



www.york.gov.uk/assetsofcommunityvalue

Section 1

About the property to be nominated

Name of Property:	Grove House
Address of Property:	40/48 Penleys Grove Street York
Postcode:	YO31 7PN

Property Owner's Name:	York City Council
Address:	West Offices, Station Rise, York
Postcode:	YO1 6GA
Telephone Number:	01904 551550
Current Occupier's Name:	Vacant

Section 2

About your community organisation

Name of Organisation:	Groves Association
Title:	Mrs
First Name:	Frances
Surname:	Harding
Position in Organisation:	Committee Member
Email Address:	grovesassociation@gmail.com
Address:	44 St Johns Street, York
Postcode:	YO31 7QT
Telephone Number:	01904 632072

Organisation type:

Click in field for options

incorporated Community Group

Organisation size

How many members do you have?

Section 3**Supporting information for nomination**

Any information entered in this section only may be copied and passed onto the owner of the property you are nominating. Definition of an asset of community value can be found in the guidance document.

Why do you feel the property is an asset of community value? Please give as much information as possible.

The property was, until recently, an old peoples' residential home. As such we feel that it would be an ideal site for a co-operative housing venture. Current bedrooms could be converted into living space - with one bedroom remaining as such and another converted into a small living space, to provide small, self-contained private units for those living within the development. People could either rent, buy or occupy these units under shared ownership with initial preference for this to be developed by a housing agency.

All other facilities - such as kitchen, utility, dining and general living space would be shared among those living in the dedicated units and recovered through a service charge. Our initial thinking is to develop the existing space for this purpose - potentially extending into the quadrangle space in the middle of the current building. This flexible community space would be available to be used by the wider community through the day.

People living in the affordable accommodation would be from across the spectrum both in terms of age and socio/economic groups. They would make their skills available to the wider Groves community; alongside offering a large, central living area for others from the community who may have skills which they could use for the good of the community eg: pilates; music and/or art classes; cookery classes; woodworking skills and many others. In this way the building would continue to be an asset of community value..

We would hope to purchase the land and buildings - in staged payments - and create and hold the land in a community land trust; so that the asset is protected for future generations. We would expect the building to be developed by a housing association - making sure that the housing would remain affordable - with the communal facilities run as a not for profit organisation.

Section 4**Boundary of Property**

What do you consider to be the boundary of the property? Please give as much detail/be as descriptive as possible. Please include a plan.

Please see the attached plan with the boundary clearly marked in red.

Section 5**Attachment checklist**

Copy of group constitution (if you are a constituted group)

Name and home address of 21 members registered to vote in nomination area (if group is not constituted)

**Section 6
Declaration**

I can confirm that to the best of my knowledge the information contained in this nomination form is complete and accurate.

Signed: 

Dated: 21.06.2016

Please e-mail your completed form to property.services@york.gov.uk or post to:

Asset and Property Management

City of York Council



West Offices

Station Rise

York

YO1 6GA



 <p>CITY OF YORK COUNCIL</p>	<p>Grove House Elderly Peoples Home</p>	
<p>CBSS Asset & Property Management</p>	<p>SCALE 1:1,250 DRAWN BY CC</p> <p>Asset & Property Management</p>	<p>DATE 10/09/2015</p> <p>Drawing No E00642</p>
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People in Support of Grove House Community Asset Bid:

Joanna Ingerson 2 Honley House, Abbott Street, York YO31 7QN
Doreen Harper, 1 Muster House, York, YO31 7RA
Mildred Fowler, 6 Munster House, York, YO31 7RA
Stephen Scott, 6 Willerby House, Lowther Street, York YO31 7LY
Frances Harding, 44 St John Street, York, YO31 7QT,
Phil Harding, 44 St John Street, York, YO31 7QT,
Reverend Alaister Rycroft St Thomas Vicarage, 157 Haxby Road, York YO31 8JL
Lucy Rycroft, St Thomas Vicarage, 157 Haxby Road, York YO31 8JL
Ilyas Gill, 4 Scaife Street, York YO31 8HP
Rabia Gill, 4 Scaife Street, York YO31 8HP
Simon Burrowes, 34, Diamond Street YO31 8LH
Anna Burrowes, 34, Diamond Street YO31 8LH
John Hicks, 1 Hayleys Terrace, York, YO31 8SB
Shirley Hicks, 1 Hayleys Terrace, York, YO31 8SB
Phil Moore, Whitby Avenue, York YO31 1ET
Marian Moore Whitby Avenue, York YO31 1ET
Barrie Stephenson, 12, Claremont Terrace,, York, YO31 7EJ
Gerald Snowden, 48, Fountain Street, York, YO31 8HL
Sam Lumley, 1a, Heworth Village, YO31 1AE
Elizabeth Jerrum, 1 Sycamore Place, New Earswick YO32 4AN
Maureen Stannard 19, Trent Avenue York, YO32 9SE
Ivy Eden 13, Pinewood Grove York, YO31 9DF

Constitution for The Groves Association

1. Name

The name of the Association shall be The Groves Association

2. Aims and Objectives

The objects of the Association shall be:

- a) to promote the interests of the residents living in the Groves area of York and to bring together residents, local authorities and voluntary organisations in a common effort to advance education and to provide facilities for training, recreation and Social Welfare in order to improve the conditions of life of the residents.
- b) to achieve, in liaison with local authorities and organisations, the provision, maintenance and management of community facilities for the benefit of residents.

3. Powers

The group shall have the following powers, which may be exercised only in promoting the objects;

- To raise and hold funds
- To work with other groups
- To promote the work of the group and its activities
- To hire or buy equipment or premises
- To employ paid or unpaid staff, volunteers and advisers
- To do any other activity within the law which allows the group to meet its aims/objects.

4. Membership

Membership shall be open, irrespective of political affiliation, nationality, religion, race or colour to:

- a) All persons aged 18 or over living in the Groves area of York. These shall be full members.
- b) Any persons living outside the Groves area but who maintain an active and positive role in the Groves Community, shall be a special member and shall exercise full membership rights at the discretion of the General Committee.

- At least a third or 2 Management Committee members, whichever is most, must be present for a Management Committee meeting to take place.
- The committee have the power to co-opt other members onto the committee during the course of the year.
- The committee will be elected at the AGM every year.
- A committee member can step down at any General meeting if they give at least 14 days notice that they intend to leave.
- A committee member will be considered to have stepped down if they fail to attend 3 consecutive meetings without giving apologies

7. Sub-Committees

The Committee may appoint sub-committees to carry out the activities of the Association. Such sub-committees will be directly accountable to the Committee. The Committee will agree in advance the terms of reference for any sub-committee. If any sub-committee continues after the AGM, its members must be re-elected at the AGM.

8. Finances

- Money and property must only be used for the charity's purposes, as detailed in part 2 of this constitution
- This does not prevent the payment in good faith by the group of out of pocket expenses reasonably and properly incurred on behalf of the group if, and only if, required to volunteers, employees, and members of the group.
- The group will have a bank account in the name of The Groves Resident Association
- The account will have a minimum of two signatories, and these two people must not be related or living together.

9. Alteration to the Constitution

- Changes can be made to the constitution with the agreement of the majority of members, where members are given at least 14 days notice.
- Changes can only be proposed at an Annual General Meeting or Extraordinary General Meeting and will be voted for and agreed by simple majority.
- No changes can be made that fundamentally alter the objects of the group.