

NORTH LINCOLNSHIRE COUNCIL

**ASSETS, CULTURE AND HOUSING
CABINET MEMBER**

ASSETS OF COMMUNITY VALUE UPDATE

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 Buildings or land can be nominated by a local community body as an Asset of Community Value under the Community Right To Bid initiative.
- 1.2 To consider the nomination of The Wheatsheaf Public House (PH), Station Road, Hibaldstow as an Asset of Community Value.
- 1.3 The key points in this report are:
 - The Nominations Register is regularly updated to show how the Community Right To Bid process is progressing in North Lincolnshire.
 - The Wheatsheaf Supporters have nominated The Wheatsheaf PH as an 'Asset of Community Value'.
 - To considers the nomination.

2. BACKGROUND INFORMATION

- 2.1 Local community groups and Town or Parish Councils can nominate buildings or land for listing by the council as an Asset of Community Value under the Community Right To Bid initiative.
- 2.2 For a local group to successfully nominate an asset it will have to show that:
 - It is based within the local authority area (or a neighbouring authority); and
 - It is a group that is qualified to make a nomination.
- 2.3 An asset can be listed if it improves (or has recently improved) the community's social well being or social interest (which include cultural, sporting or recreational interests) and is likely to do so in the future.

- 2.4 The attached Nominations Register shows the progress achieved to date for each nomination from the date it was received through to the appeal deadline, as applicable.
- 2.5 The council has received a nomination from The Wheatsheaf Supporters proposing that The Wheatsheaf PH is listed as an 'Asset of Community Value'. Its nomination was so reported at the previous Cabinet Member briefing on 7 January 2016.

3. OPTIONS FOR CONSIDERATION

- 3.1 That the Cabinet Member notes the latest updates to the council's Assets of Community Value Nominations Register.
- 3.2 To approve the nomination of The Wheatsheaf PH for addition to the list of Assets of Community Value maintained by the council.

4. ANALYSIS OF OPTIONS

- 4.1 The Wheatsheaf Supporters are eligible to nominate and have provided evidence to support this. The Wheatsheaf PH meets the criteria for nomination as it is presently used to further the social interests of the local community. The Wheatsheaf Supporters have demonstrated how it will continue to do so.

5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)

- 5.1 The Register is continually updated as part of the ongoing Community Right To Bid initiative.
- 5.2 If the owner of The Wheatsheaf PH decides to market the asset for sale or long lease, qualifying interest groups will have to be given the opportunity to bid in order to acquire the asset.

6. OUTCOME OF INTEGRATED IMPACT ASSESSMENT (IF APPLICABLE)

- 6.1 Not applicable.

7. OUTCOMES OF CONSULTATION AND CONFLICTS OF INTEREST DECLARED

- 7.1 Appropriate council officers and Town and Parish Councils are consulted throughout the Community Right To Bid process.
- 7.2 Appropriate council officers were consulted and no objections were raised to the proposed listing of The Wheatsheaf PH

8. RECOMMENDATIONS

8.1 That the information held within the attached Nominations Register is noted.

8.2 That The Wheatsheaf PH is listed as an Asset of Community Value.

DIRECTOR OF PLACES

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Date: 21 January 2016

Background Papers used in the preparation of this report:

- 1) Non-statutory Advice Note for Local Authorities issued by Department for Communities and Local Government.
- 2) The Assets of Community Value (England) Regulations 2012.
- 3) The Localism Act 2011.
- 4) Statutory Instruments 2015 No. 659, The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015.
- 5) North Lincolnshire Council's Assets of Community Value Nominations Register.

ASSETS OF COMMUNITY VALUE - NOMINATIONS REGISTER AS AT 4 FEBRUARY 2016

| Location & Name of Asset | Date Valid Nomination Received | Decision Deadline (8 Weeks) | Address | Nominated By | Date Acknowledgement Sent | Representations Deadline (3 Weeks) | Date Recommendation Sent | Date Added to List | Notes | |
|--------------------------|--|-----------------------------|------------|---|-------------------------------------|------------------------------------|--------------------------|--------------------|------------|--|
| Bonby | Bonby Post Office | 05/09/2014 | 31/10/2014 | 58 Main Street, Bonby, DN20 0PW | Bonby Parish Council | 05/09/2014 | 26/09/2014 | 17/10/2014 | 30/10/2014 | |
| Elsham | Former Elsham Quarry | 05/06/2014 | 31/07/2014 | Off Vicarage Lane/ Middlegate Lane, DN20 0RF | Elsham Parish Council | 11/06/2014 | 02/07/2014 | 28/07/2014 | 29/07/2014 | |
| Flixborough | The Flixborough Inn Public House | 13/05/2015 | 08/07/2015 | High Street, Flixborough, DN15 8RL | Flixborough Parish Council | 21/05/2015 | 11/06/2015 | 25/06/2015 | 08/07/2015 | Owner requested a listing review on 17/08/2015 - Review decision to be determined by 12/10/2015 - Listing upheld at appeal 14/09/2015 |
| Goxhill | The Brocklesby Hunt Inn Public House | 24/09/2014 | 19/11/2014 | Howe Lane, Goxhill, DN19 7HL | Goxhill Parish Council | 29/09/2014 | 20/10/2014 | 23/10/2014 | 30/10/2014 | |
| Hibaldstow | The Wheatsheaf Public House | 26/11/2015 | 14/01/2016 | High Street, Hibaldstow, DN20 9EB | The Wheatsheaf Supporters | 14/12/2015 | 04/01/2016 | 07/02/2016 | 07/02/2016 | |
| Keadby with Althorpe | The Dolphin Public House | 17/03/2014 | 12/05/2014 | 27, A18 Trunk Road, Althorpe, DN17 3HN | Keadby with Althorpe Parish Council | 12/05/2014 | 02/06/2014 | 01/05/2014 | 02/06/2014 | Owner requested a listing review 18/06/2014 - Listing upheld at appeal 08/08/2014 - Owner requested the appeal decision goes to a First Tier Tribunal 19/09/2014 - Hearing held 18/02/2015 - Decision expected by 01/04/2015m - Appeal dismissed by First Tier Tribunal 24/03/2015 |
| Kirton in Lindsey | Land on former MOD Airfield | 08/05/2014 | 03/07/2014 | Land south of the B1400, Former MOD Airfield, Kirton in Lindsey | Kirton in Lindsey Town Council | 16/05/2014 | 06/06/2014 | 06/06/2014 | 09/06/2014 | |
| Kirton in Lindsey | Land at RAF Kirton in Lindsey | 09/05/2014 | 04/07/2014 | Land south of the B1400, Former MOD Airfield, Kirton in Lindsey | Trent Valley Gliding Club Ltd | 15/05/2014 | 05/06/2014 | 05/06/2014 | 09/06/2014 | |
| Kirton in Lindsey | The Vincent Hall, Gymnasium & associated land & car park | | | York Road, Kirton in Lindsey | Kirton in Lindsey Town Council | | | | | Nomination will be validated when map of the site location is received |
| Kirton in Lindsey | Sports Field | | | off York Road, Kirton in Lindsey | Kirton in Lindsey Town Council | | | | | Nomination will be validated when map of the site location is received |
| Scawby | The Grove | 29/04/2014 | 24/06/2014 | 38 West Street, Scawby, DN20 9AN | Communities Advice Centre Ltd. | 21/05/2014 | 11/06/2014 | 20/06/2014 | 23/06/2014 | Property not eligible because of previous residential/C-class uses |
| Scunthorpe | The Berkeley Hotel | 30/07/2015 | 24/09/2015 | Doncaster Road, Scunthorpe, DN15 7DS | Scunthorpe & District CAMRA | 06/08/2015 | 27/08/2015 | 18/09/2015 | 24/09/2015 | The Berkeley Hotel was given Grade II Listed Status by Historic England on 24/08/2015 |
| South Ferriby | Car Park | | | Land east of Low Street, South Ferriby, DN18 6HW | South Ferriby Parish Council | | | 27/11/2013 | 02/06/2014 | |
| South Ferriby | The Nelthorpe Arms Public House | 09/05/2014 | 04/07/2014 | School Lane, South Ferriby, DN18 6HW | South Ferriby Parish Council | 22/05/2014 | 12/06/2014 | 02/07/2014 | 03/07/2014 | |
| South Ferriby | Site of Former School Canteen | 03/06/2014 | 29/07/2014 | School Lane, South Ferriby, DN18 6HW | South Ferriby Parish Council | 06/06/2014 | 27/06/2014 | 11/07/2014 | 16/07/2014 | NOT LISTED Land not eligible because previous & current use does not further any social interest or wellbeing |
| South Ferriby | South Ferriby Village Hall | 21/08/2014 | 16/10/2014 | Horkstow Road, South Ferriby, DN18 6HS | South Ferriby Parish Council | 26/08/2014 | 16/09/2014 | 22/09/2014 | 02/10/2014 | |
| South Ferriby | CEMEX Community Garden | 21/08/2014 | 16/10/2014 | Land to north east of Cemex Ltd, Sluice Road, South Ferriby, DN18 6JL | South Ferriby Parish Council | 29/08/2014 | 19/09/2014 | 22/09/2014 | 02/10/2014 | |
| South Ferriby | River Ancholme Car Park | 27/08/2014 | 22/10/2014 | Land adjacent to Red Lane, Sluice Road, South Ferriby | South Ferriby Parish Council | 29/08/2014 | 19/09/2014 | 22/09/2014 | 02/10/2014 | |
| South Ferriby | Sluice Road Allotments | 27/08/2014 | | Land adjacent to White Cottage, Sluice Road, South Ferriby | South Ferriby Parish Council | | | | | Awaiting owner/ occupiers details from nominating group in order to validate nomination |
| Winterton | (Former site of) De Lacy House | 20/02/2013 | 17/04/2013 | De Lacy Way, Winterton | Winterton Senior Citizens Forum | | | 27/03/2013 | 15/04/2013 | Now demolished and therefore removed from list. |
| Winterton | Winterton Youth Centre | 04/06/2013 | 30/07/2013 | Chapel Lane, Winterton, DN15 9XT | Winterton Town Council | | | 11/07/2013 | 05/09/2013 | |
| Winterton | Tillymints Day Nursery (Kinder House) | | | King Street, Winterton, DN15 9TP | Winterton Town Council | | | 01/05/2014 | 02/06/2014 | |
| Winterton | Winterton Rangers Football Ground & Function Room | 30/05/2014 | 25/07/2014 | 54 West Street, Winterton, DN15 9QF | Winterton Town Council | 05/06/2014 | 26/06/2014 | 22/07/2014 | 25/07/2014 | |
| Winterton | The Butcher's Arms Public House | 06/08/2014 | 01/10/2014 | High Street, Winterton, DN15 9PU | Winterton Town Council | 11/08/2014 | 01/09/2014 | 08/09/2014 | 18/09/2014 | |
| Winterton | The George Hogg Public House | 06/08/2014 | 01/10/2014 | Market Street, Winterton, DN15 9PT | Winterton Town Council | 11/08/2014 | 01/09/2014 | 08/09/2014 | 18/09/2014 | |
| Winterton | Wesley House | 06/08/2014 | 01/10/2014 | 10 High Street, Winterton, DN15 9PU | Winterton Town Council | 13/08/2014 | | | | Property not eligible for listing owing to current residential use |

KEY:

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|--|--|
| | New nomination |
| | Stage Complete |
| | No Details Available |
| | More Details Required to Validate Nomination |
| | Nomination Unsuccessful |