

Keep Emmer Green (KEG)

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Your contact is: Giorgio Framalicco, Planning, Transport & Regulatory Services

Dear Sir

COMMUNITY NOMINATION AS AN ASSET OF COMMUNITY VALUE -  
Reading Golf Club, 17 Kidmore End Road, Emmer Green, Reading, Berkshire, RG4 8SG

## **DETERMINATION UNDER SECTION 90 OF THE LOCALISM ACT 2011**

I acknowledge receipt of your form dated 24/07/2020 nominating Reading Golf Club, 17 Kidmore End Road, Emmer Green, Reading, Berkshire, RG4 8SG, for inclusion on the Council's List of Assets of Community Value under the Community Right to Bid provisions of Chapter 3 of the Localism Act 2011.

I am responding to you as the officer to whom the Council has delegated authority to consider and determine community nominations under Section 90 of the Localism Act 2011.

In considering and determining your community nomination, the Council is required under Section 89 to consider whether the nomination has been made by a body listed under Section 89(2)(b), i.e a local parish council or a voluntary or community body with a local connection.

The Council is also required under Section 90(3) to consider whether the land nominated (a) is in the authority's area; and (b) is of community value.

I am satisfied that Keep Emmer Green (KEG) was entitled to make a community nomination because:

It is an unincorporated body whose members include at least 21 individuals, and which does not distribute any surplus it makes to its members.

The site you have nominated (Reading Golf Club) is in the local authority's area.

Section 88 of the Localism Act 2011 defines land of community value. This is land and buildings where, in the opinion of the local authority, its actual current use furthers the social wellbeing or social interests of the local community, and it is realistic to think that the same or another such use will continue; or where there was such a use in the recent past which it was realistic to think could exist within the next five years.

The council has considered the nomination carefully but has taken the decision not to list the asset. The reasons for this decision are set out below;

#### ELIGABILITY OF NOMINATED LAND

The nominated land in its entirety is not land of community value under paragraph 1 of Schedule 1 to the Regulations, as it comprises land connected with residential dwellings and an electricity substation. It is therefore not eligible for listing as an ACV.

#### LACK OF EVIDENCE FOR CURRENT USE

For the council to consider ACV nominations, it needs to see strong evidence to support claims of social and community value, whether that is current use or in the recent past.

Your nomination mentioned several activities currently taking place which highlighted a degree of social and community value but this is ancillary to the Property's main use as a golf course which offers private use for its paying members. It was also noted that the nomination lacked evidence of support from existing club members.

#### LACK OF EVIDENCE FOR FUTURE USE

The ACV legislation exists to provide a tool for communities looking to take over and run local assets. There needs to be a realistic plan for the future management and acquisition of an asset to justify a pause in the sale of one.

In the opinion of the council, there is no realistic prospect that the Golf Club will continue to operate from the Property due to its relocation in March 2021 and allocation of the land in Reading Borough Council's local plan. No alternative propositions for the site were presented in your nomination, nor did it provide enough detail or evidence to suggest there was a realistic prospect of a community bid to acquire the Property should it be put up for sale.

We realise this decision may come as a disappointment. We have learnt a great deal from owners challenging our listing decisions in the past, which has highlighted the need for robust evidence and eligibility checks. You are welcome to submit a new ACV nomination, if there is NEW additional information to support your claims of social and community value.

Therefore the decision of the Council on your community nomination is that it is **unsuccessful**.

Under Section 93(1) of the Localism Act 2011 the Council is required to maintain a separate list of unsuccessful community nominations, and the reasons for not including the land in the authorities list of assets of community value. This entry will appear on the Council's website, with this letter attached to the entry for Reading Golf Club.

Yours sincerely



Giorgio Framalicco  
Deputy Director