

NORTH LINCOLNSHIRE COUNCIL

**COMMERCIAL ENTERPRISE
CABINET MEMBER**

**ASSETS OF COMMUNITY VALUE -
NOMINATIONS REGISTER UPDATE**

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 Local community bodies can nominate buildings as an Asset of Community Value under the Community Right to Bid initiative.
- 1.2 The Nominations Register is regularly updated to show how the Community Right to Bid process is progressing in North Lincolnshire.
- 1.3 To consider nominations received by the council to list the following properties as Assets of Community Value:
 - Sluice Road Allotments, South Ferriby
 - The Hope and Anchor Public House, Sluice Road, South Ferriby, DN18 6JQ
 - Cemex South Ferriby Bowls Club, South Ferriby, DN18
 - Post Office and Stores, Sluice Road, South Ferriby, DN18 6JA

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 The responsibility for deciding whether to list a building or land as an Asset of Community Value is delegated to council officers, subject to consultation with the Cabinet Member.
- 2.3 For a local group to successfully nominate a property 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.

2.4 A property can be listed if:

(a) An actual or current use of the building furthers the social wellbeing or social interests of the local community; and

(b) It is realistic to think there can continue to be use of the building which will further the social well being or social interests of the local community. This includes assets which have been used in the recent past and which it is realistic to consider will do so again during the next five years.

2.5 The attached Nominations Register shows the progress made for each nomination from the date it was received through to the appeal deadline, as applicable.

2.6 The council has received nominations from South Ferriby Parish Council proposing that four properties are listed as Assets of Community Value. These are as follows:

- Sluice Road Allotments, South Ferriby
- The Hope and Anchor Public House, Sluice Road, South Ferriby, DN18 6JQ
- Cemex South Ferriby Bowls Club, South Ferriby, DN18
- Post Office and Stores, Sluice Road, South Ferriby, DN18 6JA

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 consider the four nominations received from South Ferriby Parish Council. The Parish Council are eligible to nominate and these nominations are addressed in turn, in section 4 of this report.

4. ANALYSIS OF OPTIONS

4.1 Sluice Road Allotments, South Ferriby

4.2 The subject property comprises a small area of allotments situated on the north side of the A1077 Sluice Road, close to the junction of the B1204. South Ferriby Parish Council have suggested the following reasons to support the nomination:

- The Parish Council embraces the ideology of allotments as community gardens. There is a rising trend towards home-grown food generally and in the current economy the desire for more space to grow food locally is increased, hence the many allotments with waiting lists.
- Due to the nature of the residences in South Ferriby, there are many properties lacking in green space. These allotments are particularly beneficial to those residents. The allotments are also a great way to meet fellow gardeners and socialise in a relaxing environment.

4.3 The council has not received any objections in respect of the nomination.

4.4 It is considered that the property satisfies the required criteria for nomination.

4.5 The Hope and Anchor Public House, Sluice Road, South Ferriby, DN18 6JA

4.6 The subject property comprises a Public House situated off the A1077 Sluice Road. South Ferriby Parish Council have suggested the following reasons to support the nomination:

- The pub and restaurant is well-used by residents of South Ferriby, surrounding villages, towns and beyond. It is popular with cyclists, dog walkers, bird watchers and the pub also has a pontoon for customers arriving by boat.
- The Hope and Anchor serves high quality food and uses local suppliers to source its fresh produce. Events and special occasions are regularly held throughout the year.
- It is anticipated that the demand for this asset will increase in the long term, attributable to the tourism growth potential in the area. It is therefore furthering the social and recreational well-being of those living in and visiting South Ferriby. On their website, the pubs current proprietor states they would like the Hope and Anchor to be at the heart of the community.

4.7 The council has not received any objections in respect of the nomination.

4.8 It is considered that the property satisfies the required criteria for nomination.

4.9 Cemex South Ferriby Bowls Club, Sluice Road, South Ferriby, DN18 6JA

4.10 The property comprises a bowling green, timber pavilion and car parking situated off Sluice Road.

4.11 South Ferriby Parish Council have suggested the following reasons to support the nomination:

- Formed in November 1965, and initially named Eastwood's Bowling Club after the company who operated the cement production plant in the village. The cement company provided the land and constructed a bowling green for the new club to play from and it has continued to operate from this venue until the present day. In 1962, Eastwood's Bowls Club changed to Rugby Cement and then in 2007, it changed its name to Cemex South Ferriby Bowls Club. During all these changes the club has been supported by the cement works from its inception to the present day.
- The club also promotes strong ties with local residents and has developed and established an after school club in partnership with South Ferriby Primary School. This is considered to be an excellent way of trying to attract a younger element into the game as well as creating links with the local community.
- The club has approximately fifty members and compete in multiple leagues. The club membership is friendly, sociable and inclusive.

4.12 The council has not received any objections in respect of the nomination.

4.13 It is considered that the property satisfies the required criteria for nomination.

4.14 Post Office and Stores, Sluice Road, South Ferriby, DN18 6JA

4.15 The property comprises a Post Office and stores which also incorporates a café. South Ferriby Parish Council have suggested the following reasons to support the nomination:

- The Post Office and stores are popular and extremely well-used. It is located centrally in the village on the main A1077 Sluice Road. It not only serves South Ferriby but surrounding villages too, as the next nearest Post Offices are in Bonby and Barton-upon-Humber respectively.
- The Post Office and stores also has a café where residents, especially the elderly, meet up to socialise.
- The stores are vital to residents who do not drive and are very convenient to have available for other residents.
- Having access to the services that the Post Office provides is very important and essential to the many elderly in the village. It also serves as an information hub with community notices and updates.
- This asset furthers the social well-being of many people and often provides a lifeline to this rural community.

- 4.16 The council has not received any objections in respect of the nomination.
- 4.17 It is considered that the property satisfies the required criteria for nomination.

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 owners of the properties listed as an Asset of Community Value decide to market the assets 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 properties being listed.

8. RECOMMENDATIONS

- 8.1 That the information held within the attached Nominations Register is noted.
- 8.2 That the Cabinet Member supports the following proposals:
- That the Sluice Road Allotments, South Ferriby is listed as an Asset of Community Value.
 - That The Hope and Anchor Public House, South Ferriby is listed as an Asset of Community Value.
 - That the Cemex South Ferriby Bowls Club is listed as an Asset of Community Value.
 - That the Post Offices and Stores on Sluice Road, South Ferriby is listed as an Asset of Community Value.

DIRECTOR OF PLACES

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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) Minute 14 (14) of the Asset Management, Culture and Housing Cabinet Member of 25 September 2012 – Community Right to Bid

ASSETS OF COMMUNITY VALUE - NOMINATIONS REGISTER AS AT 13 OCTOBER 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
Barrow upon Humber	Royal Oak Inn	15/07/2016	08/09/2016	High Street, Barrow upon Humber, DN19 7DB	Better Barrow Community Project	20/07/2016	09/08/2016	31/08/2016	31/08/2016	
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	
Gunness	Jolly Sailor Public House	04/05/2016	28/06/2016	Doncaster Road, Gunness, DN15 8SU	Gunness Parish Council	06/05/2016	26/05/2016	28/06/2016	28/06/2016	Owner notified the council of his Intention to Sell on 12/07/2016. 6 Week moratorium period ended 22/08/2016 - no written requests to bid received.
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	
Hibaldstow	Perry Sports Bowls Club	31/05/2016	26/07/2016	Gainsthorpe Road West, Hibaldstow, DN21 4JL	Hibaldstow Parish Council	06/06/2016	27/06/2016	15/07/2016	15/07/2016	
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	13/05/2016	08/07/2016	York Road, Kirton in Lindsey	Kirton in Lindsey Town Council	16/05/2016	06/06/2016	28/06/2016	28/06/2016	
Kirton in Lindsey	Sports Field	29/04/2016	24/06/2016	off York Road, Kirton in Lindsey	Kirton in Lindsey Town Council	09/05/2016	30/05/2016	28/06/2016	28/06/2016	
Roxby cum Risby	Roxby Methodist Church	10/02/2016	06/04/2016	South Street, Roxby, DN15 0BP	Roxby cum Risby Parish Council	16/02/2016	08/03/2016	14/04/2016	14/04/2016	
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	NOT LISTED 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
Scunthorpe	The Desert Rat	27/04/2016	21/06/2016	The Desert Rat Pubic House, Swinburne Road, Scunthorpe, DN17 1PS	Desert Rat Action Committee	28/04/2016	18/05/2015	09/06/2016	NOT LISTED 09/06/2016	Planning permission already granted to demolish building. Report sent to Cllr Briggs on 09/06/2016 and it was approved that this property would not be listed. Decision to be included in Cabinet Report at next Cabinet Meeting on 28/06/2016.
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	Sold to third party in March 2015, therefore removed from list
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	NOT LISTED 16/07/2014	Land not eligible because previous & current use does not further any social interest or wellbeing
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
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	Sluice Road Allotments	30/08/2016	24/10/2016	Sluice Road, South Ferriby	South Ferriby Parish Council	05/09/2016	25/09/2016			New Nomination
South Ferriby	The Hope and Anchor	18/08/2016	12/10/2016	Sluice Road, South Ferriby, DN18 6JQ	South Ferriby Parish Council	23/08/2016	12/09/2016			New Nomination
South Ferriby	Post Office Stores	18/08/2016	12/10/2016	Sluice Road, South Ferriby, DN18 6JA	South Ferriby Parish Council	23/08/2016	12/09/2016			New Nomination
South Ferriby	Cemex South Ferriby Bowls Club	18/08/2016	12/10/2016	Sluice Road, South Ferriby	South Ferriby Parish Council	23/08/2016	12/09/2016			New Nomination
South Ferriby	The Nelthorpe Arms Public House	16/09/2016	10/11/2016	School Lane, South Ferriby, DN18 6HW	South Ferriby Parish Council	19/09/2016	06/10/2016			New Nomination
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:

	New nomination
	Stage Complete
	No Details Available
	More Details Required to Validate Nomination
	Nomination Unsuccessful
	Listing removed