

RIBBLE VALLEY BOROUGH COUNCIL



NOTICE UNDER SECTION 91 AND 93 OF THE LOCALISM ACT 2011 IN RESPECT OF BLACKBURN ROVERS TRAINING CENTRE (LA832054) AND ACADEMY (LA721917)

The Nomination

On or about the 14 September 2017, Ribble Valley Borough Council received a Nomination under Section 89 of the Localism Act 2011 (the Act) to list Blackburn Rovers Training Centre and Academy (the Land) as an Asset of Community Value.

The Nomination was made by BRS IT CBS Ltd. A copy of the Nomination and appendices is attached at Appendix 1. The owners/occupiers of the land have been informed by the Council that a nomination has been received. A copy of their representation in response is attached as Appendix 2.

A summary of the request for nomination is set out below.

- a) The land is an integral part of Blackburn Rovers Football Club.
- b) Blackburn Rovers Football Club ground Ewood Park is listed as an Asset of Community Value.
- c) The current use of the land in association with Blackburn Rovers Football Club furthers the social wellbeing and social interests of the local community.
- d) The land could in future be further used for the social wellbeing and social interests of the local community.

The Law and Statutory Guidance

Under Section 87 of the Act, the Council must maintain a list of Land of Community Value in its area. The Council must also, pursuant to Section 93, maintain a list of land which is the subject of an unsuccessful community nomination.

A community nomination in England can only be made by either a Parish Council in respect of land within its area, or by a person that is a voluntary or community body with a local connection. Where a community nomination is made, the Council must consider it and must accept the nomination if the land is within its area and is of community value.

Decision and Reasons

The Council has decided that the nomination by BRS IT CBS Ltd is unsuccessful. The land will therefore be placed on the list of land which is the subject of an unsuccessful Community Nomination.

The reasons for this decision are as follows:

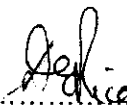
a) The Council is satisfied that the nomination was validly made for the following reasons:

1. The land falls within the administrative area of Ribble Valley Borough Council. 2 parcels of land are included within the nomination – this is not prohibited by the legislation.
2. BRS IT CBS Ltd are eligible under Section 98(2)(b)(1) to make a Community Nomination in respect of the land.
3. The Community Nomination form as submitted includes the matters required under Regulation 6 of the Assets of Community Value (England) Regulations 2012.
4. The land and building does not fall within a description of land which may not be listed as specified in Schedule 1(1) of the Assets of Community Value (England) Regulations 2012. (Certain areas of residential land fall within the site, however this is not determinative in the case of a mixed use, Schedule 1 1(5))

b) The nomination is unsuccessful for the following reasons:

1. Current use – the actual current use of the land is as a private facility, the majority of the activities on the site do not involve the local community nor do the local community have access to the facilities. Community events are on occasion carried out at the invitation of the land owner, and are ancillary to the primary use as a training facility and academy. The use, though associated with the main facility at Ewood Park, is different in character.
2. Previous use – no evidence is provided that the use of the facilities has changed since their acquisition, there is no evidence of a recent past use different from that set out at 1 above.
3. Future further use – no evidence is provided, other than description of potential uses, which shows that it is realistic to think that there would be a non-ancillary use of the land that would further the social wellbeing or social interests of the local community.

Signed



Date

2/11/17

Further information about Assets of Community Value is available from the website:

<http://mycommunityrights.org.uk/community-right-to-bid/>.

Details of this decision will be placed on the Council's website.

**ASSETS OF COMMUNITY VALUE
THE COMMUNITY RIGHT TO BID
NOMINATION FORM**

Before completing this form, please read the material at:
<http://mycommunityrights.org.uk/community-right-to-bid/>

When completed the form should be sent to the local authority that covers the area in which the asset is located.

Section 1: The name of your organisation

Name of organisation *(full name as written in your constitution or rules (if appropriate))*:
BRSIT CBS Ltd

Address including postcode: McMillan & Co LLP, 28 Eaton Ave, Chorley, PR7 7NA

Section 2: Contact details

Name:
Michael Doherty

Position in the organisation:
Elected Executive Board member

Address including postcode: 2 Yewlands Crescent, Preston, PR2 9QS

Daytime telephone No: 01772-706000 ~~718660~~ 718660

Mobile telephone No:
07530-104896

Email address:
michael.doherty@roverstrust.co.uk

How and when best to contact you *(by email or phone, and days of the week and / or times your prefer)*:
Email - at any time

Section 3: Type of organisation

Description	Indicate all that apply	Registration number of charity and / or company if applicable
Neighbourhood forum		
Parish council		
Charity		
Community interest company		
Unincorporated body		
Company limited by guarantee		
Industrial and provident society	✓	IP031716

Section 4: Number of members registered to vote locally (unincorporated bodies only)

In the case of an unincorporated body, at least 21 members must be registered to vote locally. If they are registered to vote in the area of a neighbouring local authority, please confirm what this area is.

N/A

Section 5: Local connection

In addition, your organisation must have a local connection, which means that its activities are wholly or partly concerned with the administrative area in which the nominated asset is located. Please explain what your organisation's local connection is.

Blackburn Rovers Senior Training Ground and Academy, at Brockhall, are an integral part of Blackburn Rovers Football Club. BRSIT CBS Ltd, known as Rovers Trust, is a community organisation and the official supporters trust for the club. It is a Community Benefit Society (a sub-category of industrial and provident societies) registered with the Financial Conduct Authority (Society Number: 31716R). It is registered with and regulated by Supporters Direct, the national organisation for supporters trusts, so as to guarantee its democratic and representative nature.

Its legitimate interest in protecting the physical assets of the football club was recognised in the successful application to register Ewood Park as an Asset of Community Value with Blackburn with Darwen Council in 2013.



Section 6: About the land or buildings(s) you are nominating

What it is (e.g. public, local shop, recreation land): Sports facility

Name of the premises (The Volunteer Pub, Jones stores):

Blackburn Rovers Senior Training Centre & Academy

Address including postcode (if know):

Brockhall Village, Old Langho, BB6 8FA

Section 7: Details of the land

Please include details of the boundaries of the land you are nominating.

The land is outlined on the Land Registry maps attached as Appendix 1.

You should supply the following information, if possible. If any information is not known to you, please say so.

	Name (s)	Address (es)
Names of all current occupants of the land	Blackburn Rovers Football and Athletic Ltd	Ewood Park, Blackburn, BB2 4JF
Name of current and last known addresses of all those owning freehold of the land	Secretary of State for Health	Richmond House, 79 Whitehall, London, SW1A 2NS
Names of current or last known addresses of all those having a leasehold interest in the land	Blackburn Rovers Football and Athletic Ltd	Ewood Park, Blackburn, BB2 4JF

Section 8: Why you think the building or land has community value?

Note that the following are not able to be assets of community value:-

- A building wholly used as a residence, together with land "connected with" that residence. This means adjoining land in the same ownership. Land is treated as adjoining if it is separated only by a road, railway, river or canal.
- A caravan site.
- Operational land. This is generally land belonging to the former utilities and other statutory operators.

Does it currently further the social wellbeing or social interests* of the local community, or has it done so in the recent past and if so how?

*These could be cultural, recreational and/or sporting interests, so please say which one(s) apply.

Blackburn Rovers FC Training Ground and Academy (hereafter 'Brockhall') is an Asset of Community Value due to its sporting and recreational value. This value contributes significantly to the social wellbeing and social interests of the community of the Ribble Valley and beyond.

The community value of Brockhall has two aspects, each of which are sufficient to fulfil the criteria set out in the Localism Act 2011 and related official guidance.

First, that Blackburn Rovers FC is a hugely important social, cultural and sporting institution to the Ribble Valley community and that Brockhall is an integral part of that institution.

With no professional football clubs in the Ribble Valley, residents have traditionally supported their local clubs Blackburn Rovers.

Could it in future further the social wellbeing or social interests* of the local community? If so, how? (This could be different from its current or past use.)

*These could be cultural, recreational and/or sporting interests, so please say which one(s) apply.

In addition to the community value identified above there is scope for the facilities to be further used in the social interests of the community.

There could be more school visits and wider invitations to the local community to participate in open days etc. This could be more effectively extended to girls football.

The sterling work of the Blackburn Rovers Community Trust could be linked more effectively to the magnificent facilities at Brockhall. The official remit of the Community Trust extends to cover the whole of the Ribble Valley BC area -

<http://www.brfttrust.co.uk/Community/news/post/impact-report-released-showcase-our-highlights>

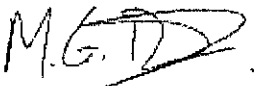
It holds, inter alia, summer schools and soccer camps, and works for sports participation, education, health and social inclusion.

Section 9: Submitting this nomination

What to include

- Evidence that the nominator is eligible to make a community nomination (The rules of your organisation / constitution)
- Names & Addresses of 21 Members who are registered to vote in the local community if the organisation is an unincorporated body

Signature

A rectangular box containing a handwritten signature in black ink. The signature appears to be 'M.G. TD' with a stylized flourish at the end.

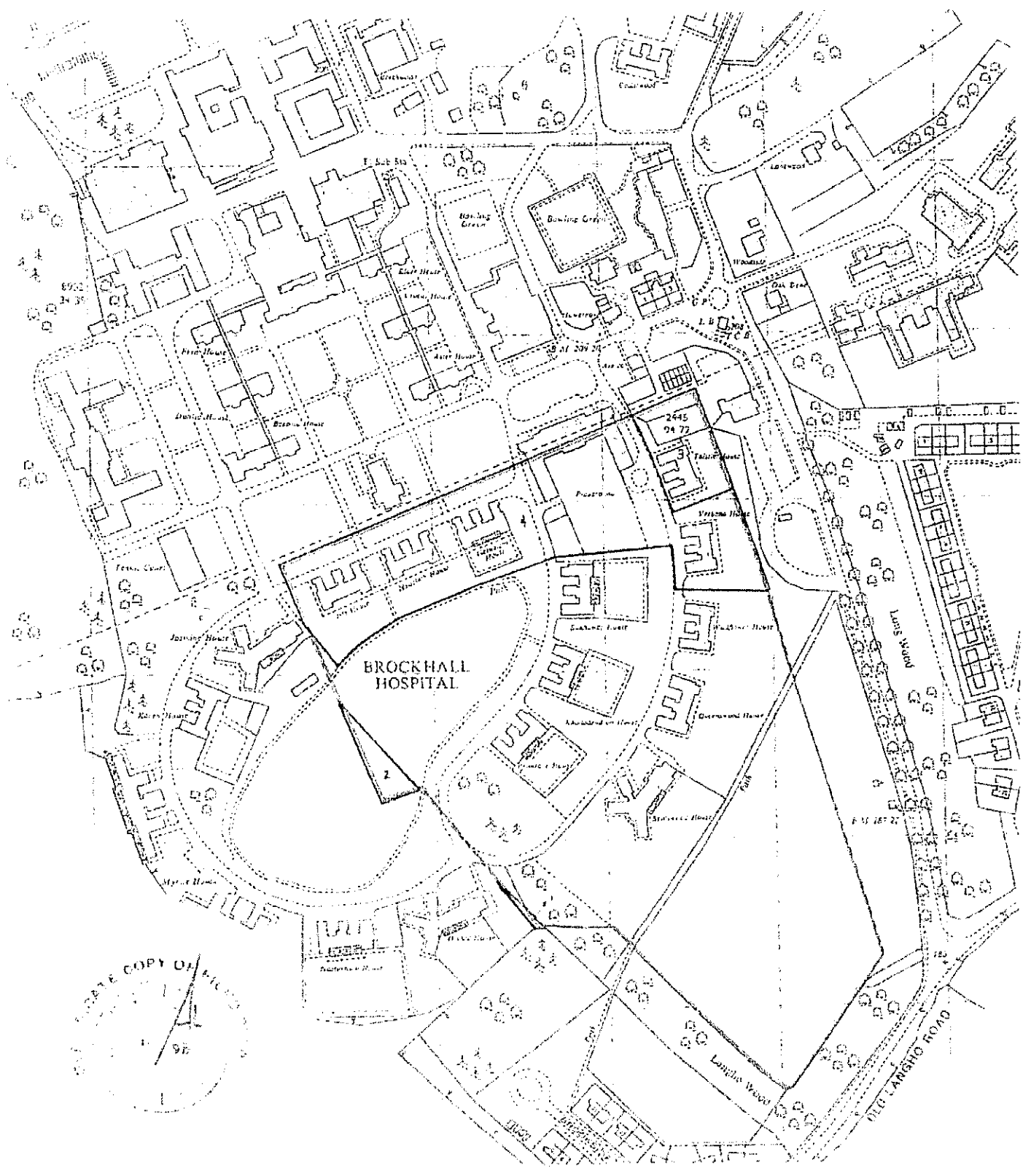
By signing your name here (if submitting by post) or typing it (if submitting by email) you are confirming that the contents of this form are correct, to the best of your knowledge.

Blackburn Rovers Senior Training Ground and Academy, at Brockhall, are an integral part of Blackburn Rovers Football Club. BRSIT CBS Ltd, known as Rovers Trust, is a community organisation and the official supporters trust for the club. It is a Community Benefit Society (a sub-category of industrial and provident societies) registered with the Financial Conduct Authority (Society Number: 31716R). It is registered with and regulated by Supporters Direct, the national organisation for supporters trusts, so as to guarantee its democratic and representative nature.

Its legitimate interest in protecting the physical assets of the football club was recognised in the successful application to register Ewood Park as an Asset of Community Value with Blackburn with Darwen Council in 2013.

MAP 1 - SENIOR TRAINING GROUND

H.M. LAND REGISTRY		TITLE NUMBER
ORDNANCE SURVEY PLAN REFERENCE	SD 6936 SD 7036	Scale 1/2500
COUNTY LANCASHIRE	DISTRICT RIBBLE VALLEY	© Crown Copyright

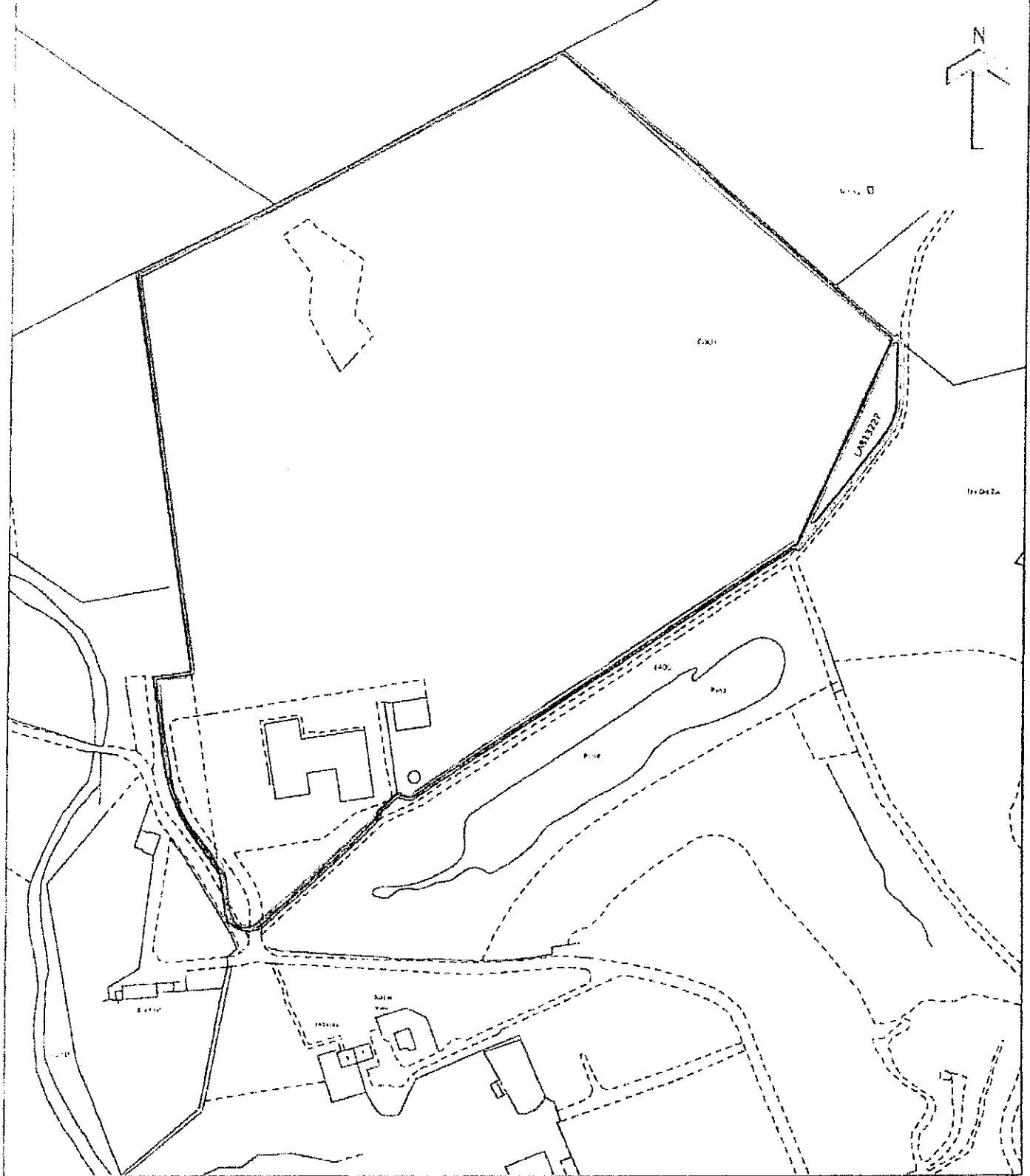


Land Registry
Official copy of
title plan

Title number LA721917
Ordnance Survey map reference SD6936NE
Scale 1:2500 reduced from 1:1250
Administrative area Lancashire : Ribble Valley



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MAP 2 - ACADEMY

APPENDIX II

Christopher Cant describes social wellbeing as “aspects of life that society agrees are important for a person’s happiness, quality of life and welfare ... the things that people value in their life”, (C. Cant, Guide to Assets of Community Value, 5th edn (2017) <http://www.christophercant.co.uk/assets-of-community-value/> (at 26).)

We would like to affirm that the Blackburn Rovers Training Ground and Academy at Brockhall is something that we value in our lives.

Andrew Miller, 4 Knowsley Road, Wilpshire, BB1 9PX

Steven Boswell, 21 The Dales, Langho, BB6 8BW

Lynsey Wales, 31 Copperfield Close, Clitheroe, BB7 1ER

Jean Booth, 6 Millbrook Place, Barrow, Clitheroe. BB7 9RB.

Graham Booth, 6 Millbrook Place, Barrow, Clitheroe, BB7 9RB

Liam Winstanley, 16 Larkhill, Old Langho, BB6 8AR

Joe Kellaway, 12, Moor Field, Whalley. BB7 9SA

Jan Kellaway, 12, Moor Field, Whalley. BB7 9SA

Mick Bettaney, 8, Fairways Court, Whalley Rd, Wilpshire, BB1 9LA

Jeremy James, 35 Hawthorne Place Clitheroe, BB7 2HU

Paul Hughes, 5C Accrington Road, Whalley, BB7 9TD

Steve Brown, 33 St Mary's Drive39gar, Langho BB6 8DL

Colin Duckworth, 7 Victoria Terrace, Billington, BB7 9NG

Andrew Christmas, 15 Highwoods Park, Brockhall Village, Old Langho, BB6 8HN

Steve Hancock, Old Police Station, 13, Accrington Road, Whalley, Clitheroe BB7 9TD

Shaun Sykes, 2 Nightingale Close, Calderstones Park, Whalley, Clitheroe BB7 9XB

Laurie Whittaker, 2 Dorset Close, Clitheroe BB7 2BQ

Michael Mahon, 29, Accrington Rd, Whalley, Clitheroe BB7 9TD

Keith Buller, 110 Whalley Rd, Langho, BB6 8DD

Gino Passerini, 16 George St, Whalley, BB7 9TH

Philip George Thompson 32, Hayhurst Road, Whalley BB7 9RL

John Rogers 102, Hillcrest Road, Langho BB6 8EN

Raymond B Smith 60, Whalley Road, Langho BB6 8EQ

Thomas Holt 16, Rogers field, Langho, BB6 8HB

David Shaw, 44, Whalley Road, Langho, BB6 8EJ

Robin Shaw 41, Hillcrest Road, Langho BB6 8EN

Roger Ascough 66, Moorland Road, Langho BB6 8HA

Peter Simpson 56, Rogersfield, Langho BB6 8HD

Rosalind Simpson 56, Rogersfield, Langho BB6 8HD

John Townend 7 York Lane, Langho BB6 8DT

Gerard Holden 66, Rogersfield, Langho BB6 8DT

R D Dewhurst 25, Hillcrest Road Langho, BB6 8EP

Steve Singleton 83, Durham Road, Wilpshire, BB1 9NH

D Clayton 1, Portland Road, Langho BB6 8EL

John H Clayton,12, Netherworld Gardens, Brockhall Village

Barry Earnshaw 141, Whalley Road, Langho BB6 8AA

E J Phelps 71, Whalley Road, Langho BB6 8EF

M Robinson 13, Whalley Old Road, BB6 8EG

M Billington 11, Bushburn Drive, Langho, BB6 8EZ

J Thompson 38, Hayhurst Road, Whalley, BB7 9RL

Marivic Fajardo Thompson 32, Hayhurst Road, Whalley BB7 9RL

W Johnson 10, Bushburn Drive, Langho BB6 8EZ

Christopher Taylor, 3 Warwick Drive, Clitheroe, BB7 2BG

Mal Murray, Meadowhead Flat, Ramsgreave Road, Ramsgreave, BB1 9DJ

Barry Nutter, 8 Broadtree Close, Mellor

Brian O'Neill, Prayer House, Gallows Lane, Hurst Green

Eileen O'Neill, Prayer House, Gallows Lane, Hurst Green

Mark O'Neill, Prayer House, Gallows Lane, Hurst Green

29 September 2017

By email (diane.rice@ribblevalley.gov.uk) and post

For the attention of

Diane Rice
Head of Legal and Democratic Services
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Council Offices
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Clitheroe
Lancashire
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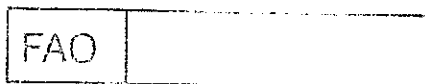
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RECEIVED BY
CHIEF EXECUTIVE

- 2 OCT 2017

Our ref JD2/VEN.049-0006

Your ref DER/CMS



Dear Madam

Asset of Community Value Nomination - Blackburn Rovers Training Centre & Academy

We act for Blackburn Rovers Football and Athletic Limited ("Blackburn Rovers").

Blackburn Rovers received from you, under cover of a letter dated 14 September 2017, a copy of an application made by BRSIT CBS Ltd to nominate Blackburn Rovers Training Centre & Academy as an Asset of Community Value ("ACV"). The nomination form refers to various appendices but none were sent to us or to our client. Having made enquiries with one of your colleagues we understand that the applicant is simply relying on the appendices submitted with his earlier application. If there are any new appendices relating to this application then please can they be forwarded to us and we reserve the right to amend or supplement our representations accordingly.

Blackburn Rovers objects to the nomination and considers that the land which is the subject of the application does not meet the tests to be registered as an ACV.

The Land or Buildings being nominated

Blackburn Rovers Senior Training Centre & Academy are registered under separate title numbers at HM Land Registry.

The Senior Training Centre is registered under title number LA832054 and the registered freehold proprietor is Blackburn Rovers. This is the land shown on Map 1 set out in the appendices.

46 Offices in 21 Countries

Squire Patton Boggs is the trade name of Squire Patton Boggs (UK) LLP, a Limited Liability Partnership registered in England and Wales with number OC 335584 authorised and regulated by the Solicitors Regulation Authority. A list of the members and their professional qualifications is open to inspection at 7 Devonshire Square, London, EC2M 4YH. The status "partner" denotes either a member or an employee or consultant who has equivalent standing and qualifications.

Squire Patton Boggs (UK) LLP is part of the international legal practice Squire Patton Boggs, which operates worldwide through a number of separate legal entities.

Please visit squirepattonboggs.com for more information.

The Academy is registered under title number LA721917 and the registered leasehold proprietor is Blackburn Rovers. We are informed that the freehold reversion is held by Brockhall Village Limited.

The facilities at the Senior Training Centre & Academy

The Senior Training Centre comprises:

- External floodlit synthetic pitch (3G Pitch)
- 5 external grass pitches
- Goalkeepers' training area
- Irrigation System
- External 100m running track
- Large Groundsman's workshop and storage facility
- Main building with reception, communications room, lounge/dining area, sports science area, kitchen with food storage area, 7 changing rooms, laundry, boot room, kit store, 7 office areas, large treatment room, doctor's treatment room, office, gym, swimming pool, steam room, showers, toilets, storage, drinks preparation area, warm up/exercise area, indoor synthetic pitch with high level viewing area and plant room
- Lodge building with extensive living accommodation and associated facilities.
- 64 space main car park and a further 60 cars by the side of the Lodge building.

The Academy comprises:

- 6 pitches (1 external show pitch and 5 external pitches)
- Goalkeepers' training area
- Irrigation system
- Large groundsman's workshop and storage facility
- Main building with reception, lounge/dining area, sports science area, kitchen with food storage, 6 changing rooms, laundry, boot room, kit store, 8 office areas, 2 large classrooms, large treatment room, doctor's treatment room and office, showers, toilets, storage areas, drinks preparation area, communications room and plant room.
- 79 space main car park.

Land of Community Value

Section 88 of the Localism Act 2011 states that:

"(1) For the purposes of this Chapter but subject to regulations under subsection (3), a building or other land in a local authority's area is land of community value if in the opinion of the authority –

(a) an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interest 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) For the purposes of this Chapter but subject to regulations under subsection (3), a building or other land in a local authority's area that is not land of community value as a result of subsection (1) is land of community value if in the opinion of the local 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."

"(6) In this section –

"social interests" includes (in particular) each of the following –

(a) cultural interests;

(b) recreational interests;

(c) sporting interests;"

It is noted that residences together with land connected with that residence are not land of community value and may therefore not be listed (Regulation 3 and Schedule 1 of the Assets of Community Value (England) Regulations 2012). As noted above, there is extensive residential accommodation at the Senior Training Centre.

Section 88(1) – the first "test":

In order to seek to satisfy the section 88(1) first "test", the nominator seeks to establish compliance in two ways:

(i) "That Blackburn Rovers FC is a hugely important social, cultural and sporting institution in the Ribble Valley community and that Brockhall is an integral part of that institution."

(ii) "Brockhall is used directly by the community for highly significant sporting and recreational activities."

Blackburn Rovers disputes both these points in the context of the proposal to list the Senior Training Centre and Academy as an ACV.

In relation to the first point, it is acknowledged that Blackburn Rovers FC is "a hugely important social, cultural and sporting institution to the Ribble Valley Community" as noted by the nominator. This is reflected by the fact that Ewood Park is listed as an Asset of Community Value. It is Ewood Park where matches are held and the general public come to watch Blackburn Rovers. It is Ewood Park where the Blackburn Rovers Community Trust

("BRCT") is based and from where it runs its operations. The Senior Training Centre and the Academy provide training bases for the First Team and the Academy but that does not make them land of community value. The facilities could be provided elsewhere (although there are no current plans to do that). If they were provided elsewhere to the same or an even better standard then training would continue.

In relation to the second point, the Academy is within a gated community and both the Senior Training Centre and Academy are subject to strict entry requirements including manned barrier entry. The land comprised in the nomination is private land and there is no general public access without authorisation/invitation from Blackburn Rovers. For a number of reasons Blackburn Rovers restricts access including:

- safeguarding in relation to the children at the Academy (staff are subject to Disclosure and Barring Checks); and
- the importance of preserving confidentiality in relation to First Team tactics, player fitness and in order to have the ability to restrict access to agents, talent scouts, unauthorised agents and intermediaries for a number of reasons including to ensure that there is no breach of football league regulatory requirements; and
- the need to preserve the playing surfaces of the training pitches.

The Senior Training Centre is used for First Team training and, on limited occasions, the Academy players and the Women's Team make use of the site. The Academy is used by the Blackburn Rovers Academy (players of 8-16 years of age). The members of the Academy come from all over the country. The Women's Team have a separate training ground for the majority of their training. It is understood that both sites are generally used each day of the week and into the evening. For example, even when the First Team are involved in a match other members of the team and support staff will be working at the Senior Training Centre. The public do not have a right of access to either the Senior Training Centre or the Academy. There are very limited occasions when the Club grants access rights. Taking each of the community uses referenced by the applicant:

- Mill Hill Diversity invited to the Senior Training Centre in 2014. It is acknowledged that this took place in 2014.
- Moorland School do have a partnership with Blackburn Rovers. Moorland School is a private fee paying school and the access provided by the Club to Moorland School is limited to the 7 current students from the BRFC Academy who attend that school. There is no general access to the Academy land by Moorland School. Blackburn Rovers does permit (entirely at the Club's discretion) a National School Cup for private schools to take place on one day a year at the Academy and also for some of the Academy facilities to be used, when available, and again entirely at the Club's discretion on up to 10 occasions per year by BTEC students from the school.
- Goalkeeping Camp (March 2017) – this was part of the Academy programme and took place over one week (25th March to 1st April). The children who participated in

this were a group of 10 American goalkeepers who came over to train with the Academy, it was not an event open to the local community.

- Access to watch Academy matches is limited. Match days for the Under 16-18 players are held twice a month between mid-August and mid-April. The events are strictly monitored with all agents and scouts having to sign in. Access for fans is limited to the showpitch on the site and they are directed to that location by Stewards. No access is provided to any other element of the Academy facility.

In addition to the above, a recent initiative of the BRCT was a regional tournament delivered by the Inter Madrassah Organisation which took place over one Sunday at the Senior Training Centre on Sunday 30 July 2017. This was a Sunday in pre-season and so the First Team did not need access to the site on that specific day. Access for the community was limited to the indoor pitch and the outdoor 3G pitch.

It is understood that the BRCT School Holiday Football Camp which took place from 24 July to 1 September 2017 took place at Blackburn Rovers Indoor Centre at Ewood Park and not at the Academy or the Senior Training Centre.

The issue of what is “ancillary” for the purposes of the Localism Act 2011 is essentially fact-specific. As Christopher Cant states on page 38 of the 5th edition of his “Assets of Community Value Guide”, *“there is no definition or guidance as to what “ancillary” and “non ancillary” means and so it is left to each local authority to decide.”*

The nominator refers to Christopher Cant’s comment on page 38 of the 5th edition of his “Assets of Community Value Guide” that *“...the weekly use by a Scouts Group of a field held by a trust for recreational purposes was a non-ancillary use¹.”* The nominator fails to refer to other commentary by Mr Cant on page 38 where he states:

“For example, if school playing fields are used on a Saturday by a local sports club or a club for disabled youngsters uses a farm one morning a month that community use will clearly be an ancillary use.”

It has been demonstrated above that the land which is the subject of nomination is private land, it is used by Blackburn Rovers to train its First Team, its Academy players and on limited occasions its Womens’ Team. There is limited access permitted to the general public and this is on very few days a year and only in relation to limited parts of both the Senior Training Centre and the Academy. The very limited community use is clearly ancillary to the extensive and main use of both sites as private training facilities for Blackburn Rovers.

¹ *The Bay Trust v Dover District Council & Anor [2016] UKFTT CR/2016/0002*

At this time there is no actual, current, non-ancillary use of the land that furthers the social wellbeing or social interests of the local community and neither has there been in the recent past.

Section 88(2) – the second “test”:

In order to seek to satisfy the section 88(2) second “test”, the nominator seeks to establish compliance by stating that *“there is scope for the facilities to be further used in the social interests of the community.”* This pre-supposes that there has been an actual non-ancillary use which furthered the social wellbeing or interests of the local community in the recent past which, as noted above, is disputed.

The nominator proposes:

- more school visits;
- wider invitations to the local community;
- more effective extension to girls football;
- linking *“the sterling work”* of the BRCT to the *“magnificent facilities”* at Brockhall.

BRCT’s mission is that:

“Blackburn Rovers Community Trust is fully committed to offering all members of the local community access to the highest quality programme of grassroots sports, education, inclusion and awareness projects to encourage off-field participation, success and enjoyment. We are at all times keen to use the profile and brand of Blackburn Rovers Football Club to greatest effect, committed to developing a comprehensive and diverse range of community initiatives and partnership working practices to open up new avenues of life chances and make a positive difference to the lives of the people of Blackburn with Darwen and Lancashire.”

The BRCT is based at Ewood Park and its future plans revolve around the Ewood Park facilities and work within the community. The majority of BRCT’s work is carried out in the local community, they have extensive involvement in local secondary schools in the area working with the majority of secondary schools in the areas including and surrounding Ewood Park.

There are no plans for any increased use of the Senior Training Centre or the Academy by BRCT. Blackburn Rovers require the two sites for extensive and private use by the Club for the reasons set out earlier in this letter. In any event, the sites are not appropriate for sustained community activity by the BRCT on a practical basis as there is extremely limited access by public transport.

Conclusion

Blackburn Rovers appreciates the strong support given to it by its supporters, including the Rovers Trust. Its ground at Ewood Park is registered as an ACV but, for the reasons set out in this letter, it is considered that the proposal to register the Senior Training Centre and Academy as a further ACV is flawed and fails to meet the tests set out in the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012.

We trust that these representations will be taken into account by the Registration Authority as part of its consideration of the application to nominate the Senior Training Centre and Academy as an ACV and that the Authority concludes that the land and property should not be listed as an ACV.

Yours faithfully


Squire Patton Boggs (UK) LLP