



**Leeds**  
CITY COUNCIL

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**Report of**    **Asset Management and Regeneration Service  
Strategic Asset Management**

**Report to**    **Head of Asset Management**

**Date:**        **16 October 2018**

**Subject:**    **Community Right to Bid Nomination for the Shadwell Post Office and  
Village Store, 53 Main Street, Shadwell, Leeds, LS17 8HQ**

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s):		
<b>Harewood</b>		
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

### **Summary of main issues**

- 1 In line with the legislation and regulations set out in the Localism Act 2011, this report considers the nomination to add the Shadwell Post Office and Village Store, 53 Main Street, Shadwell, Leeds, LS17 8HQ to the List of Assets of Community Value.
- 2 The Council has received a nomination from Shadwell Parish Council. They are eligible to nominate the property, trigger the moratorium period, bid for the property and purchase the property.
- 3 The nomination is for the post office and village store which occupy the ground floor of the building but excludes the occupied residential flat above on the upper floors.
- 4 Officers conclude that the property's current use furthers the social interests of the local community and it is realistic to think that this can continue in the future.

### **Recommendations**

The Head of Asset Management is recommended to add the Shadwell Post Office and Village Store, 53 Main Street, Shadwell, Leeds, LS17 8HQ to the List of Assets of Community Value.

## **1 Purpose of this report**

The purpose of this report is for the Head of Asset Management to consider whether the nominated property should be added to the List of Assets of Community Value or whether it should be included on the List of Land Nominated by Unsuccessful Community Nominations in accordance with Part 5 Chapter 3 of the Localism Act 2011.

## **2 Background information**

- 2.1 Part 5 Chapter 3 of the Localism Act 2011 details the legislation for Assets of Community Value and sets out the Community Right to Bid. The right came into force on 21 September 2012 and its purpose is to give communities a right to identify a property or land that is believed to further their social interests or social wellbeing and gives them a fair chance to make a bid to purchase the property or land on the open market if the owner decides to sell. From the date the landowner informs the Council of their intention to sell, eligible community groups have a period of six weeks to confirm whether or not they wish to submit to bid to purchase the property or land. If they do inform the Council that they want to bid, the landowner is prevented from disposing of the property for a period of six months (from the date they originally informed the Council of their intention to sell) unless it is to a community organisation. The landowner is free to dispose of the property at the end of the six month period to whomsoever they see fit.
- 2.2 Part 5 Chapter 3 Section 90 of the Localism Act 2011 states if a local authority receives a community nomination, the authority must consider the nomination. The authority must accept the nomination if the land nominated is in the authority's area, is of community value and if the nomination is made by an eligible group.
- 2.3 The nomination is for the Shadwell Post Office and Village Store, which is located within the Harewood ward (please see the red line boundary plan at appendix 1). Ward members have been made aware of the nomination and to date no responses have been received.
- 2.4 The freehold interest in the property is owned by Simon Handley. The ground floor is leased to a private individual trading as a post office and store and the first and second floor let as a residential flat.
- 2.5 An objection to the nomination listing has been received from the freehold owner of the property with regards inclusion of the residential flat if the building is to be nominated. After further clarification the nomination is only for the post office and store and not the building therefore excluding the residential flat.
- 2.6 For property or land to be added to the List of Assets of Community Value, the nominator must be able to demonstrate and satisfy all the listing criteria as laid down in the legislation. The legislation states that buildings or land with a current use is considered to be of community value if, in the opinion of the authority, there is:

- a) an actual current use of the building or other land that is not an ancillary use which 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.'

2.7 For buildings or other land that do not have a current use, the legislation states that land is of community value, if in the opinion of the 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.

2.8 It is important to note that if either of the criteria stated at 2.7 or 2.8 is met, then the Council must add the nominated asset to the List of Assets of Community Value.

### **3 Main issues**

- 3.1 This report has been based on an assessment of the nomination form and a site visit to the nominated post office and village store.
- 3.2 The nomination for the Shadwell Post Office and Village Store was received on 06 July 2018 from Shadwell Parish Council.
- 3.3 The Parish Council is eligible to submit a nomination to register a property as an Asset of Community Value and to trigger the moratorium in order to make a bid for the property. The Parish Council or other eligible group could consider funding a purchase of the nominated property if it is marketed for sale.
- 3.4 For a property to be added to The List of Assets of Community Value, the nominator must demonstrate that a current non-ancillary use furthers the social interests and social well-being of the local community and that it is realistic to think that it can continue to do so whether or not in the same way.

#### ***Does a current non-ancillary use further the social interests or social well-being of the local community?***

- 3.5 The Shadwell Post Office and Village Store is a post office and store located in Shadwell in the north of Leeds.
- 3.6 The Shadwell Post Office and Village Store is open daily, although the post office counter service only operates Monday to Tuesday 9am to 5.30pm, Wednesday

9am – 1pm, Thursday to Friday 9am – 5.30pm and Saturday 9am to 12.30pm and is closed on a Sunday. The store provides a range of groceries.

3.7 Shadwell Parish Council state that the Shadwell Post Office and Village Store acts a true community hub for the village. The sub post office provides a full range of postal and banking services with the nearest alternative not easily accessible, as it is not on a bus route and is the only shop in the village residents can buy groceries. The store also benefits the wider community and not just residents from Shadwell as following the loss of similar facilities in neighbouring villages, it attracts customers from nearby Thorer, Scarcroft and East Keswick. The store is well stocked and open most of the year and Shadwell Parish Council asserts that for isolated and less mobile residents it provides a lifeline where they can meet and chat.

3.8 It is considered by Leeds City Council that the Shadwell Post Office and Village Store and the facilities it offers does further the social interests and social well-being of the local community.

**Is it realistic to think that there can continue to be a non-ancillary use that will further the social interests or social well-being of the local community (whether or not in the same way)?**

3.9 The Shadwell Post Office and Village Store is currently open and trading. Therefore, it is considered realistic to think the current use will continue and that such use is eligible.

3.10 The criteria for listing as set out in paragraph 88(1) of the Localism Act 2011 is considered to have been met and the nominated land should be added to the List of Assets of Community Value.

## **4 Corporate Considerations**

### **4.1 Consultation and Engagement**

4.1.1 The Council's role is to assess the community nomination against the criteria set out in the Localism Act 2011, therefore no consultation and engagement is necessary.

4.1.2 Harewood Ward Members have been informed of the nomination and to date no responses have been received.

### **4.2 Equality and Diversity / Cohesion and Integration**

4.2.1 Equality, diversity, cohesion and integration considerations do not form part of the eligibility criteria upon which nominations are assessed. However, consideration has been given to ensure that all people have an equal opportunity to nominate assets of community value

### **4.3 Council policies and City Priorities**

- 4.3.1 The Council has an obligation under the Localism Act 2011 to assess nominations under Community Right to Bid.

#### **4.4 Resources and value for money**

- 4.4.1 The Localism Act contains a right to appeal for private landowners, ultimately with them being able to take the Local Authority to a first tier tribunal if they are dissatisfied with a decision on a nomination and are still dissatisfied after a formal internal appeal. If a first tier tribunal finds in the landowners favour, the Local Authority is liable for all costs of the tribunal.

- 4.4.2 The Act also gives the landowner a right to compensation if they incur costs or loss of value directly from complying with the Assets of Community Value legislation. This compensation is payable by the Local Authority.

#### **4.5 Legal Implications, Access to Information and Call In**

- 4.5.1 The City Solicitor confirms that the conclusions and recommendations in this report represent a reasonable and proper application of the statutory criteria for determining whether the nominated property is an asset of community value.
- 4.5.2 The Head of Asset Management has authority to take the decisions requested in this report under Executive functions 2(o) (specific to the Director of City Development) of the Director of City Development's sub delegation scheme.
- 4.5.3 The proposal constitutes a significant operational decision and is therefore not subject to call in.

#### **4.6 Risk Management**

- 4.6.1 The report has potential risk implications as the landowner is able to request an internal review which could ultimately lead to a first tier tribunal.

### **5 Conclusions**

- 5.1 In order to be included on the List of Assets of Community Value, all listing criteria, as laid down in Part 5 Chapter 3 of the Localism Act 2011, must be satisfactorily met.
- 5.2 The property has a current use that furthers the social interest of the local community and it is realistic to think that such a use can continue. Therefore the criteria as set out in section 88(1) of the Localism Act 2011 is considered to have been met and the nominated land should be added to the List of Assets of Community Value

### **6 Recommendations**

6.1 The Head of Asset Management is recommended to add the Shadwell Post Office and Village Store, 53 Main Street, Shadwell, Leeds, LS17 8HQ to the List of Assets of Community Value.

**7 Background documents<sup>1</sup>**

7.1 Nomination form

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<sup>1</sup> The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.