

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 To consider the nomination of the Jolly Sailor Public House, Gunness as an Asset of Community Value.
- 1.3 To consider the nominations of the Sports Field, York Road, Kirton in Lindsey and The Vincent Hall, York Road, Kirton in Lindsey as Assets of Community Value.
- 1.4 To highlight the nomination of the Perry Sports Bowls Club, Gainsthorpe Road West, Hibaldstow
- 1.5 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.
 - Gunness Parish Council has nominated the property in 1.2 above as an Asset of Community Value.
 - Kirton in Lindsey Town Council has nominated the properties in 1.3 above as Assets of Community Value.
 - Hibaldstow Parish Council has nominated the property in 1.4 above as an Asset of Community Value.
 - To note the unsuccessful nomination to list the former Desert Rat public house as an asset of Community Value.

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 the Nominators proposing that the properties in question are listed as Assets of Community Value.
- 2.7 The Council has also recently received a nomination to list the former Desert Rat Public House at Westcliff as an Asset of Community Value. In accordance with approved procedures, this nomination was evaluated and a decision made that the nomination did not meet the necessary criteria for listing. We have informed the group who submitted the nomination in question of this decision.
- 2.8 The key consideration in coming to this decision was the intention to progress with the imminent demolition of the building to facilitate the progress of the Westcliff Regeneration programme. This means that it is unrealistic to think that there can continue to be use of the building which will further the social wellbeing or social interests of the local community that is the basis of one of the necessary criteria for listing.

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 nomination of the Jolly Sailor Public House, Gunness and The Vincent Hall and adjoining Sports Field, Kirton in Lindsey and whether to add the properties in question to the council's list of Assets of Community Value. These nominations are addressed in turn, in section 4 of this report.

4. ANALYSIS OF OPTIONS

4.1 The Jolly Sailor Public House, Guinness

4.2 The subject property comprises a former public house building, which closed in early 2015. Guinness Parish Council are eligible to nominate and they have suggested the following reasons to support the nomination:

- The property used to be a popular venue for community events which were important to the social well being of local residents. Specifically the community events held were regular Fund Raising events, Birthday Celebrations, Children's Parties, Halloween Parties, Music Nights, Pensioners Nights, Firework Displays & Community Meetings.
- Although the public house is now closed, the property could be used to provide a venue for all the above types of events in addition to other community needs such as child minding or a mother & toddler group or a pensioners pop in session or a youth club.

4.3 The council hasn't received any objections in respect of the nomination.

4.4 It is considered that the property satisfies the criteria for nomination set out in paragraph 2.3 above.

4.5 The Vincent Hall, York Road, Kirton-in-Lindsey

4.6 The subject property comprises a former gymnasium with various rooms for changing and offices. The property was closed around three years ago. Kirton-in-Lindsey Town Council are eligible to nominate and they have cited the following reasons to support the nomination:

- The gymnasium is now shut but was previously used to further the social well being/social interests of the local community in the recent past. Namely, when the MOD camp was occupied, service personnel quartered in the barracks and in other houses in the town used the gymnasium. Service personnel were always seen, by both the military and local people as an integral part of the community and indeed several military personnel served as town councillors. In addition the gymnasium was hired out to non-military personnel for indoor sporting activities.
- The car park for the field and gymnasium had two porta-cabins used for changing rooms and a container for equipment storage for the local junior football teams.
- Although the gymnasium is now closed, it is considered that in the future it could further the social well being or social interests of the local community. In terms of health and exercise the gymnasium and associated rooms could be used for many indoor activities that require a large open indoor space with easy

access and plentiful parking. There are currently no such facilities in the town that meet this criteria; the nearest being either at Brigg (8 miles away), Gainsborough (10 miles away) or Scunthorpe (11 miles away).

4.7 The council hasn't received any objections in respect of the nomination.

4.8 It is considered that the property satisfies the criteria for nomination set out in paragraph 2.3 above.

4.9 Sports Field off York Road, Kirton-in-Lindsey

4.10 The subject property comprises a former MOD sports field and is situated adjacent the Vincent Hall covered above. Kirton-in-Lindsey Town Council have cited the following reasons to support the nomination:

- Teams from the local football club regularly used the field for training and for matches. When the MOD camp was occupied, service personnel quartered in the barracks and other houses throughout the town used the field for football and rugby.
- There is no facility for residents in this part of the town with the current sports field on Ings Lane located over 2 miles away. There is nothing nearer apart from the small green which only has an under-10's play area on it and it is not large enough for football etc.
- The field could be used in the future to further the social wellbeing or social interests of the local community. In terms of health and exercise the field could support Gym Trail, Allotments, Football Pitches, Cricket Pitch, General Amenity, Outdoor Town Events, Skatepark/BMX.

4.11 The council hasn't received any objections in respect of the nomination.

4.12 It is considered that the property satisfies the criteria for nomination set out in paragraph 2.3 above.

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 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 former Jolly Sailor Public House, Gunness is listed as an Asset of Community Value.
 - That The Vincent Hall, Kirton in Lindsey is listed as an Asset of Community Value.
 - That the sports field adjoining The Vincent Hall, off York Road, Kirton in Lindsey 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 28 JUNE 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	
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			New Nomination
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			New Nomination
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	16/05/2016	06/06/2016			New Nomination received supercedes previous incomplete application.
Kirton in Lindsey	Sports Field			off York Road, Kirton in Lindsey	Kirton in Lindsey Town Council	09/05/2016	30/05/2016			New Nomination received supercedes previous incomplete application. Further information requested 10/06/2016
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	New Nomination. Planning permission already granted to demolish building. CF to advise. 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	
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	
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:

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