (where profits are not distributed to members) • Industrial or Provident Society • Community Interest Company 	<p>Ball Haye Green Football Club is an Unincorporated Body with 21 members on the local electoral register (verified members on the electoral register).</p> <p align="right">Eligible YES</p>
Local Connection	

Ball Haye Green Football Club is wholly concerned with the area and has used the site for the last 80 years. Eligible YES	
Is the organisation eligible to nominate?	YES

Exemption	
Is the land or building exempt from listing?	Exempt NO

Community Value Assessment		
Does the current use (or its use in the past 5 years) of the building or land further the social well-being or social interests of the local community?	<p>Adult and junior football teams used the land on a regular basis for football matches before the new owners allowed the ground to become in disrepair. At the time promoted the wellbeing of those using the facility and encouraged local young people to be part of a team and helps to reduce anti social behaviour.</p> <p>The local community also used the land for firework displays and fund raising activities throughout the year.</p> <p>Yes</p>	
The use above is the main one and not ancillary?	Yes	
Is it realistic to think that the building or land will continue to be used in a way which will further the social well-being and social interests of the community within the next 5 years?	<p>There is no reason to believe that the current usage will change in the foreseeable future.</p> <p>Football had been played at this site since the 1930's and the Club is looking to increase the number of junior teams for the next season, but are unable to access the grounds currently.</p> <p>Yes</p>	
Are the Criteria met?	YES	
Assessment undertaken by:	Signed	Date
Victoria Ellis	V Ellis	07/03/2023
David Smith	D Smith	14/3/2023

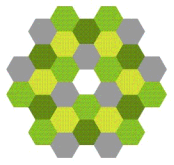
These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

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This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

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