

NORTH LINCOLNSHIRE COUNCIL

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

**COMMUNITY RIGHT TO BID – FORMER CAR PARK, LOW STREET, SOUTH
FERRIBY**

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To consider the nomination of the former car park, Low Street, South Ferriby as a Community Asset.
- 1.2 The key points in this report are:
- South Ferriby Parish Council have nominated the former car park located at Low Street, South Ferriby as an 'Asset of Community Value'.
 - This report considers this nomination.

2. BACKGROUND INFORMATION

- 2.1 North Lincolnshire Council inherited a car park in South Ferriby from Glanford Borough Council on re-organisation. The property has never been taken over by the council's car park service. The property is a surplus asset.
- 2.2 At one time, parents dropping off children for school used the car park. This is no longer the case as the school has moved to a new site.
- 2.3 The council has received a nomination from South Ferriby Parish Council to list the asset as an 'Asset of Community Value'.
- 2.4 Town and Parish councils are eligible to nominate an asset. An asset can be listed if it 'furthers (or has recently furthered) their community's social well-being or social interest (which include cultural, sporting or recreational interests) and is likely to do so in the future'.
- 2.5 The group state that 'South Ferriby is a village with limited parking. This car park alleviates the burden on the small side roads surrounding the Playing Field when it is used by the local football team and other events that are held there. It is therefore furthering the social and recreational well-being of those living in and visiting South Ferriby.'

2.6 They go on to add 'South Ferriby Parish Council would not wish to see any change of use in the land as it is felt that it is best utilised as a car park for the reasons stated above. Furthermore, it is anticipated that the demand for a car park will only increase in the long-term future. It is therefore furthering the social and recreational well-being of those living in and visiting South Ferriby.'

2.7 If the asset is listed, there are requirements that fall into place if the owner of the asset wishes to sell the freehold or grant a lease of more than 25 years. This is called a 'relevant disposal'. As soon as the owner advises the local authority in writing that it wishes to enter into a relevant disposal, there is a six-week period during which community interest groups can apply to be treated as potential bidders.

2.8 If no potential bidders come forward, the owner can proceed with the relevant disposal.

2.9 If a qualifying community interest group applies to be treated as a potential bidder, there is a six month moratorium period starting from the date the local authority was advised that the owner wishes to enter into a relevant disposal. During this time, community interest groups can prepare their bids. After the six months has elapsed, whether or not a bid has come forward, the owner is free to enter into a relevant disposal.

3. OPTIONS FOR CONSIDERATION

3.1 The Parish Council is eligible to nominate. The asset would appear to meet the criteria for nomination.

4. ANALYSIS OF OPTIONS

4.1 It would appear that the council must list the asset to comply with the Community Right to Bid regime.

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

5.1 If the council decide to market the asset, groups will have to be given the opportunity to bid first.

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 former car park located at Low Street, 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:

Community Right to Bid Nomination from South Ferriby Parish Council
Non-statutory advice note for Local Authorities issued by Department for Communities and Local Government.