

NORTH LINCOLNSHIRE COUNCIL

**ASSET MANAGEMENT, CULTURE AND HOUSING
CABINET MEMBER**

WINTERTON YOUTH CENTRE – COMMUNITY RIGHT TO BID

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To consider the nomination of Winterton Youth Centre as a 'Community Asset'.
- 1.2 The key points in this report are:
- Winterton Town Council have nominated Winterton Youth Centre as an 'Asset of Community Value'.
 - This report considers this nomination.

2. BACKGROUND INFORMATION

- 2.1 Part 5 Chapter 3 of the Localism Act 2011 (the Act) requires that a local council maintains a list of 'community assets'. This can include both land and/or buildings. The Act requires local authorities to maintain a list of assets of community value that are nominated by the local community. When listed assets come up for sale or change of ownership, the Act affords community groups the time to develop a bid and raise the necessary funds to potentially buy the asset when it comes available on the open market. The intent is to help local communities to retain key assets in public use and part of local life.
- 2.2 Local community groups are able to nominate the asset and, if the nomination is accepted by the local authority, to have it listed. If and when the asset is put up for sale, the group are then given the opportunity to prepare and submit a bid for consideration against other offers received. The Act is supplemented by the Assets of Community Value (England) Regulations 2012 (the regulations) that came into force on 21 September 2012.
- 2.3 Winterton Youth Centre is a building that was converted for use as a youth centre around 60 years ago. It has been in use for that purpose ever since.

2.4 The council has received a nomination from Winterton Town Council to list the asset as an 'Asset of Community Value'. Winterton Town Council is a group that is qualified to make a nomination.

2.5 The regulations provide for the listing of an asset if it 'furthers (or has recently furthered) a community's social well-being or social interest (which include cultural, sporting or recreational interests) and is likely to do so in the future. The Town Council state that:

- For over 60 years, this building has served the young people of Winterton as their purpose converted youth centre.
- Many of the fixtures have been donated or bought from fundraising
- A township the size of Winterton needs a dedicated youth centre space
- The young people have been involved in choosing décor and layout
- There are no other suitable premises available. To build something would be uneconomic
- The building has great history in and of itself
- The absence of a youth centre would be detrimental to the social wellbeing of the community

3. OPTIONS FOR CONSIDERATION

3.1 The group are eligible to make a nomination. The asset would appear to meet the criteria for nomination.

4. ANALYSIS OF OPTIONS

4.1 It would appear that the council is obliged to list the asset as an 'Asset of Community Value'. This will ensure that we comply with our obligations under the Assets of Community Value (England) Regulations 2012.

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

5.1 If the council decide to market the asset, the nominating body will have the opportunity to submit a bid to acquire the property.

6. OUTCOME OF INTEGRATED IMPACT ASSESSMENT (IF APPLICABLE)

6.1 Not applicable

7. OUTCOMES OF CONSULTATION AND CONFLICTS OF INTEREST DECLARED

7.1 None

8. RECOMMENDATIONS

- 8.1 That the Cabinet Member approves that Winterton Youth Centre is listed as an Asset of Community Value as required by the Assets of Community Value (England) Regulations 2012.

DIRECTOR OF PLACES

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Date: 11 July 2013

Background Papers used in the preparation of this report:

- the Assets of Community Value (England) Regulations 2012

Winterton



Winterton C of E
Infants School

Football Ground

Library

Coal Yard

All Saints' Church

Youth Centre

Winterton Infant School

Chapel Lane

Nosilla End

Market Street

High Street

Northlands Road South

Leek Hill

Westwinds Gons

Church Lane

Club

El Sub Sta

PCs

PH

Garage

Glenny

Navada

Trinity House

Homestead

The Paddock

Church

Pond

NORTH STREET

BURTON CRESCENT

North Lincolnshire Council

North Lindsey Council

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WALKER DRIVE

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NORTHLANDS ROAD

NORTHLANDS ROAD SOUTH

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