

NORTH LINCOLNSHIRE COUNCIL

**INVESTMENT, ASSETS AND EMPLOYMENT
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 note the changes to the Register since the last update.

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 Since the previous update reported at the last meeting on 24th July 2017, there have been two changes to the Register. These are the nominations submitted by Worlaby Parish Council, in respect of the former Wesleyan Chapel adjacent 2 Main Street, Worlaby and Common Land at The Hollows, Worlaby. The nominations were unsuccessful for the reasons set out in section 4 below.

3. OPTIONS FOR CONSIDERATION

3.1 That the Cabinet Members note the latest updates to the council's Assets of Community Value Nominations Register.

4. ANALYSIS OF OPTIONS

4.1 The nominations in respect of the former Wesleyan Chapel and Common Land at the Hollows were unsuccessful, as they did not satisfy the statutory criteria for listing detailed in paragraph 2.4 above. Dealing with each specifically, the former Wesleyan Chapel has been vacant and un-used for at least 46 years and therefore does not satisfy the use in the 'recent past' element of the criteria. The Common Land at The Hollows is covered by the exclusion relating to residences, because it forms part of the garden of The Almshouse.

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 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 Local Ward Councillors are informed when a nomination relating to an asset in their ward is received, thereby allowing them an opportunity to raise any issues they feel are appropriate.

8. RECOMMENDATIONS

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

DIRECTOR OF OPERATIONS

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Date: 31/08/2017

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 24 JULY 2017								Disposal
Location & Name of Asset		Date Valid Nomination Received	Address	Nominated By	Date Added to List	Latest Date for property to be removed from the List (5 years)	Notes	Notification of intention to dispose received (Yes/No)
Barrow upon Humber	Royal Oak Inn	15/07/2016	High Street, Barrow upon Humber, DN19 7DB	Better Barrow Community Project	31/08/2016	30/08/2021		No
Barton upon Humber	The Volunteer Arms	01/11/2016	Whitecross Street, Barton upon Humber, DN18 5DF	Scunthorpe & District CAMRA Branch	08/12/2016	07/12/2021		No
Barton upon Humber	Barton Public Library Providence House	01/03/2017	Holydyke, Barton upon Humber	Barton upon Humber Civic Society	25/04/2017	24/04/2022		No
Bonby	Bonby Post Office	05/09/2014	58 Main Street, Bonby, DN20 0PW	Bonby Parish Council	30/10/2014	29/10/2019		No
Brigg	The Britannia Inn	08/11/2016	Wrawby Street, Brigg, DN20 8BS	Scunthorpe & District CAMRA Branch	08/12/2016	07/12/2021		No
Flixborough	The Flixborough Inn Public House	13/05/2015	High Street, Flixborough, DN15 8RL	Flixborough Parish Council	08/07/2015	07/07/2020	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. Interim moratorium period ends 02/12/2015. Full moratorium triggered by Flixborough Parish Council ends 20/04/2016. Protected period ends 20/04/2017	Yes 21/10/2015
Goxhill	The Brocklesby Hunt Inn Public House	24/09/2014	Howe Lane, Goxhill, DN19 7HL	Goxhill Parish Council	30/10/2014	29/10/2019		No
Gunness	Jolly Sailor Public House	04/05/2016	Doncaster Road, Gunness, DN15 8SU	Gunness Parish Council	28/06/2016	27/06/2021	Interim moratorium period ends 22/08/2016 - no written requests to bid received. Protected period ends 11/01/2018	Yes 12/07/2016
Gunness	Ironstone Wharf Inn Public House	06/12/2016	Station Road, Gunness, DN15 8SX	Scunthorpe & District CAMRA Branch	12/01/2017	11/01/2022		No
Hibaldstow	The Wheatsheaf Public House	26/11/2015	High Street, Hibaldstow, DN20 9EB	The Wheatsheaf Supporters	07/02/2016	06/02/2021		No
Hibaldstow	Perry Sports Bowls Club	31/05/2016	Gainsthorpe Road West, Hibaldstow, DN21 4JL	Hibaldstow Parish Council	15/07/2016	14/07/2021		No
Keadby with Althorpe	The Dolphin Public House	17/03/2014	27, A18 Trunk Road, Althorpe, DN17 3HN	Keadby with Althorpe Parish Council	02/06/2014	01/06/2019	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	No
Kirton in Lindsey	Land on former MOD Airfield	08/05/2014	Land south of the B1400, Former MOD Airfield, Kirton in Lindsey	Kirton in Lindsey Town Council	09/06/2014	08/06/2019		No
Kirton in Lindsey	Land at RAF Kirton in Lindsey	09/05/2014	Land south of the B1400, Former MOD Airfield, Kirton in Lindsey	Trent Valley Gliding Club Ltd	09/06/2014	08/06/2019	Full moratorium period triggered by Trent Vally Gliding Club Ltd ends 31/12/2014. Protected period ends 31/12/2015	Yes 01/07/2014
Kirton in Lindsey	The Vincent Hall, Gymnasium & associated land & car park	13/05/2016	York Road, Kirton in Lindsey	Kirton in Lindsey Town Council	28/06/2016	27/06/2021		No
Kirton in Lindsey	Sports Field	29/04/2016	off York Road, Kirton in Lindsey	Kirton in Lindsey Town Council	28/06/2016	27/06/2021		No
Kirton in Lindsey	Tennis Courts	30/05/2017	off York Road, Kirton in Lindsey	Kirton in Lindsey Town Council	24/07/2017	23/07/2022		No
Roxby cum Risby	Roxby Methodist Church	10/02/2016	South Street, Roxby, DN15 0BP	Roxby cum Risby Parish Council	14/04/2016	13/04/2021		No
Scawby	The Grove	29/04/2014	38 West Street, Scawby, DN20 9AN	Communities Advice Centre Ltd.	NOT LISTED 23/06/2014	22/06/2019	Property not eligible because of previous residential/C-class uses	
Scunthorpe	The Berkeley Hotel	30/07/2015	Doncaster Road, Scunthorpe, DN15 7DS	Scunthorpe & District CAMRA	24/09/2015	23/09/2020	The Berkeley Hotel was given Grade II Listed Status by Historic England on 24/08/2015	No
Scunthorpe	Café INDIEpendant	24/11/2016	169-173 High Street, Scunthorpe, DN15 6LN	Café INDIEpendant Ltd	12/01/2017	11/01/2022		No
Scunthorpe	Woodland to the rear of Ferry Road West	17/01/2017	Land off Ferry Road West, Scunthorpe	Flixborough Parish Council	NOT LISTED 09/03/2017	08/03/2022	Insufficient evidence to demonstrate the woodland meets the statutory criteria. Although there has been some use of the woods by dog walkers, local children etc, the woodland is not the only area of open greenspace for these activities and there are similar amenities readily available within the local area.	
South Ferriby	Car Park		Land east of Low Street, South Ferriby, DN18 6HW	South Ferriby Parish Council	02/06/2014	01/06/2019		No

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South Ferriby	Site of Former School Canteen	03/06/2014	School Lane, South Ferriby, DN18 6HW	South Ferriby Parish Council	NOT LISTED 16/07/2014	15/07/2019	Land not eligible because previous & current use does not further any social interest or wellbeing	
South Ferriby	CEMEX Community Garden	21/08/2014	Land to north east of Cemex Ltd, Sluice Road, South Ferriby, DN18 6JL	South Ferriby Parish Council	02/10/2014	01/10/2019		No
South Ferriby	River Ancholme Car Park	27/08/2014	Land adjacent to Red Lane, Sluice Road, South Ferriby	South Ferriby Parish Council	02/10/2014	01/10/2019		No
South Ferriby	South Ferriby Village Hall	21/08/2014	Horkstow Road, South Ferriby, DN18 6HS	South Ferriby Parish Council	02/10/2014	01/10/2019		No
South Ferriby	Sluice Road Allotments	30/08/2016	Sluice Road, South Ferriby	South Ferriby Parish Council	13/10/2016	12/10/2021		No
South Ferriby	The Hope and Anchor	18/08/2016	Sluice Road, South Ferriby, DN18 6JQ	South Ferriby Parish Council	13/10/2016	12/10/2021		No
South Ferriby	Cemex South Ferriby Bowls Club	18/08/2016	Sluice Road, South Ferriby	South Ferriby Parish Council	13/10/2016	12/10/2021		No
South Ferriby	The Nelthorpe Arms Public House	16/09/2016	School Lane, South Ferriby, DN18 6HW	South Ferriby Parish Council	09/03/2017	08/03/2022	Notice of intention to market the property dated 30/03/2017. Initial 6 week moratorium ends 10/05/2017. Full moratorium period ends 29/09/2017. Protected period ends 29/09/2018. Listing Review also requested to run concurrent with initial moratorium period. Full moratorium period triggered by South Ferriby Parish Council.	Yes 30/03/2017
Worlaby	Wesleyan Chapel	14/06/2017	Main Street, Worlaby, DN20 0NW	Worlaby Parish Council	NOT LISTED 03/08/2017	02/08/2022	The Chapel does not satisfy the statutory criteria for listing. There is no actual or current use, as the building has been vacant and unused since 1970. And as the property is vacant it has not been used in the 'recent past'.	
Worlaby	The Hollows	19/06/2017	The Hill, Worlaby, DN20 0NP	Worlaby Parish Council	NOT LISTED 03/08/2017	02/08/2022	The Common Land at The Hollows, is covered by the exclusion relating to residences.	
Winterton	Winterton Youth Centre	04/06/2013	Chapel Lane, Winterton, DN15 9XT	Winterton Town Council	05/09/2013	04/09/2018		No
Winterton	Tillymints Day Nursery (Kinder House)		King Street, Winterton, DN15 9TP	Winterton Town Council	02/06/2014	01/06/2019		No
Winterton	Winterton Rangers Football Ground & Function Room	30/05/2014	54 West Street, Winterton, DN15 9QF	Winterton Town Council	25/07/2014	24/07/2019	Interim moratorium period ends 16/09/2014. Full moratorium triggered by Dale Park Junior Football Club and The Poirier Foundation ends 05/02/2015. Protected period ends 05/02/2016	Yes 06/08/2014
Winterton	The Butcher's Arms Public House	06/08/2014	High Street, Winterton, DN15 9PU	Winterton Town Council	18/09/2014	17/09/2019		No
Winterton	The George Hogg Public House	06/08/2014	Market Street, Winterton, DN15 9PT	Winterton Town Council	18/09/2014	17/09/2019		No

KEY:

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