

MUNICIPAL YEAR 2016/2017 REPORT NO. 99

MEETING TITLE AND DATE:

Cabinet 19 October 2016

REPORT OF:

Director of Finance, Resources and
Customer Services

Agenda – Part: 1

Item: 10

Subject: Assets of Community Value

Wards: All

Key Decision No: 4388

Cabinet Member consulted:

Cllr Lemonides

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1. EXECUTIVE SUMMARY

The Localism Act 2011 introduced procedures for the Community Right to Bid which places a duty on local authorities to maintain lists of assets of community value.

Local authorities are required to consider applications from certain groups who wish to nominate assets (public and private) as Assets of Community Value (ACV). A local authority must maintain a list of Assets of Community Value, which will be known as the "List of assets of community value". There is also the requirement for local authorities to maintain a list of unsuccessful nominations.

Strategic Property Services has been delegated overall responsibility for overseeing the Right to Bid process.

In January 2014, the Council adopted new procedures for the Council to manage Assets of Community Value nominations. Given ACV is a new area of law, it was decided that the Council's existing procedures should be reviewed following an initial implementation period. Following both internal and external review, the current procedures were considered appropriate, but changes were requested by the Administration to include, amongst other issues, a greater degree of Councillor involvement across the political spectrum. This report sets out suggested changes to the procedures adopted by the Council to comply with its obligations, as set out in the Localism Act 2011.

These changes include:

- Addressing a democratic deficit in decision-making, albeit the legislation is unclear in this regard;
- Establishing a "pool" of officers that can assess nominations/appeals;
- Allowing the land owner the opportunity to submit comment prior to a decision being made, once again an area that is unclear in legislation;
- Slight amendments to the nomination form and guidance notes;
- Preventing resubmission of unsuccessful nominations.

2. RECOMMENDATIONS

- 2.1** That Cabinet agrees the modified management approach for the implementation of the Community Right to Bid and delegates authority to the Director of Finance, Resources and Customer Services in consultation with the Cabinet Member for Finance and Efficiency to undertake any further modifications to the management approach that may be considered necessary from time to time.
- 2.2** That Cabinet agrees the modified Nomination Form and the modified Guidance Note.
- 2.3** That Cabinet agree the amended evaluation criteria for assessing nominated assets of community value.
- 2.4** Any additional costs to be contained within existing services and contingency budgets in 2016/17.
- 2.5** That Cabinet agrees to the establishment of a “pool” of officers to evaluate or review nominations and delegates responsibility to respective Directors to allow staff to be co-opted into the ACV “pool”.

3. BACKGROUND

- 3.1** “Community Right to Bid” (CRTB), better known as “Assets of Community Value” was introduced by the Localism Act 2011 (“the Act”).
- 3.2** The right gives voluntary and community organisations with a local connection and parish councils (but not individuals) the opportunity to nominate an asset which they consider to be of local importance because it furthers the social wellbeing or social interests of the local community (s88(1) of the Act). If the nomination is accepted, it is placed on the list of 'Assets of Community Value' (ACV). The Council must consider all nominations made in the appropriate form from appropriate organisations and has eight weeks within which to make a decision.
- 3.3** The authority may set criteria for assessing social wellbeing and social interests, and the latter may include cultural, recreational and sporting interests.
- 3.4** Lists of successful and unsuccessful nominations must be kept and made available for inspection. Listing is a local land charge and listing as an ACV is for 5 years.
- 3.5** Residential property and land connected to it are excluded. However, if only part of a building is used as a residence, it is possible for the remainder to be listed.

- 3.6** The owner of a listed property has the right to request a review of the decision to accept a nomination for an ACV. The Assets of Community Value (England) Regulations 2012 (“the Regulations”) require that the review decision is made by an officer who has had no previous involvement in the consideration of the nomination.
- 3.7** If the owner of an ACV wishes to dispose of it, the Council must be informed and a moratorium period commences. There is a duty on the Council to notify the community interest group that nominated the asset that the owner wishes to dispose of the asset. A community interest group may ask to be treated as a potential bidder within six weeks of the date of notification of potential disposal. If the community group expresses an interest in purchasing the asset, the owner may not dispose of their asset during a full period of six months, unless it is to the community interest group. There is no obligation on the owner to agree to dispose of the asset to the community interest group and the disposal can be at a market rate. ‘Disposal’ includes a sale but also long-term leases of 25 years or more.
- 3.8** There are a number of types of disposals which are exempt from the moratorium requirements. These include disposals as a gift or to family members, disposals by personal representatives of a deceased owner, disposals as part of business transfers, sales ordered by a court, and leases that have a term of less than 25 years.
- 3.9** The owner has a right to claim compensation from the authority for loss and expenses which they believe they have incurred through the asset being listed or previously listed. This includes any loss arising from delay in entering into an agreement to sell which is wholly caused by the moratorium. The local authority must pay the first £20k of the compensation amount, with the remainder (if applicable) payable by the central government.
- 3.10** Internal reviews of compensation decisions have to be conducted by an uninvolved officer. Further appeals against listing and compensation decisions may be made within 28 days by writing to the First Tier Tribunal (General Regulatory Chamber).

4. EVALUATION OF EXISTING ARRANGEMENTS

- 4.1** As this was a new area of legislation Cabinet recommended that once the Council had received nominations and made some initial decisions, the opportunity be taken to review the procedures and protocols to ensure that they are fit for purpose.
- 4.2** Research has now been undertaken to evaluate the process adopted by The Council, and examine the ways in which other authorities are managing Right to Bid applications. External consultants were appointed to review the Council’s existing arrangements. They

concluded that the existing arrangements were fit-for-purpose and in line with legislative requirements and processes adopted by other Councils. They did however suggest some minor tweaks to the nomination form and guidance notes and suggested mechanisms to address the democratic deficit.

- 4.3 Officers also received representations from CAMRA, Enfield Society and Save the Green Dragon Campaign, and these were also noted. The Council's Opposition was also consulted.
- 4.4 ACES members were also solicited for information and the matter was also discussed at its London Branch meeting. Further detailed discussions were also held with other London Boroughs, such as Southwark Council, Camden Council and Hackney Council. In particular, significant time was spent with both Camden and Hackney Councils and individual cases were looked at in more detail.
- 4.5 Internet searches of other local authorities were also undertaken.
- 4.6 Consideration has also been given to the implications of judgements made by the First Tier Tribunal in respect of appeals to list assets made by other Councils.
- 4.7 Key findings from the evaluation can be summarised as follows:
 - There is a lack of consistency across local authorities as to their approach in dealing with ACV nominations and interpretation of what constitutes an asset of community value.
 - There is also a lack of consistency in the use of discretionary criteria and evaluations appear to be highly subjective. In this regard Enfield Council appears to be one of the only Council's to have published its evaluation criteria.
 - There were also inconsistencies noted in how nominations were treated in the way additional information was requested.
 - Despite this inconsistency, there are general similarities with the application of the legislation's criteria and the use of Council officers only in the evaluation (and review) of nominations.
 - Cases reviewed at other local authorities has also revealed a stark contrast in the quality and evidencing of information submitted with nominations. In particular, submissions to Camden and Hackney were very well evidenced, leaving no doubt as to their value as community assets.
- 4.8 In light of these findings, the following key changes are recommended:
 - 4.8.1 **Amendments to the Guidance Note and Nomination Form** - The Nomination Form has been shortened and reworded where appropriate to enhance clarity. A new Guidance Form has been drafted which provides:
 - i. a general overview of ACVs; outlining the concept, the process and implications;

- ii. and a step by step guide explaining the type of information and evidence sought for each question in the Nomination Form.

4.8.2 **Revisions to the website:** The website has been made easier to navigate and content has been considerably simplified to enhance clarity.

4.8.3 **Amendments to the Evaluation Criteria and Scoring Sheet:** A discretionary evaluation criterion has been removed simplifying the evaluation process. It is considered that the revisions to the Form will assist all parties involved in the process: those making nominations, the Council and the owner to understand the reasons for the application, and whether these meet the statutory tests.

4.8.4 **Governance –** As part of the review process the following options have been considered for the composition of the ACV Evaluation Panel:

- i) Continue with a panel comprised of officers only;
- ii) A panel comprised of members only; and
- iii) A panel comprised of both officers and members.

Research has been undertaken into the composition of panels in other Local Authorities. The majority of councils contacted have panels comprising of only officers. However, LB Barnet and Westminster CC respectively have a working group that comprises both officers and members. Of the councils contacted, only Fareham BC has a panel comprising only of members.

The benefits and risks of each option are:

Option	Benefit	Comments / Risks
Officers only	<ol style="list-style-type: none"> 1. Consistent with the review procedures (Reg 2) 2. Greater flexibility to deal with timetable 3. Avoids conflict of interest (or perception of conflict) 4. A large percentage of local authorities have adopted this method and there are no reported issues. 	<ol style="list-style-type: none"> 1. Efficient decision making process, although there is an ongoing concern about the availability of officers for the Nominations Panel.
Members only	<ol style="list-style-type: none"> 1. Knowledge of needs of communities. 	<ol style="list-style-type: none"> 1. Potential conflict between officer(s) reviewing the Council's decision if the decision were to be overturned. 2. Requires a large pool of members available at any time (to ensure there is no conflict of interest) and short timescale for considering applications. 3. Potential delays in decision making process if members not available, resulting in challenge. 4. Challenging administratively in light of the limited resources the Council has. 5. Requires training of all Members on the application of the relevant legal tests, to ensure that they are applied correctly. 6. Members unwilling to turn down the application because of community pressure.
Combined Officers (two plus Member)	<ol style="list-style-type: none"> 1. Requires a smaller pool of members 	<ol style="list-style-type: none"> 1. The view of the officers could prevail over that of the member, which could potentially result in conflict between officers and Members. 2. A review of the Council's decision has to be undertaken by an officer (Reg 2) so potential for embarrassment/conflict between Members/officers.
Combined Members (two plus Officer)		<ol style="list-style-type: none"> 1. Requires a significant pool of members to avoid conflict of interest and short timescale for considering applications. 2. A review of the Council's decision has to be undertaken by an officer (Reg 2) so potential for claim of undue influence or embarrassment. 3. Concern about convening a panel in time to meet the 8 week prescribed period.

The following is therefore recommended with respect to the governance of the ACV process to address the “democratic deficit” in the evaluation decision-making process. In accordance with legislation the Council has established two panels: The Evaluation Panel, to evaluate nominations received; and the Review Panel to hear the owner’s appeal against a successfully listed ACV.

An Evaluation Panel consisting of at least two officers (including the convenor) plus the Cabinet Member for Finance and Resources and the Shadow Cabinet Member will be convened by the ACV Panel convenor. Ward Councillors will be advised that a nomination has been received and will be requested to submit their representations/observations to the Panel. Officers with appropriate experience and skills will be co-opted onto the Evaluation Panel by the convenor, and this will depend on the issue at hand.

It is advised that the pool of officers that may be co-opted onto the Evaluation Panel is kept small so that an appropriate knowledge and skills base is developed around ACVs and that there is consistency in the evaluation of nominations.

It is further proposed that the Evaluation Panel's decision is forwarded to the Corporate Management Board (CMB) for noting prior to public notification of the outcome.

It is proposed that the ACV Review Panel consists of at least two officers. The Review Panel's Convenor will be a senior Lawyer in Legal Services. It is advised that the pool of officers that may be co-opted onto the Review Panel is from the same pool of officers as that of the Evaluation Panel, as long as the officer on the Review Panel was not involved on the Evaluation Panel for the property/nomination that is being appealed. The rationale for maintaining a single pool of officers for both the Evaluation Panel and the Review Panel is to ensure an appropriate knowledge and skills base is developed around ACVs and that there is consistency in decision making.

It is considered that the proposed membership of both panels will give both an independent and community focussed assessment on both nominations and any subsequent appeals.

- 4.8.5 The Listing of ACVs** – The processing of ACV nominations comes under the remit of Strategic Property Services. The nominated ACV Coordinator will initially check nominations and, if deemed to be valid, pass them to the ACV Evaluation Panel for a decision to be made as to whether or not they should be accepted. Prior to this Members will be informed of any nominations received in their respective wards and the landowner will be notified and given two weeks to comment on nominations. If the nomination is clearly invalid for administrative reasons, the community will be asked to resubmit with adjustments. In other words, the substantive rationale for the listing will not be evaluated in this screening check.

Depending on the panel's decision, the nomination will be registered on the Council's 'successful' or 'unsuccessful' nominations register as applicable. This process must be completed within 8 weeks. The draft assessment criteria checklist is attached as Appendix 3.

- 4.8.6 Appealing Against an ACV Listing** – The owner of a listed ACV can seek a review by the Council of the decision to list an asset. The review will be undertaken by officers who were not on the Evaluation Panel. This stage of the process must be completed within 8 weeks of the receipt of the request for review, or such longer period as may be agreed with the owner. If the owner is dissatisfied with the Council's Review decision, an appeal can be made to the First Tier Tribunal

(General Regulatory Chamber). Only the owner of a nominated asset has the right of appeal. The legislation does not grant a nominator a right to review/appeal should a listing be unsuccessful. The only recourse for the nominators against the local authority's decision not to accept the nomination is to judicially review the decision.

4.8.7 Proposed Sale of an ACV – The owner of a listed ACV is required to notify the Council if they wish to dispose the asset. Where a notification of disposal is received the ACV Coordinator will notify the sale to the nominating organisation and publish the information on the Council's website, and in a local paper to allow community groups to decide whether they want to purchase the property. If the intention to purchase by the community group is confirmed within six weeks, the property cannot be sold before the expiry of the period of six months (from the end of the initial period of six weeks). At the end of this period, if no bids have been received, the ACV Coordinator will advise the owner that they can dispose of the asset as they wish.

4.8.8 Compensation – The legislation gives the owner of an asset the right to claim compensation from the Council if they believe they have incurred loss and expense in complying with either the initial 6 week nomination period or the 6 month moratorium period (or both).

The right to compensation also arises if the Council lists a property but then it is subsequently delisted.

Compensation claims will initially be considered by the ACV Coordinator in consultation with the ACV panel. Appeals against decisions relating to compensation claims would be considered by the Director of Finance, Resources & Customer Services.

4.8.9 Process Maps – process maps for Listing, Appeals, Sale and Compensation are published on the Council's website. These are included in Appendix 4.

4.8.10 Pubs and ACVs - On 6 April 2015, an amendment to the Town and Country Planning (General Permitted Development) Order 1995 came into force, placing additional restrictions on pubs which have been listed as Assets of Community Value or which are subject to a nomination to become an ACV. Effectively, a pub that is listed as an ACV, or nominated to become an ACV, cannot change use under permitted development rights, but instead must apply for planning permission. In addition, the Order also introduced a prior notification process whereby before any change of use or demolition of any Class A4 (drinking establishments) building which are not listed, a developer must request confirmation from the local authority as to whether or not the building has been nominated by a community group for listing as an asset of community value. There is an existing working relationship between Property Services and the Planning Department with both

having access to a shared database to enable the sharing of information.

5. SPECIFIC ISSUES

- 5.1** The Council will be liable to cover compensation claims of up to £20,000 per annum. Beyond this figure, Central Government will reimburse the local authority for any payments made.
- 5.2** Service costs are being absorbed within existing resources. In the event that the volume of ACV nominations increase, resources will need to be reviewed.

6. REASONS FOR RECOMMENDATIONS

- 6.1** To ensure that the Council continues to adopt best practice and responds to its own experience and that of other councils in implementing the requirements of the Localism Act 2011.
- 6.2** In this regard the proposed revisions to the process can be summarised as follows:
- Ward councillor is informed that a nomination has been received and requested to make a representation within two weeks of been informed.
 - Landowner notified and given two weeks within which to make representations.
 - Screening to check nomination is complete from an administrative perspective.
 - Evaluation Panel to include Cabinet Member for Finance and the Shadow Cabinet Member.
 - Pool of officers, whom are trained in ACVs, is established and may sit on either the Nominations Panel or the Review Panel.
 - Guidance Form and Nomination Form are streamlined.
 - Pre-submission of nominations discussions to be encouraged.

7. COMMENTS OF THE DIRECTOR OF FINANCE, RESOURCES AND CUSTOMER SERVICES AND OTHER DEPARTMENTS

7.1 Financial Implications

- 7.1.1** There will be a resource impact on the Council in implementing the requirements of the scheme, but this will depend on the volume and type of nominations, notification of intention to sell affected property, and appeals by owners against decisions. Although it is expected that the scheme will be administered within existing staff resources, the level of resources and funding will be reviewed and if necessary further funding sought in the light of experience of administering the scheme.

- 7.1.2 It is not expected that the revised arrangements will increase the costs of administering the scheme or the level of staff and other resources, for which budgeting was already made within existing SPS resources, but which is however under threat given Enfield 2017.
- 7.1.3 The provisions for compensation can, in theory, give rise to significant claims as a delayed or lost sale could have a large impact on the owner's financial position. No claim has yet been submitted to the Council, and we are unaware of any claims against other councils.
- 7.1.4 There will also be a potential cost to the Council in compensation payments of up to £20k in any one year (the Government meeting any costs in excess of this). The Council would meet any potential impact below the £20k compensation threshold from within the existing contingency budget. This will need to be reviewed annually.
- 7.1.5 There is a risk of the Community Right to Bid impacting upon the disposal of the Council's property assets, with delayed sales if Council properties for sale are registered as Assets of Community Value (see 7.3 below).

7.2 Legal Implications

- 7.2.1 Under s.87 of the Localism Act 2011 ("the Act") the Council has a duty to maintain a list of land in its area that is land of community value and a list of land for which unsuccessful nominations have been made.
- 7.2.2 The Assets of Community Value (England) Regulations 2012 (the 'Regulations') set out details of nomination procedure.
- 7.2.3 The Council has a duty to make a determination on a valid application within 8 weeks of the date of the valid nomination. In the event that an application is successful the Owner of the property may request a review of the decision within 8 weeks of the decision (s.92 of the Act).
- 7.2.4 The existing process has been reviewed and was considered to be fit-for-purpose. Many of the revisions proposed, however, do enhance the process at hand, but some of these changes do present new risks.
- 7.2.5 In deciding on the amendments to the ACV procedure as described in this report, the Council must evaluate the risks associated with the proposed changes, particularly, an increased risk of challenge from owners, and/or reputational risk, if, as a result, the amended process becomes politicised due to the inherent tension between, on the one hand, the community's expectations what nomination of an ACV entails and the specific tests which the Council is required to apply before including a property on the list.

7.2.6 The recommendations contained within this report accord with the Council's obligations under the Act.

7.3 Property Implications

7.3.1 Although many are contained within the main body of the report it must be noted that the Council's own properties may also be the subject of a nomination as an Asset of Community Value.

7.3.2 The implications of a Council asset being nominated will have to be identified for any property being considered for disposal. A successful nomination will have the effect of imposing a 6 month moratorium with currently unknown implications of general market conditions on asset values.

7.3.3 The Council's Property Procedure Rules sets guidance and method for disposal of council assets. In addition The Local Government Act 1972 s123 applies to all disposals. For Section 123 purposes, a disposal includes the grant of a lease of more than 7 years or an assignment of an existing lease which has more than 7 years to run.

7.3.4 To ensure transparency in all property transactions as a matter of general principle, disposals or lettings to any organisation, including charitable, voluntary or non-profit organisations, must be on the basis of market value, with any financial assistance or other gratuitous benefit to be provided by way of a grant rather than reduction in the disposal terms.

7.3.5 Any property that is identified as an Asset of Community Value (as defined by the Localism Act 2011) and is owned by the Council will be considered in accordance with the statutory framework. In addition, requests for an asset transfer to a community organisation may be considered where:

- the organisation can provide an adequate business case demonstrating amongst others its ability to sustain its operation and adequately maintain the property;
- social, environmental or economic benefits are demonstrated by the organisation and an analysis of Social Return on Investment is undertaken;
- the transfer would meet the Council's priorities and objectives;
- the asset is surplus to the Council's requirements;
- there is compliance with the Contract Procedure Rules; and
- there is compliance with s.123 Local Government Act 1972.

7.3.6 In the event that an asset earmarked for disposal is transferred to a community group, the transaction will include appropriate restrictions on title and use, and asset locks applied to the form of the disposal.

8. KEY RISKS

- 8.1 In the event that the requirements of the Localism Act are not fully implemented as originally intended this may potentially result in a breach of legislation and/or inflict reputational damage.
- 8.2 As acknowledged at the outset, it is important that full consideration is given to the potential conflict of interest of using Strategic Property Services as the division represents the Council's role of land owner when disposing of Council assets; therefore it would be difficult to separate the role of overseeing the right to bid with the sale of the property. These proposed changes do not expose the Council to any potential conflict of interest as appropriate measures are in place to avoid any conflict of interest. This potential risk has been mitigated by having procedures which are transparent and auditable with clear evaluation criteria. In addition whilst Strategic Property Services will be administering the process there will be a majority of panel members (for both the Evaluation and Review Panels) from other council service areas.
- 8.3 The Council previously implemented arrangements to address risks which may arise and ensure that there was no breach of legislation or reputational damage. These changes seek to improve the process and do not change the fundamental approach which was adopted from the outset. Legal opinion was obtained regarding the procedures that were established and they were considered fit-for-purpose.

However, key risks remain as follows:

Risk	Impact	Comment
Time	H	Nominations continue to be received and are expected to increase in number so it is important that the changes to procedures are implemented as soon as possible.
Viability	L	The process is expected to be straightforward and mainly administrative in nature after the initial process is undertaken, with the exception of the actual decision made on whether the asset has community value. The risk of any challenge will be limited if the decision making is transparent, fair and reasonable and in line with the published detailed evaluation criteria.
Finance	L	Provision needs to be made for compensation claims of up to £20k. No specific budgetary provision has been made but any claims would initially be funded from contingency
Profile	H	High profile anticipated as this is an important element of localism, to be used as a tool for the community to retain assets that are of community and social wellbeing importance. It is

		highly likely that the Council will receive and continue to receive representations from lobbying groups. The Council has consulted widely on its processes and manner in which it administers ACVs and interprets its cases. The processes and approach the Council adopts are considered to be robust and legally compliant.
Equality & Diversity	L	All areas of our community will be affected equally. There is a potential case to suggest that the scheme may impact detrimentally upon the human rights of the owners of affected properties but the compensation scheme enacted should mitigate this.

8.4 The introduction of Councillors on the Evaluation Panel, while addressing the democratic deficit, does potentially expose the Council to claims of bias by landowners, particularly where there is significant community pressure (whether substantiated or not). This is however mitigated by ensuring the panel consists of officers that is drawn from a pool that has experience and appropriate training in dealing with ACV.

8.5 A mixed panel of councillors and officers does however present a further concern of officers not wishing to go against councillor decisions, and also raises the potential for embarrassment and conflict in the event of the Review Panel overturning a decision.

8.6 In summary, the risk to the Council of including Councillors on the Evaluation Panel is that the decisions may become politicised, in a sense that Councillors are likely to give into community expectations and pressure to have an asset listed, regardless of the officers' advice, based on the applicable legal tests and Upper Tribunal decisions. As a result, the Council may be open to challenges from property owners and liable to pay compensation.

8.6 Given recent changes to Permitted Development Orders, it is imperative that a system is put in place that allows the Planning Authority access to the ACV database. This is to ensure the Planning Authority is aware of potential and actual ACVs and is able to discharge its duties accordingly. In this regard, SPS has implementing a new recording system that will notify and can be used by the Planning Authority.

9. IMPACT ON COUNCIL PRIORITIES

9.1 Fairness for All

The ACV is open to all community groups meeting the criteria in the Act and Regulations and nominations will have to demonstrate compliance with the criteria.

9.2 Growth and Sustainability

Opportunities may arise to assist regeneration and enable any successful nomination to develop services and facilities to the community in a sustainable way.

9.3 Strong Communities

The acquisition of an asset of community value will enable communities to grow, aiding both communications resource provision to the wider community.

10 EQUALITIES IMPACT IMPLICATIONS

It is not possible at this stage to undertake an equality impact assessment or analysis as the ACV is site specific. When a nomination is received the deciding panel will consider whether equality issues have been addressed.

11 PERFORMANCE MANAGEMENT IMPLICATIONS

The full and transparent procedures will be regularly monitored within Strategic Property Services by the internal ACV Coordinator. It will be essential that the monitoring ensures that all applicable timescales are met and that decisions are notified to both the 'nominator' and property owner.

Each bid will have its own checklist of required actions and timescales. This will enable the whole process to not only be monitored but also readily available for audit requirements.

It also essential that both the ACV registers (successful & unsuccessful bids) are updated and published at the earliest opportunity and be fully available online and in hard format. In addition a GIS system is to be established to assist the Planning Authority.

12 HEALTH AND SAFETY IMPLICATIONS

In the event that the Council is aware of any health and safety issues affecting a Council property this should be brought to the attention of the nominating group.

13 HR IMPLICATIONS

Should the work prove to be more extensive and time consuming than currently envisaged staffing implications will need to be reviewed.

Restructuring under Enfield 2017 presents a resourcing risk, given that staff involved in the management of ACVs are been taken away from SPS.

There is a need to create an adequately resourced pool of officers that has the necessary skills and expertise to assess ACV nominations and appeals. Officers identified for inclusion in the ACV resource pool will need to be given appropriate training, and their respective line managers will need to recognise the need to release staff from current duties and priorities.

14 PUBLIC HEALTH IMPLICATIONS

One of the main focusses of the Assets of Community Value is Social Wellbeing. Opportunities may arise for the community to successfully nominate and acquire a facility which will be used to enhance the health and wellbeing of the community.

Background Papers – None

Appendices:

- Appendix 1 – Nomination Form
- Appendix 2 – Guidance Note
- Appendix 3 – Evaluation Criteria
- Appendix 4 – Flow Charts