

**Notice of public
Decision Session - Executive Member for Finance and Performance**

To: Councillor Steward

Date: Monday, 11 July 2016

Time: 4.45 pm

Venue: The Thornton Room - Ground Floor, West Offices (G039)

AGENDA

Notice to Members – Calling In

Members are reminded that, should they wish to call in any item* on this agenda, notice must be given to Democratic Services by **4.00pm on Wednesday 13 July 2016**.

*With the exception of matters that have been the subject of a previous call in, require Full Council approval or are urgent which are not subject to the call-in provisions. Any called in items will be considered by the Corporate and Scrutiny Management Policy and Scrutiny Committee.

Written representations in respect of items on this agenda should be submitted to Democratic Services by **5.00pm on Thursday 7 July 2016**.

1. **Declarations of Interest**

At this point in the meeting, the Executive Member is asked to declare:

- any personal interests not included on the Register of Interests
- any prejudicial interests or
- any disclosable pecuniary interests

which he might have in respect of business on this agenda.

2. **Minutes**

(Pages 1 - 4)

To approve and sign the minutes of the Decision Session held on 14 March 2016.

3. **Public Participation**

At this point in the meeting members of the public who have registered their wish to speak regarding an item on the agenda or an issue within the Leader's remit can do so. The deadline for registering is **5:00 pm on Friday 8 July 2016**.

Filming, Recording or Webcasting Meetings

Please note this meeting may be filmed and webcast and that includes any registered public speakers, who have given their permission. This broadcast can be viewed at <http://www.york.gov.uk/webcasts>.

Residents are welcome to photograph, film or record Councillors and Officers at all meetings open to the press and public. This includes the use of social media reporting, i.e. tweeting. Anyone wishing to film, record or take photos at any public meeting should contact the Democracy Officer (whose contact details are at the foot of this agenda) in advance of the meeting.

The Council's protocol on Webcasting, Filming & Recording of Meetings ensures that these practices are carried out in a manner both respectful to the conduct of the meeting and all those present. It can be viewed at https://www.york.gov.uk/downloads/file/6453/protocol_for_webcasting_filming_and_recording_council_meetingspdf

4. Applications for Community Right to Bid under the Localism Act 2011: The Jubilee Hotel Public House, The Wenlock Arms, The Minster Inn (Pages 5 - 42)

This report presents applications to list the following assets as Assets of Community Value (ACV):

- The Jubilee Hotel Public House, Jubilee Terrace, York
- The Wenlock Arms, 73 Main Street, Wheldrake
- The Minster Inn, 24 Marygate, York

5. Applications for Community Right to Bid under the Localism Act 2011: Costcutter Shop, 58 Main Street, Wheldrake, Wheldrake Woods, White Rose House, Wheldrake (Pages 43 - 70)

This report presents applications to list the following assets as Assets of Community Value (ACV):

- Costcutter Shop, 58 Main Street, Wheldrake, York
- Wheldrake Woods, Broad Highway, Wheldrake, York
- White Rose House, 73 Main Street, Wheldrake, York

6. Urgent Business

Any other business which the Executive Member considers urgent under the Local Government Act 1972.

Democracy Officer:

Name: Jayne Carr

Contact Details:

Telephone – (01904) 552030

Email – jayne.carr@york.gov.uk

For more information about any of the following please contact the Democratic Services Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی میا کی جاسکتی ہیں۔ (Urdu)

 (01904) 551550

City of York Council

Committee Minutes

Meeting	Decision Session - Leader (incorporating Finance and Performance)
Date	14 March 2016
Present	Councillor Steward

20. Declarations of Interest

The Executive Leader was asked to declare any personal interests not included on the Register of Interests, any prejudicial interests or any disclosable pecuniary interests that he may have in the business on the agenda. None were declared.

21. Minutes

Resolved: That the minutes of the Decision Session held on 22 February 2016 be approved and signed as a correct record.

22. Public Participation

It was reported that there were no registrations to speak at the meeting under the council's Public Participation Scheme.

23. Application for Community Right to Bid under the Localism Act 2011 - The Derwent Arms Public House, Osbaldwick

The Executive Leader considered a report that presented an application by Osbaldwick Parish Council to list The Derwent Arms Public House, 39 Osbaldwick Village, Osbaldwick as an Asset of Community Value (ACV). The Executive Leader had previously given his approval for the public house to be included on the list of Assets of Community Value but, due to an administrative error, it was necessary for the application to be represented for approval.

Resolved: That the application to list the Derwent Arms Public House as an Asset of Community Value (ACV) be approved.

- Reasons: (i) As the criteria had been met for the reasons set out in the report.
- (ii) To ensure the Council meets its legislative requirements of the Localism Act 2011 and promotes community access to community facilities.

24. Endeavour House, George Cayley Drive and ADVA Building, Kettlestring Lane - Applications to remove restrictive covenants

The Executive Leader considered a report which set out details of two applications to lift restrictive covenants of office sites on Clifton Moor for low-cost residential development. The application was in accordance with the Asset Management Policy on lifting restrictive covenants on Clifton Moor and capital receipts had been agreed in accordance with the policy.

The Executive Leader considered the options open to him, as detailed in paragraphs 14 and 15 of the report.

Resolved: That the request to remove following restrictive covenants be approved:

- Endeavour House, George Cayley Drive (for a capital sum of £13,500)
- ADVA building, Clifton Technology Centre, Kettlestring Lane (for a capital sum of £44,262)

Reason: To enable the provision of apartments at reasonable cost in an area of surplus office accommodation.

25. Urgent Business - City of York Trading Company

An item had been included on the agenda under urgent business in response to the Public Interest Report issued by the council's external auditor on 26 February 2016 (www.york.gov.uk/MazarsReport).

The item had requested that the Executive Leader gave consideration to retrospectively authorising the payments that were made to two directors of CYC Trading Company who were additionally employed by City of York Council.

The Executive Leader stated that he felt that this matter should be referred to the Executive for consideration and hence the decision would be made after the Public Interest Report had been discussed at the next Full Council meeting.

Resolved: That this item be referred to the Executive for consideration.

Reason: It was the Executive Leader's view that this matter was one which should be considered by the Executive.

Executive Leader

[The meeting started at 5.30 pm and finished at 5.35 pm].

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11th July 2016

Executive Member for Finance and Performance Decision Session

Report of the Assistant Director of Finance, Asset Management and Procurement

Applications for Community Right to Bid under the Localism Act 2011

Summary

1. This report presents applications to list the following assets as Assets of Community Value (ACV), for consideration by the Council.
 - a. The Jubilee Hotel Public House, Jubilee Terrace, York, YO26 4YU
 - b. The Wenlock Arms, 73 Main Street, Wheldrake, YO19 6AA
 - c. The Minster Inn, 24 Marygate, York, YO30 7BH

Background

2. On 6th March 2014 the Cabinet Member approved the proposals for the implementation of a process for the Community Right to Bid legislation to ensure the Council has a process in place for dealing with any applications and the establishment and maintenance of a list of Assets of Community Value.
3. The purpose behind these provisions is to ensure that property (land and building) assets which are currently used to the benefit of the local communities are not disposed of without the local community being given a fair opportunity to bid for these assets when they are put on the open market. This right is not simply to accommodate 'public assets' but also private assets, the test is whether such assets are viewed as 'assets of community value'. These assets therefore could be currently owned by the public, private or voluntary sector.

4. The definition of 'community value' is set out in the regulations and can be summarised as
 - The actual current use of the building/land furthers social well being or the social interests of the local community
 - Realistically this use can continue for the next 5 years
 - There was a time in the recent past where actual use furthered these aims.
5. There is no exhaustive list of what is considered to be an asset of community value but cultural, recreational and sporting interests are included. Excluded specifically are residential type properties (such as hotels, housing in multiple occupation and residential caravan sites) and operational land of statutory undertakers.

The process

6. The regulations set out how potential assets can be listed which in brief is as follows:
 - **Nomination** – this can be by a voluntary or community body with a local connection. Includes parish councils, neighbourhood forums, charities, community interest groups but excludes public or local authorities (except parish councils).
 - **Consideration** – the local authority have 8 weeks to make the decision which is decided by an 'appropriate group'. The process adopted for CYC is an initial consideration by the Capital and Asset Board (CAB) which has cross-Council representation at a senior level (the Board is chaired by the Director of CBSS). A report is then written to the Executive Member for Finance and Performance who will then formally take the decision. If the nomination is successful the asset details are entered onto the 'Community Value list' – see below – and also the local land charges register. If unsuccessful then the details are entered onto an 'unsuccessful nominations' list for a period of 5 years to prevent repeat nominations. The owner can request a review of the decision which must be completed within 8 weeks and the owner can further appeal within 28 days of the review outcome to a Tribunal.
 - **The 'Assets of Community Value' List** – this needs to be published and reviewed regularly and must be accessible in electronic and paper format.

- **Disposal of assets on the list** – if a building or piece of land which is on the list is going to be sold with vacant possession then the owner of the asset needs to give notice to the local authority. There is then a 6 week moratorium period for any community group to express interest in writing and if they do then a 6 month period for that group to prepare it's bid. After that period the owner can market the property and any bid from the community group will be considered with bids from other interested parties. There is no guarantee that the offer from the community group will be successful as the owner of the asset will dispose of the property in accordance with its own criteria for disposal. There are a number of exceptions contained within the legislation that mean that this moratorium period does not apply and the owner does not need to give notice of it's intention to sell. This includes when there is a legally enforceable requirement, which pre-dates the listing, to sell to a specific party.
 - **Compensation** – the presence of the land or building asset on the community value list may result in additional expenditure or a loss to the owner and therefore the owner can apply for compensation from the local authority. The figure is limited to costs or losses incurred only whilst the asset is on the list and could include such items as legal expenses for appeals, costs relating to the delay in the sale (such as maintenance, security, utility costs, loss of value). This compensation is determined by the local authority (the adopted policy states that this is carried out by the Capital Asset Board) and the owner can have the compensation reviewed within 8 weeks and appeal to a Tribunal if still not satisfied. It should be noted that compensation can only be claimed by private owners (no compensation for public authorities) and the government has not provided any funding for this compensation (or for any costs associated with any of these provisions). However this should not be a factor in determining any application for listing of a pub as an Asset of Community Value.
7. Three applications have been received under this legislation, for a decision by the Executive Member.
 8. To list an asset as an ACV the asset needs to meet the definition as set out in the Localism Act 2011 which states that the local authority has to ask itself
 - a. whether an actual current use of the building or other land that is not an ancillary use furthers the well-being or social interests of the community, and

b. whether it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social well-being or social interests of the local community.

If the Listing Authority considers that both elements of this definition are met and the applicants are a valid organisation or group to make the nomination then the Listing Authority must list the asset.

9. It should also be noted that changes to the General Permitted Development Order have been made with effect from the 6th April 2015, which means that where a pub is listed as an asset of community value a planning application is required for a change of use or demolition of the pub building. However this should not be a factor in determining any application for listing of a pub as an Asset of Community Value

The Jubilee Hotel Public House, Jubilee Terrace, York, YO26 4YU

10. The freehold of The Jubilee Hotel Public House is owned by Enterprise Inns PLC. The nomination is being made by Friends of the Jubilee. Legal Services have confirmed that a nomination must be considered by the Council if the nominator is someone who meets the eligibility criteria specified in the relevant legislation and if the nomination form includes the information specified in regulation 6 of the ACV Regulations 2012. In accordance with the regulations, the freehold owner, and the tenant occupier of the property have been informed in writing, that the application has been made. They have been invited to make representations regarding the nomination.

Enterprise has made the following observations to the nomination:

“The pub is not unique in the area and there are other pubs in the immediate vicinity including the Leeman Rose around the corner as well as numerous licensed premises within ½ mile away in the City Centre all offering a range of services and facilities.

They have already exchanged contracts for sale on 7th April 2016 which is prior to this nomination and completion is due 31st August 2016. The contract is unconditional.

The community have failed to support the pub over the years. The pub has had a number of tenants and a couple of periods of closure since March 2010. The current publicans are paying £1 per week rent and are still not making a profit.

If the pub sale were not to complete for any reason the tenant will give notice and it's highly likely the pub will close.

Over the last 3 years Enterprise have spent in excess of £60,000 on repairs/improvements to the property and this has had little impact on the sustainability of the property as a business.”

Legal Services have advised that nothing in the relevant legislation prevents ACV registration of a property that is in the process of being sold if the Council considers that the nominated property meets the criteria specified in Section 88 of the Localism Act 2011. Indeed, the legislation imposes a statutory duty on the Council to include any and all nominated property on the ACV register if the Council is satisfied that the nomination is valid and considers that the property is land of community value in accordance with Section 88.

A disposal of land listed on the ACV register pursuant to a legally binding pre-existing contract that was already in place before the land was entered on the ACV register is not subject to the moratorium period provided for in the relevant legislation.

11. The Friends of The Jubilee have nominated the The Jubilee Hotel Public House and stated that the public house is making a tangible contribution to the social wellbeing and social interests of the local community. It is a meeting point for community groups and sports teams, and offers activities and hosts parties for a wide range of age groups. The Friends state that some similar activities and amenities are not available at nearby community facilities or other local public houses within 1 mile.
12. The application meets the basic criteria for listing.

The Wenlock Arms, 73 Main Street, Wheldrake, York, YO19 6AA

13. The freehold of The Wenlock Arms Public House is owned by Enterprise Inns PLC. The nomination is being made by Wheldrake Parish Council. Legal Services have confirmed that a nomination must be considered by the Council if the nominator is someone who meets the eligibility criteria specified in the relevant legislation and if the nomination form includes the information specified in regulation 6 of the ACV Regulations 2012. In accordance with the regulations, the freehold owner, and the tenant occupier of the property have been informed in writing, that the application has been made. They have been invited to make representations regarding the nomination
14. Wheldrake Parish Council has stated that The Wenlock Arms is enjoyed as a social centre and has the only restaurant in the village. It is enjoyed by all ages and helps to promote the wellbeing of the people Wheldrake and also supports village fundraising events.
15. There is significant precedent set elsewhere in the country from other authorities who have accepted pubs onto the list even where they are currently run as commercial businesses.
16. The application meets the basic criteria for listing and no objection has been raised by the owner or occupier to the nomination

The Minster Inn, 24 Marygate, York, YO30 7BH

17. The freehold of The Minster Inn Public House is owned by Marstons Pubs Ltd. The nomination is being made by The Friends of the Minster Inn. Legal Services have confirmed that a nomination must be considered by the Council if the nominator is someone who meets the eligibility criteria specified in the relevant legislation and if the nomination form includes the information specified in regulation 6 of the ACV Regulations 2012. In accordance with the regulations, the freehold owner, and the tenant occupier of the property have been informed in writing, that the application has been made. They have been invited to make representations regarding the nomination and no representations have been received.

18. The Friends of the Minster Inn state that The Minster Inn makes a tangible contribution to the local community, providing a valuable venue for leisure and entertainment. It is popular with patrons of all ages, from pensioners to families.

The pub has its own successful chess team and cycling society. It provides facilities for meeting and socials for organisations such as York Ukuleles, York Outdoor group, The Harrier Running club, Minster Wheelers, York Cycling Club & The Goth Society.

The Minster Inn is also a significant heritage asset. It is included on the York Open Planning Forums Local List as a building of importance and interest to local communities. It is also on CAMRA's list of Historic Pubs in York.

19. There is significant precedent set elsewhere in the country from other authorities who have accepted pubs onto the list even where they are currently run as commercial businesses.
20. The application meets the basic criteria for listing and no objection has been raised by the owner or occupier to the nomination

Implications.

21. **Financial** – Compensation may be payable by the Council to the owner of any property which is listed. The figure is limited to costs or losses incurred only whilst the asset is on the list and could include such items as legal expenses for appeals, costs relating to the delay in the sale (such as maintenance, security, utility costs, loss of value).

Human Resources (HR) – none

Equalities, Crime and Disorder and IT - none

Legal – Organisations falling within any of the following categories are eligible to submit an ACV nomination relating to property within their local area:

- (i) a parish council
- (ii) a charity, non-profit making company or community interest company with a local connection to the nominated property

- (iii) an unincorporated association which has at least 21 members registered to vote in the local area

The organisations who have submitted the nominations covered by this report fall within the above criteria and are therefore entitled to submit their ACV nominations.

Paragraph 7 of the report contains the statutory definition of 'land of community value'. If the listing authority considers that a nominated property falls within that definition then it must include the property on its ACV register.

Property – All property issues included in the report

Other – none

22. Risk Management

There are no significant risks in this application.

Recommendations

23. The Executive Member is asked to.

Agree to the applications to list

- a. The Jubilee Hotel Public House as an Asset of Community Value (ACV) for the reasons outlined above
- b. Wenlock Arms as an Asset of Community Value (ACV) for the reasons outlined above
- c. The Minster Inn as an Asset of Community Value (ACV) for the reasons outlined above

Reason: To ensure the Council meets its legislative requirements of the Localism Act 2011 and promotes community access to community facilities.

Contact Details

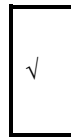
Author:

Philip Callow
Head of Asset & Property
Management
Asset and Property Management
Tel No.553360

Chief Officer Responsible for the
report:

Tracey Carter
Title - AD Finance Property
Procurement

**Report
Approved**



Date 1 July 2016

Specialist Implications Officer(s)

Implication Legal
Name Andy Docherty
AD Governance and ICT
Tel No. 551004

All

Wards Affected: Holgate, Guildhall & Wheldrake

For further information please contact the author of the report

Annexes

Annex 1 – The Jubilee Hotel Public House – Application to add to the List of community assets

Annex 2 – The Wenlock Arms - Application to add to the List of community assets

Annex 3 – The Minster Inn - Application to add to the List of community assets

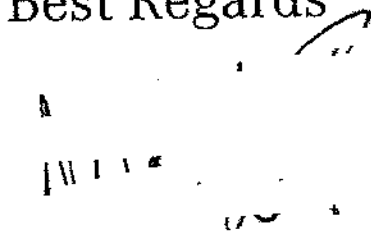
Annex 4 – Current list of assets of community value

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FRIENDS OF THE JUBILEE

Originals of the ASSETS OF COMMUNITY VALUE
NOMINATION FORM enclosed.

Best Regards



NICK LOVE

York CAMRA Pub Protection Officer



**York
Campaign for Real Ale**



ASSETS OF COMMUNITY VALUE NOMINATION FORM

If you need assistance completing this form, then please refer to the guidance document which can be downloaded from the website www.york.gov.uk/assets-of-community-value or alternatively call 01904 553360.

Section 1

About the property to be nominated

Name of Property:	JUBILEE HOTEL
Address of Property:	BALFOUR STREET.
Postcode:	YO76 4YU
Property Owner's Name:	ENTERPRIZE
Address:	3 MONKSPATH ROAD SOUTHALL WEST MIDLANDS
Postcode:	B90 4SJ
Telephone Number:	0121 701110
Current Occupier's Name:	S. PHILIPS

Section 2

About your community organisation

Name of Organisation:	FRIENDS OF THE JUBILEE
Title:	MS
First Name:	STEVEN
Surname:	WALTON
Position in Organisation:	ORGANISATION REPRESENTATIVE
Email Address:	01522642421@ymmedia.com
Address:	10 ALDBOROUGH WAY LITMAN RD YORK
Postcode:	YO26 4JY
Telephone Number:	

Organisation type:

Click in field for options

UNINCORPORATED COMMUNITY GROUP

Organisation size

How many members do you have?

40

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.

PLEASE SEE ATTACHED SHEET

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.

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)
- Site boundary plan (if possible)

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: 22/5/16

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

Why The Jubilee is an Asset of Community Value

The Jubilee Hotel is an excellent example of a community pub serving a wide customer demographic in an area that much needs facilities, given that it is one of only two public houses that serve an immediate population in the York GE polling district of 1998 adults.

It is able to appeal to many different social groups by offering a wide variety of activities and amenities – some of which are not replicated by nearby community facilities or any other local public house within a mile – i.e. reasonable walking distance.

Patrons of The Jubilee Hotel say that it is not just a case of there being equivalent facilities nearby - they value the unique atmosphere and social network of this particular public house which is not replicated elsewhere.

Because of its inclusive nature, The Jubilee is making a tangible contribution to the social wellbeing and social interests of the local community which will be detailed below.

1. It provides facilities for meetings and events

It is the only premises in the area that provides a dedicated permanent licensed function room. This means that it can host a wide range of activities where alcohol is a stated requirement by the groups booking it. It has been used for parties – such as celebrating engagements and birthdays. Most recently in May it hosted a 50th Birthday party for a local resident and friends. It has also been used for wakes to remember much loved locals that have passed on.

It hosts Christmas parties, with very much a family feel, as well as Halloween events and outside BBQ's in the summer for all-comers. There are regular Karaoke nights held almost every week in one of the 2 downstairs bars – the advantage being that those that don't wish to join in can enjoy a drink in the other bar – so the pub can accommodate people with different tastes all on the same night.

2. It provides facilities for Sports Teams

The pub has its own Darts team; Pool team; and Golf Society.

- The Ladies Darts team plays competitively in Division 1 of the John Smiths York Darts League – providing a competitive challenge as well as a social outlet for a team of 9 ladies & their supporters.
- The pub's Golf Society has been in existence for 22 years and is thriving. The pub provides a "19th hole" for the society to meet up away from the course and plan additional activities such as society tours of a varied range of golf courses throughout the UK and beyond.
- The pool team plays every Sunday in the York pool league and continues to grow in size to the extent where it may enter two teams into the league next season. The team has five players and proves a big attraction when playing at home ensuring valuable additional trade for the pub.

3. It welcomes different social groups

- Families: It is a family friendly venue that welcomes children during the day so that parents can get together and socialise in a public environment enabling them to get out of the house for a change of scenery and sometimes a sense of isolation.
- Pensioners: It is popular with senior citizens for whom it is an escape from loneliness and living on their own. There are also non-pensioners who drink there who have lost partners due to illness who testify that it has been an aide in coping with loss and a way of re-integrating back into the community.

- Disabled clientele: Testify that The Jubilee Hotel is the most access-friendly public house in the immediate area and that if there was not the Jubilee available they would be faced with travelling 1380 metres and 1200 metres respectively to the 2 nearest other pubs that have disabled access.

An asset for local charities - fundraising

The Jubilee has held fundraising for cancer research due to the young son of a regular having a rare form of cancer

In Summary

In an area not well served by a wide variety of pubs and café's and having lost The Junction public house in the not so distant past, the locals feel that The Jubilee Hotel is a valuable asset that enhances the social wellbeing and interests of the local community that they want to protect and cherish - not just for the pub's patrons today, but as a public house with the right investment, that will serve future generations.

We the undersigned wish to nominate **The Jubilee, Balfour St, York, YO26 4YU**
to be listed as an Asset of Community Value (ACV) by City of York Council

NAME	ADDRESS	SIGNATURE
STEVEN NELSON	16 ALDBOROUGH WAY YORK	[Signature]
JANET NELSON	"	[Signature]
NICK SEWERS	82 GIFFORD TERRACE	[Signature]
S. VARDY	6 PEICES WALK	[Signature]
T. NEEDHAM	6 PEICES WALK	[Signature]
M. SEWERS	7 SDALE AVE	[Signature]
T. SEWERS	7 SDALE AVE	[Signature]
A. RIX	31, BROCKFIELD PARK DRIVE	[Signature]
L. N. VY	6 ST BARNABAS CLOSE	[Signature]
L. M. VY	4 ST BARNABAS CLOSE	[Signature]
S. BEIGHTON	18 ALDBOROUGH WAY	[Signature]
A. HILL	15 ALDBOROUGH WAY	[Signature]
M. GOSWAMI	10 ALDBOROUGH WAY	[Signature]
A. GOSWAMI	"	[Signature]
P. BLOOM	5 ST BARNABAS CLOSE	[Signature]
J. GOSWAMI	"	[Signature]
[Name]	[Address]	[Signature]
[Name]	[Address]	[Signature]
NICK LOVE	1 DENINGATE, YORK, YO1 7JB	[Signature]
MELISSA REED	30 CRICHTON AVE, YORK, YO30 6EE	[Signature]
ALLAN CONNER	30 CRICHTON AVE, YORK, YO30 6EE	[Signature]
MATTHEW GRANT	7 SPEY BANK, YORK, YO24 2UZ	[Signature]
Stewart Eubank	55a Goodramgate York	[Signature]
MARCO LAZAR	25 STATION HOUSE YORK	[Signature]

Search:

Enter street or postcode

Drag the pin onto the map to set your location



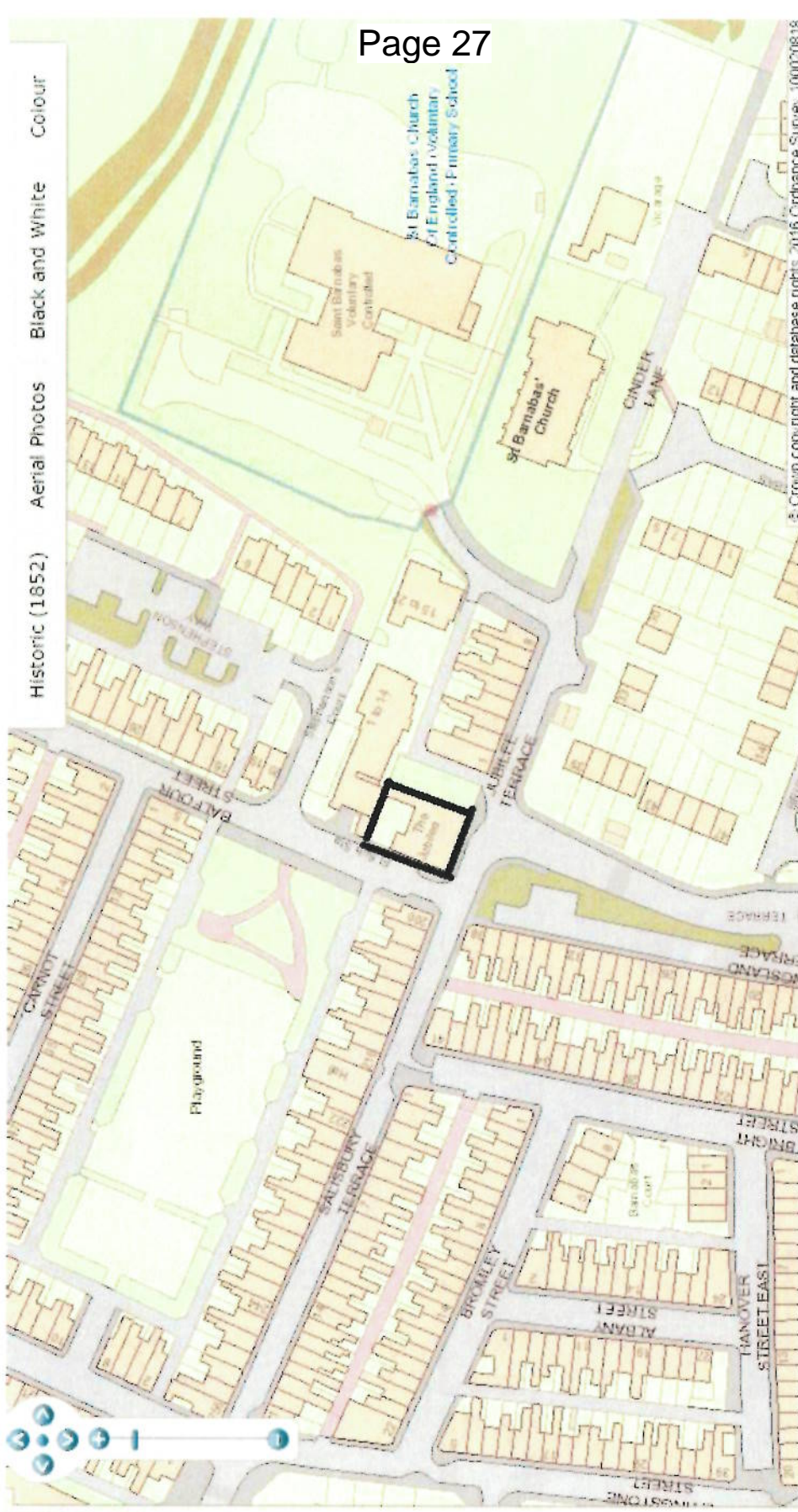
Map Information

Show or hide information displayed on the map

- Council Buildings
- Postcode Areas
- Wards
- Parishes
- Public Toilets
- Grit bins funded by CYC
- Volunteer snow wardens
- Lighting inventory
- Adopted Roads
- Highway Scheme

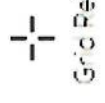
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Historic (1852) Aerial Photos Black and White Colour

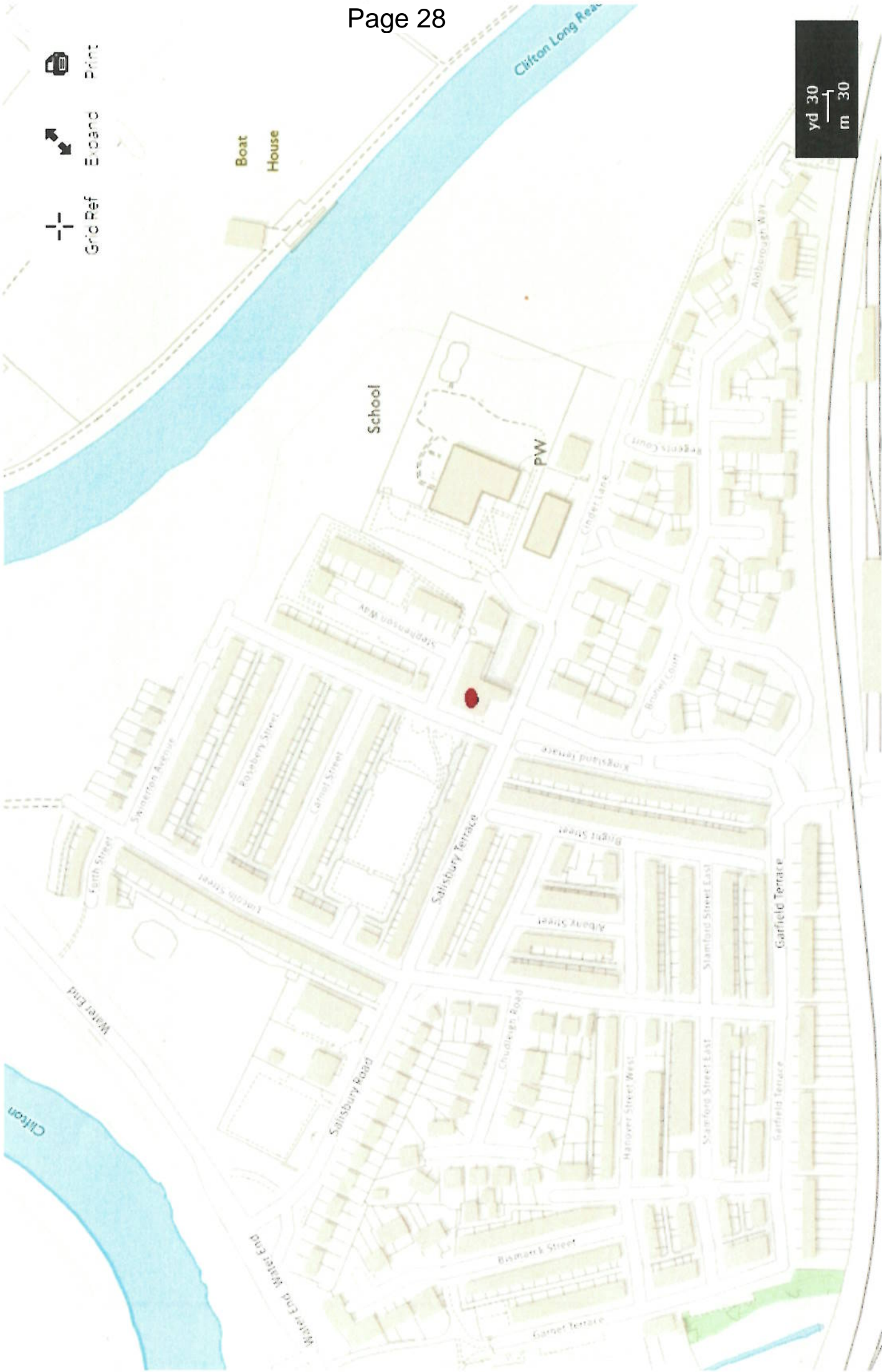
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yd 30

m 30

Clifton
Water End Water End

Boat
House

School

Clifton Long Reach

PW

Firth Street

Swinton Avenue

Rosebery Street

Canal Street

Stephenson Way

Salisbury Terrace

Albany Street

Bigg Street

Kingland Terrace

Stamford Street East

Garfield Terrace

Garfield Terrace

Lincoln Street

Salisbury Road

Church Road

Harrover Street West

Stamford Street East

Garner Terrace

Garner Terrace

Garner Terrace

Garner Terrace

Garner Terrace

Garner Terrace

Garner Terrace

Garner Terrace

Garner Terrace

Chinley Lane

Regents Court

Regents Court

Regents Court

Regents Court

Regents Court

Avalerough Way



ASSETS OF COMMUNITY VALUE NOMINATION FORM

If you need assistance completing this form, then please refer to the guidance document which can be downloaded from the website shown below or alternatively call 01904 553360

www.york.gov.uk/cityofyork/infrastructure/realty

Section 1

About the property to be nominated

Name of Property:	THE WENLOCK ARMS
Address of Property:	73 MAIN STREET, WHELDRAKE, YORK
Postcode:	YO19 6AA

Property Owner's Name:	ENTERPRISE INNS
Address:	2 Monkspath hall road, Solihull, West Midlands
Postcode:	B90 4SJ
Telephone Number:	0121 717 5500
Current Occupier's Name:	IAN HUDSON

Section 2

About your community organisation

Name of Organisation:	WHELDRAKE PARISH COUNCIL
Title:	MRS
First Name:	SALLY
Surname:	LOOK
Position in Organisation:	Clerk
Email Address:	sallylook1@gmail.com
Address:	THE OLD POST OFFICE, 72 MAIN STREET, WHELDRAKE, YORK
Postcode:	YO19 6AA
Telephone Number:	

Organisation type:

Click in field for options

PARISH COUNCIL

Organisation size

How many members do you have?

8

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 Wenlock Arms is enjoyed by many residents as a social centre and has the only restaurant within the village. It is enjoyed by families of all ages and helps to promote the wellbeing of the people of Wheldrake. It is the only pub in Wheldrake and if it could not be sold as a going concern, then the Parish Council would wish to make a bid in the first instance. The pub also supports fundraising events in and for the village.

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.

The pub is in the heart of the village and is a vital part of the community for both Wheldrake and the surrounding villages. The property is a detached building with a car park and garden at the back. The boundary of the pub is on the corner of Dalton Hill / Main Street. Map attached.

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)
- Site boundary plan (if possible)

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: _____

23/3/16

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

Asset and Property Management
City of York Council
West Offices
Station Rise
York
YO1 6GA

 Dog Friendly

 Family Friendly

 Function Room

Updated on 29/06/2015

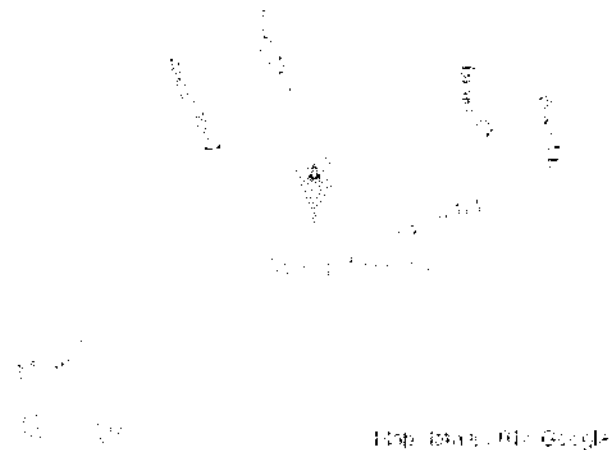
Last surveyed on 21/11/2013

Branch responsible is York

Seen some incorrect or missing details?

[Send an email to the CAMRA branch with your updates.](#)


[Email this pub to a friend](#)



Sat Nav Reference

[53.89639, -0.964115](#)

Transport

 Close to Bus Routes



ASSETS OF COMMUNITY VALUE NOMINATION FORM

If you need assistance completing this form, then please refer to the guidance document which can be downloaded from the website www.york.gov.uk/assetsofcommunityvalue or alternatively call 01904 553360.

Section 1

About the property to be nominated

Name of Property:	Minster Inn
Address of Property:	24, Marygate, York
Postcode:	YO30 7BH

Property Owner's Name:	Marston's Plc
Address:	Marston's House, Brewery Road, Wolverhampton
Postcode:	WV1 4JT
Telephone Number:	1902711811
Current Occupier's Name:	Sally Roberts (Leaseholder)

Section 2

About your community organisation

Name of Organisation:	Friends Of The Minster Inn
Title:	Mr
First Name:	Graham
Surname:	Foster
Position in Organisation:	Organisation Representative
Email Address:@......com
Address:	14, Manor Park Close, York
Postcode:	YO30 5UZ
Telephone Number:

Organisation type:

Click in field for options

UNINCORPORATED COMMUNITY GROUP

Organisation size

How many members do you have?

30

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.

Please see accompanying sheet 'Why the Minster Inn is an Asset of Community Value'

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 accompanying sheet, extract from CYC local view.

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)
- Site boundary plan (if possible)

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: _____

20th April 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

Why The Minster Inn is an Asset of Community Value

The Minster Inn is making a tangible contribution to the local community, providing a valuable venue for leisure and entertainment and fulfilling a social sustainability role.

Hence why we are submitting, this ACV application to protect this much loved asset from any future proposed change of use, which would be strongly opposed by the local community who use it.

The Minster Inn is also a very significant heritage asset for York, on account of its rare surviving Edwardian character and layout. It is included on the York Open Planning Forum's "Local List" - a community created register of buildings and structures that are of importance and interest to local communities because of their historic or architectural interest. The entry for The Minster Inn states:

"Public house by Samuel Needham for Tadcaster Tower Brewery. A fine example of a purpose-built Edwardian pub, with its three original rooms preserving their bench seating and other original features. It is on CAMRA'S List of Historic Pubs in York."

Its interior, in fact, also features on CAMRA's carefully-researched Yorkshire Regional Inventory (of Pub Interiors of Special Historic Interest) and it is one of only eleven in York – 89 in the whole of Yorkshire - to be so recognised.

The Minster Inn is an excellent example of a community pub serving a wide customer demographic. It is able to appeal to many different social groups; this is not something that can be replicated in nearby facilities.

Patrons of The Minster Inn have said that it is not just a case of there being equivalent facilities nearby - they value the unique atmosphere of this particular public house.

Pensioners: It is popular with an eclectic mixture of senior citizens for whom it is an escape from loneliness and living on their own, and if any of them need assistance of any kind, help is on hand from 'pub regulars' to pitch in and help. Even if the problem is a large one, help can soon be mobilised to help any senior citizen in need.

Families: It is a family friendly venue and benefits from three separate rooms away from the public bar. No family member from the youngest to the oldest can resist playing with games provided, try 'connect four' or building the 'Millennium Falcon' using the Lego. If that's not for you try your skill with numerous puzzles and games that abound throughout the pub.

Vulnerable clientele: There have been testimonies from several customers who say they find the Minster Inn a welcoming and friendly place it is somewhere that they feel safe and don't fear intimidation or prejudice irrespective of creed or gender. Some the clientele, are lone women who feel safe entering the pub and know they will be left alone, or if they wish, they can strike up a conversation with a friendly local. Goths use the venue knowing they won't be harassed so much so that the Goth society regularly uses the venue for their meetings. Disabled clientele: It offers easy access and this is popular with local people and their carers or friends who frequent the pub on a weekly basis. The Minster Inn is a safe environment for all its clientele.

The pub has its own chess team (a lead light in the North Yorkshire Chess League) and an active Cycling Society. In addition it provides facilities for meetings and socials for various organisations, namely York Ukuleles, York Outdoor Group, the Harriers (local running group), the Minster Wheelers and the York Cycling Club. The pub is also a popular venue for the Ebor Morris group and CAMRA get togethers.

An asset for local charities - fundraising

The Minster Inn supports 2 nominated charities: Candle Lighters Children's Cancer charity and the RAF Benevolent society. It has raised significant amounts of money for each charity and will continue to do so. The above would all lose out financially with the demise of The Minster Inn.

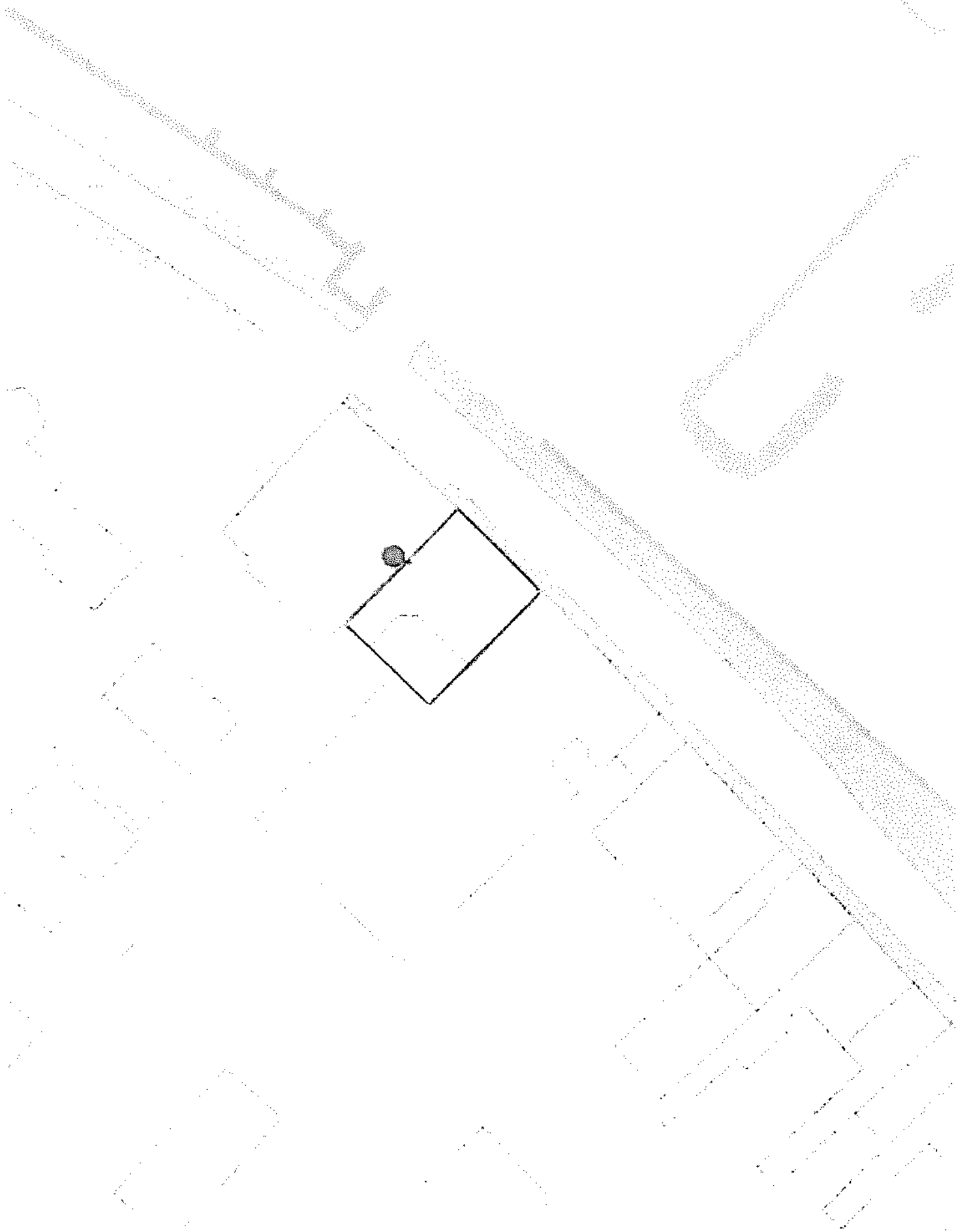
The Minster Inn is a notable entry as an outstanding example of Edwardian pub interior in the book 'Pub Interiors of Special Historic Interest in Yorkshire and Humber. The Friendly locals are proud of their Edwardian gem of a local, and see it as a contributor to the historic architectural fabric of our city.

The Minster Inn is renowned for its friendly chatty locals, and any visitor who cares to join in is more than welcome to do so.

If the Minster Inn isn't granted AVC status, this Edwardian gem and friendly local and safe haven could be lost for ever.

This page is for 21 people from the local community to demonstrate that they support the nomination, as required by the Local Council.
 Please note that each of these people must appear on the electoral register in the same or a neighbouring Council to where the pub is located. The 21 names should be from different households.

No.	Name (please print clearly)	Your full address (including postcode)	Signature
1	A. R. Trenggo	7 Aldemore Ave York YO31 1EJ	[Signature]
2	M. Scott	27 SYCAMORE TERRACE, YORK	[Signature]
3	G. Foster	14 Manor Park Close	[Signature]
4	W. K. Boyle	The Grange Lodge, Boothman Green	[Signature]
5	J. A. West	17 Rosslyn St. York	[Signature]
6	C. Hickey	8 Millon St York	[Signature]
7	S. P. Clark	2 FEWSTER WAY	[Signature]
8	P. Burns	29 PARK HAN CRES. YORK	[Signature]
9	P. Skitchin	7 Devon Place, York YO31 4A	[Signature]
10	A. Milton	Fairbank House, 56 Mans York	[Signature]
11	M. Abraham	41 Markham St, YO31 8NR	[Signature]
12	S. Barrick	24 Station A, York YO31 2BS	[Signature]
13	A. N. Green	5 St Marys Lane York YO30 1DE	[Signature]
14	A. N. Green	5 St Marys Lane York YO30 1DE	[Signature]
15	M. Darcy	1 NUNDYBROUKE WY YORK YO30 1DE	[Signature]
16	S. Parfitt	36, Heworth Hall Drive York YO10 1NG	[Signature]
17	R. Rowlings	20 WILBERFORCE AVE	[Signature]
18	M. Chapman	178 BARTON STONE LN. YO30 6K	[Signature]
19	R. Gordon	9 FERRINGTON YORK YO30 1DE	[Signature]
20	K. A. Bradwin	8 AUMBERY TERR BOOTHMAN YK	[Signature]
Further support (optional)			
22	R. Taylor	216 SALWAY TERRACE YK	[Signature]
23	J. Buckle	32 NUNTHORPE GROVE YORK	[Signature]
24	J. Barker	12 LINDSAY ST. YORK	[Signature]
25	M. Woolley	176 BUSTON STONE LN, YORK	[Signature]
26	Michelle Spain	10V FAIR A 30 ST MARYS YK30 1DE	[Signature]



Current list of Assets of Community Value

1. The Golden Ball Public House, 2 Cromwell Road, York - approved March 2014.
2. The Fox Inn, 166 Holgate Road, York – approved July 2014
3. The Mitre Public House, Shipton Road, York – approved July 2014
4. The Winning Post Public House, 127-129 Bishopthorpe Road, York – approved November 2014
5. New Earswick and District Bowls Club, Huntington Road, York – approved November 2014.
6. Holgate Allotments, Ashton Lane, Holgate – approved June 2015
7. The Swan, Bishopthorpe Road, York – approved October 2015
8. The Bay Horse, Murton Way, Murton, York – approved February 2016.
9. The Derwent Arms, 29 Osbaldwick Village, Osbaldwick – approved March 2016.

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11th July 2016

Executive Member for Finance and Performance Decision Session

Report of the Assistant Director of Finance, Asset Management and Procurement

Applications for Community Right to Bid under the Localism Act 2011

Summary

1. This report presents applications to list the following assets as Assets of Community Value (ACV), for consideration by the Council
 - a. Costcutter Shop, 58 Main Street, Wheldrake, York, YO19 5RY.
 - b. Wheldrake Woods, Broad Highway, Wheldrake, York, YO19.
 - c. White Rose House, 73 Main Street, Wheldrake York, YO19 6AA.

Background

2. On 6th March 2014 the Cabinet Member approved the proposals for the implementation of a process for the Community Right to Bid legislation to ensure the Council has a process in place for dealing with any applications and the establishment and maintenance of a list of Assets of Community Value. Three applications have been received under this legislation, for a decision by the Executive Member in the Council's statutory capacity as ACV listing authority.
3. The purpose behind these provisions is to ensure that property (land and building) assets which are currently used (or have been recently been used) to the benefit of the local communities are not disposed of without the local community being given a fair opportunity to bid for these assets when they are put on the open market. This right is not simply to accommodate 'public assets' but also private assets, the test is whether such assets are viewed as 'assets of community value'. These assets therefore could be currently owned by the public, private or voluntary sector.

4. The definition of 'community value' is set out in the regulations and can be summarised as

- The actual current principal use of the building/land furthers social well being or the social interests of the local community and there is a realistic prospect that a principal use of the property (not necessarily the same use as present) will also further the social well-being or social interests of the local community (whether or not in the same way as at present)

OR

- In the recent past a principal use of the property has furthered the social well-being or social interests of the local community and there is a realistic prospect that within the next 5 years a principal use of the property (not necessarily the same use as previously) will again further the social well-being or social interests of the local community (not necessarily in the same way as previously).
5. There is no exhaustive list of what is considered to be an asset of community value but cultural, recreational and sporting interests are included. Excluded specifically are residential type properties (such as hotels, housing in multiple occupation and residential caravan sites) and operational land of statutory undertakers.

The process

6. The regulations set out how potential assets can be listed which in brief is as follows:

- **Nomination** – this can be by a voluntary or community body with a local connection. Includes parish councils, neighbourhood forums, charities, community interest groups but excludes public or local authorities (except parish councils). An unincorporated association that is not registered a charity must have at least 21 members registered to vote in the local area before it is eligible to submit a nomination.
- **Consideration** – the local authority have 8 weeks to make the decision which is decided by an 'appropriate group'. It is suggested that this 'appropriate group' is the Capital and Asset Board (CAB) which is already in operation and has cross-Council representation at a senior level (the Board is chaired by the Director of CBSS). A report is then written to the Executive Member for Finance and Performance who will then formally take the decision. If the nomination is successful the asset details are entered onto the 'Community Value list' – see below – and

also the local land charges register. If unsuccessful then the details are entered onto an 'unsuccessful nominations' list for a period of 5 years to prevent repeat nominations. The owner can request a review of the decision which must be completed within 8 weeks and the owner can further appeal within 28 days of the review outcome to a Tribunal.

- **The 'Assets of Community Value' List** – this needs to be published and reviewed regularly and must be accessible in electronic and paper format.
 - **Disposal of assets on the list** – if a building or piece of land which is on the list is going to be sold with vacant possession then the owner of the asset needs to give notice to the local authority. There is then a 6 week moratorium period for any community group to express interest in writing and if they do then a 6 month period for that group to prepare it's bid. After that period the owner can market the property and any bid from the community group will be considered with bids from other interested parties. There is no guarantee that the offer from the community group will be successful as the owner of the asset will dispose of the property in accordance with its own criteria for disposal. There are a number of exceptions contained within the legislation that mean that this moratorium period does not apply and the owner does not need to give notice of it's intention to sell. This includes sale of the property to a party pursuant to a formal contract for sale which was entered into before the listing of the property as an ACV.
 - **Compensation** – the presence of the land or building asset on the community value list may result in additional expenditure or a loss to the owner and therefore the owner can apply for compensation from the local authority. The figure is limited to costs or losses incurred only whilst the asset is on the list and could include such items as legal expenses for appeals, costs relating to the delay in the sale (such as maintenance, security, utility costs, loss of value). This compensation is determined by the local authority (it is suggested that this is carried out by the Capital Asset Board) and the owner can have the compensation reviewed within 8 weeks and appeal to a Tribunal if still not satisfied. It should be noted that compensation can only be claimed by private owners (no compensation for public authorities) and the government has not provided any funding for this compensation (or for any costs associated with any of these provisions).
7. Three applications have been received under this legislation, for a decision by the Executive Member

8. To list an asset as an ACV the asset needs to meet the definition as set out in the Localism Act 2011 which states that the local authority has to ask itself
 - a. whether an actual current use of the building or other land that is not an ancillary use furthers the well-being or social interests of the community, and
 - b. whether it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social well-being or social interests of the local community.

If the Listing Authority considers that both elements of this definition are met and the applicants are a valid organisation or group to make the nomination then the Listing Authority must list the asset.

Costcutter Shop, 58 Main Street, York

9. The freehold of Costcutter is owned by Costcutter Supermarkets Group Ltd. Legal Services have confirmed that a nomination must be considered by the Council if the nominator is someone who meets the eligibility criteria specified in the relevant legislation and if the nomination form includes the information specified in regulation 6 of the ACV Regulations 2012. In accordance with the regulations, the freehold owner, and the occupier of the property have been informed in writing, that the application has been made. They have been invited to make representations regarding the nomination.
10. The nomination is being made by Wheldrake Parish Council on the basis that the Costcutter shop provides a valuable service to the local community. It provides not only essential provisions, but also post office services. This shop is open from early in the morning until late in the evening. Should it ever be put up for sale with a proposed change of use, then the Parish Council should have the right to bid on behalf of the community with a view to continuing the shop services.
11. The application meets the basic criteria for listing and no objection has been raised by the owner or occupier to the nomination.

Wheldrake Woods, Broad Highway, Wheldrake

12. The freehold of Wheldrake Woods is owned by The Forestry Commission. Legal Services have confirmed that a nomination must be considered by the Council if the nominator is someone who meets the eligibility criteria specified in the relevant legislation and if the nomination form includes the information specified in regulation 6 of the ACV Regulations 2012. In accordance with the regulations, the freehold owner occupier of the property has been informed in writing, that the application has been made. They have been invited to make representations regarding the nomination.
13. The application is being made by Wheldrake Parish Council on the basis that, while the woods are used for timber production, the Forestry Commission, as part of their remit, see it as important to protect biodiversity within the woods. Visitors have been encouraged to use the woods for outdoor activities including running, rambling, cycling, horse riding and dog walking, and so promote the wellbeing of the local community.
14. The application meets the basic criteria for listing and no objection has been raised by the owner to the nomination.

White Rose House, 73 Main Street, Wheldrake.

15. The freehold of White Rose House is owned by The Girlguiding Association. Legal Services have confirmed that a nomination must be considered by the Council if the nominator is someone who meets the eligibility criteria specified in the relevant legislation and if the nomination form includes the information specified in regulation 6 of the ACV Regulations 2012. In accordance with the regulations, the freehold owner occupier has been informed in writing that the application has been made. They have been invited to make representations regarding the nomination.
16. The property is used for a broad range of community purposes including as an outward bounds centre for the Girl Guides who use it for courses at weekends. The regulations exclude from listing any residential accommodation but the judgement is made that the overnight accommodation provided here is not residential (nobody lives there) White Rose House is used by the local community during the week and also at weekends when not being used by the Girlguides. Activities includes yoga classes, coffee mornings, Women's Institute meetings,

toddler groups birthday parties, ward meetings and for meetings of local community groups. It is also registered as an emergency station.

17. The application meets the basic criteria for listing and no objection has been raised by the owner to the nomination.

Implications.

18. **Financial** – Compensation may be payable by the Council to the owner of any property which is listed. The figure is limited to costs or losses incurred only whilst the asset is on the list and could include such items as legal expenses for appeals, costs relating to the delay in the sale (such as maintenance, security, utility costs, loss of value).

Human Resources (HR) – none

Equalities, Crime and Disorder and IT - none

Legal – Organisations falling within any of the following categories are eligible to submit an ACV nomination relating to property within their local area:

- (i) a parish council
- (ii) a charity, non-profit making company or community interest company with a local connection to the nominated property
- (iii) an unincorporated association which has at least 21 members registered to vote in the local area

The organisations who have submitted the nominations covered by this report fall within the above criteria and are therefore entitled to submit their ACV nominations.

Paragraph 7 of the report contains the statutory definition of 'land of community value'. If the listing authority considers that a nominated property falls within that definition then it must include the property on its ACV register.

Property – All property issues included in the report

Other – none

Risk Management

19. There are no significant risks to this application.

Recommendations

20. The Executive Member is asked to.

- a. Agree to the listing of The Costcutter shop, Wheldrake as an asset of community value for the reasons outlined above.
- b. Agree to the listing of Wheldrake Woods as an asset of community value for the reasons outlined above.
- c. Agree to the listing of White Rose House, Wheldrake as an asset of community value for the reasons outlined above.

Reason: To ensure the Council meets its legislative requirements of the Localism Act 2011 and promotes community access to community facilities.

Contact Details

Author:

Tim Bradley
Asset Manager
Asset and Property Management
Tel No.553355

Chief Officer Responsible for the report:

Tracey Carter
Title - AD Finance Property
Procurement

Report
Approved



Date 1 July 2016

Specialist Implications Officer(s)

Implication Legal
Name Andy Docherty
AD Governance and ICT
Tel No. 551004

Wards Affected: Wheldrake

All

For further information please contact the author of the report

Annexes

Annex 1 – Wheldrake Costcutter Shop – Application to add to the list of community assets.

Annex 2 – Wheldrake Woods – Application to add to the list of community assets.

Annex 3 – White Rose House Wheldrake – Application to add to the list of community assets.

Annex 4 – Current list of assets of community value.



ASSETS OF COMMUNITY VALUE NOMINATION FORM

If you need assistance completing this form, then please refer to the guidance document which can be downloaded from the website shown below or alternatively call 01904 553360

www.york.gov.uk/assetsofcommunityvalue

Section 1

About the property to be nominated

Name of Property:	COSTCUTTER SHOP
Address of Property:	58 MAIN STREET, WHELDRAKE, YORK
Postcode:	YO19 6AB

Property Owner's Name:	COSTCUTTER
Address:	HARVEST MILLS, COMMON ROAD, DUNNINGTON, YORK
Postcode:	YO19 5RY
Telephone Number:	
Current Occupier's Name:	COSTCUTTER

Section 2

About your community organisation

Name of Organisation:	WHELDRAKE PARISH COUNCIL
Title:	MRS
First Name:	SALLY
Surname:	LOOK
Position in Organisation:	Clerk
Email Address:	sallylook1@gmail.com
Address:	THE OLD POST OFFICE, 72 MAIN STREET, WHELDRAKE, YORK
Postcode:	YO19 6AA
Telephone Number:	

Organisation type:

Click in field for options

PARISH COUNCIL

Organisation size

How many members do you have?

8

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 Village Shop, currently run by Costcutters, provides a vital service to the local community. It provides not only essential provisions but also post office services. This shop is open from early in the morning until late in the evening. Should it ever be put up for sale with a proposed change of use, then the Parish Council should have the right to bid on behalf of the community with a view to continuing the shop services.

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.

The property is in the heart of the village and is a vital part of the community for both Wheldrake and the surrounding villages. The property is on the Main Street and has semi detached houses on either side. It is the only general store within the Parish and is essential which is several miles from York.

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)
- Site boundary plan (if possible)

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: _____

23/5/16

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

Map

Satellite

WHELDRAKE

Annex 1

WHELDRAKE, NORTH YORKSHIRE,
YO19 6AB



This store is only
0.11 miles miles away

Store home >



Wheldrake

Church Lr

Google

Map data ©2016 Google Terms of Use

58 MAIN STREET, WHELDRAKE

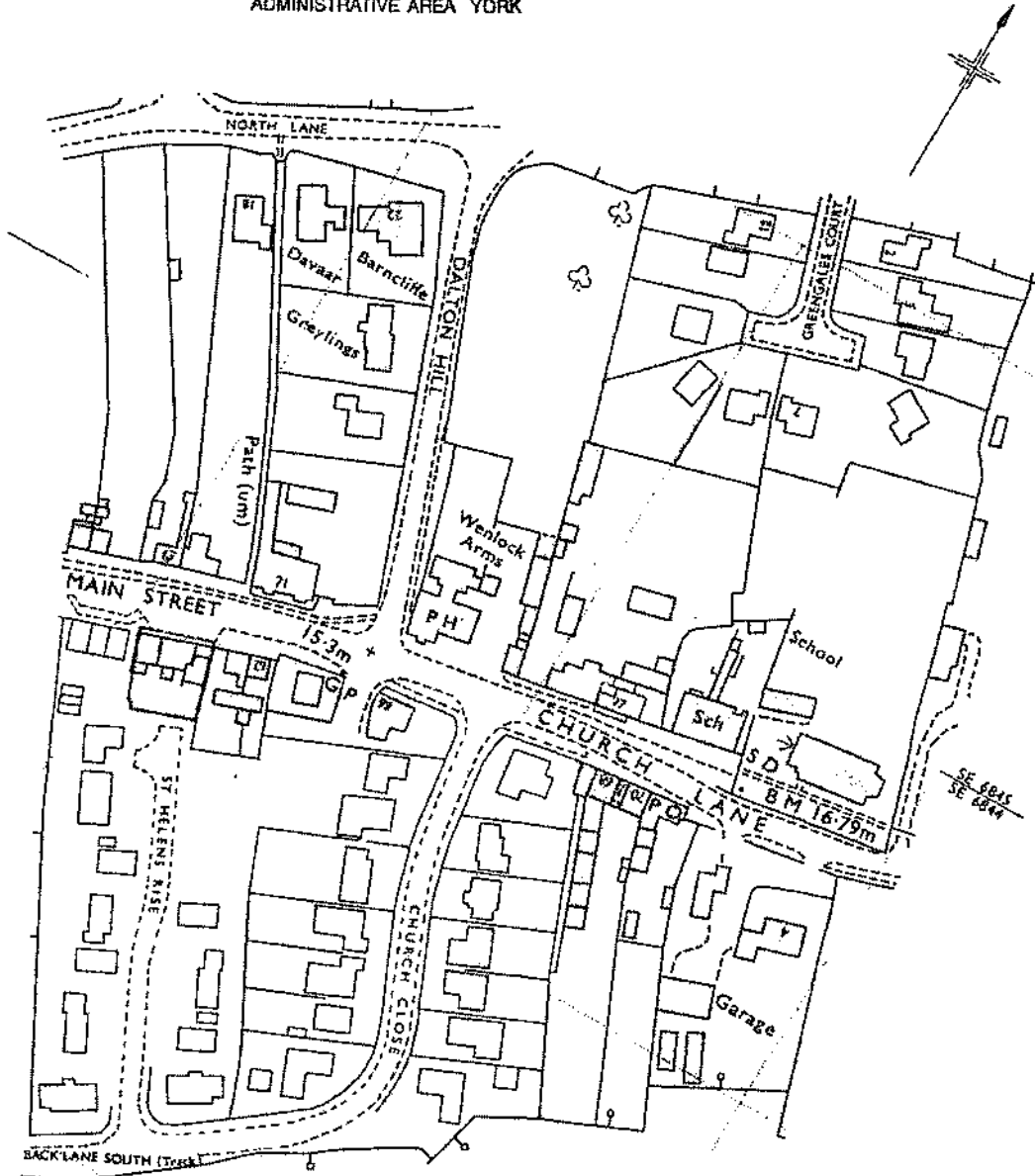


0.11 miles

58 MAIN STREET, WHELDRAKE

H.M. LAND REGISTRY		TITLE NUMBER	
		NYK 160218	
ORDNANCE SURVEY PLAN REFERENCE	SE 6844	SECTION A	Scale 1/1250 Enlarged from 1/2500
COUNTY NORTH YORKSHIRE	DISTRICT SELBY	© Crown copyright 1983	

ADMINISTRATIVE AREA YORK



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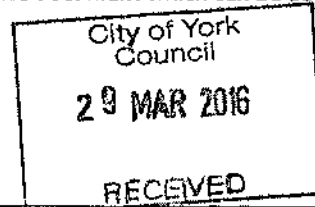
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ASSETS OF COMMUNITY VALUE NOMINATION FORM

If you need assistance completing this form, then please refer to the guidance document which can be downloaded from the website shown below or alternatively call 01904 553360

www.york.gov.uk/assetsofcommunityvalue



Section 1

About the property to be nominated

Name of Property:	WHELDRAKE WOODS
Address of Property:	BROAD HIGHWAY, WHELDRAKE, YORK
Postcode:	YO19 6

Property Owner's Name:	FORESTRY COMMISSION
Address:	OUTGANG ROAD, PICKERING
Postcode:	YO18 7EL
Telephone Number:	
Current Occupier's Name:	FORESTRY COMMISSION

Section 2

About your community organisation

Name of Organisation:	WHELDRAKE PARISH COUNCIL
Title:	MRS
First Name:	SALLY
Surname:	LOOK
Position in Organisation:	Clerk
Email Address:	clerk@wheldrake.net
Address:	72 MAIN STREET, WHELDRAKE, YORK
Postcode:	YO19 6AA
Telephone Number:	

Organisation type:

Click in field for options

PARISH COUNCIL

Organisation size

How many members do you have?

8

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.

AT PRESENT THE WOODS ARE PART OF THE FORESTRY COMMISSION AND ARE USED FOR TIMBER PRODUCTION. THE COMMISSION AS PART OF THEIR REMIT SEE IT IMPROTANT TO PROTECT BIODIVERSITY WITHIN THE WOODS. VISITORS HAVE ALSO BEEN ENCOURAGED TO USE THEM FOR OUTDOOR ACTIVITIES INCLUDING RUNNING, RAMBLING, CYCLING, HORSE RIDING AND DOG WALKING AND SO PROMOTE WELL-BEING WITHIN THE COMMUNITY.

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.

OS GRID REF: SE660470
WWW.FORESTRY.GOV.UK
SEE ATTACHED MAP

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)
- Site boundary plan (if possible)

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: _____

23/5/16

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



OS Grid ref: SE660470

Contact

yorkshirefd@forestry.gsi.gov.uk

England's Woods and Forests are cared for by Forest Enterprise England, an agency of the Forestry Commission.

Quick links

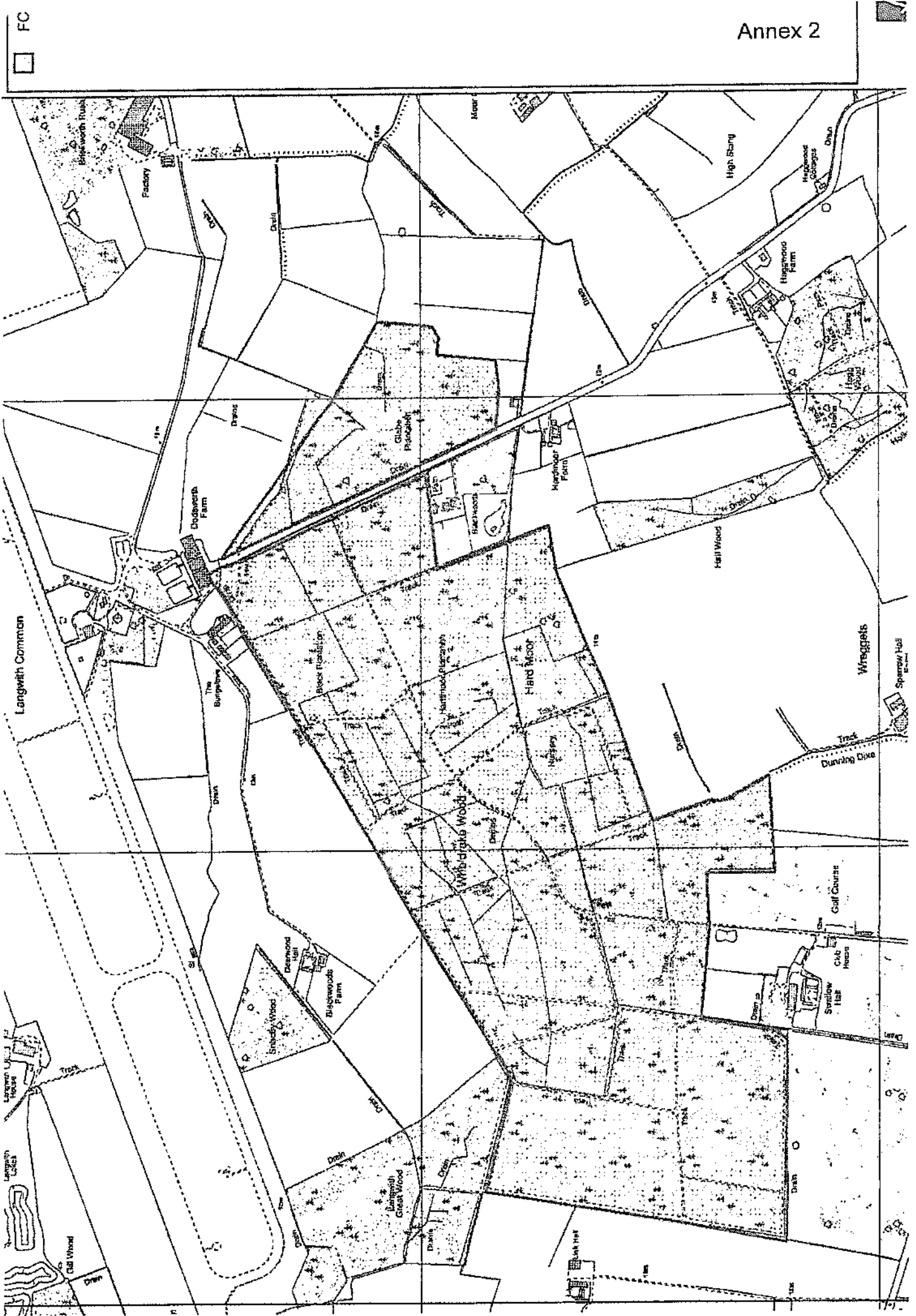
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ASSETS OF COMMUNITY VALUE NOMINATION FORM

If you need assistance completing this form, then please refer to the guidance document which can be downloaded from the website shown below or alternatively call 01904 553360

www.york.gov.uk/assetsofcommunityvalue

Section 1

About the property to be nominated

Name of Property:	WHITE ROSE HOUSE
Address of Property:	73 MAIN STREET, WHELDRAKE, YORK
Postcode:	YO19 6AA

Property Owner's Name:	GIRLGUIDING ASSOCIATION
Address:	79 MAIN STREET, WHELDRAKE, YORK
Postcode:	YO19 6AA
Telephone Number:	
Current Occupier's Name:	GIRLGUIDING ASSOCIATION

Section 2

About your community organisation

Name of Organisation:	WHELDRAKE PARISH COUNCIL
Title:	MRS
First Name:	SALLY
Surname:	LOOK
Position in Organisation:	Clerk
Email Address:	sallylook1@gmail.com
Address:	THE OLD POST OFFICE, 72 MAIN STREET, WHELDRAKE, YORK
Postcode:	YO19 6AA
Telephone Number:	

Organisation type:

Click in field for options

PARISH COUNCIL

Organisation size

How many members do you have?

8

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.

It is available for hire for both day and residential use and comprises: Large hall, Small hall, Washroom with toilets, washbasins and two showers, Drying room for boots and wet weather clothing, Bedroom suitable for use by disabled person and their carer, 30 Camp Beds with cell foam pads, one pillow and fleece cover, Fully-equipped and refurbished kitchen, Gas central heating, Tarmac car park/play space to the rear of the building

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.

'White Rose House' is not a house in the conventional sense, but the Victorian school which was converted to make a centre for the Girl Guides who use it for guiding activities. It can also be hired for village activities, and is used for yoga classes, coffee mornings, WI meetings, birthday parties, community meetings and so on. Map attached. Ordinance Survey Map 105 Grid Reference 682450

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)
- Site boundary plan (if possible)

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: _____

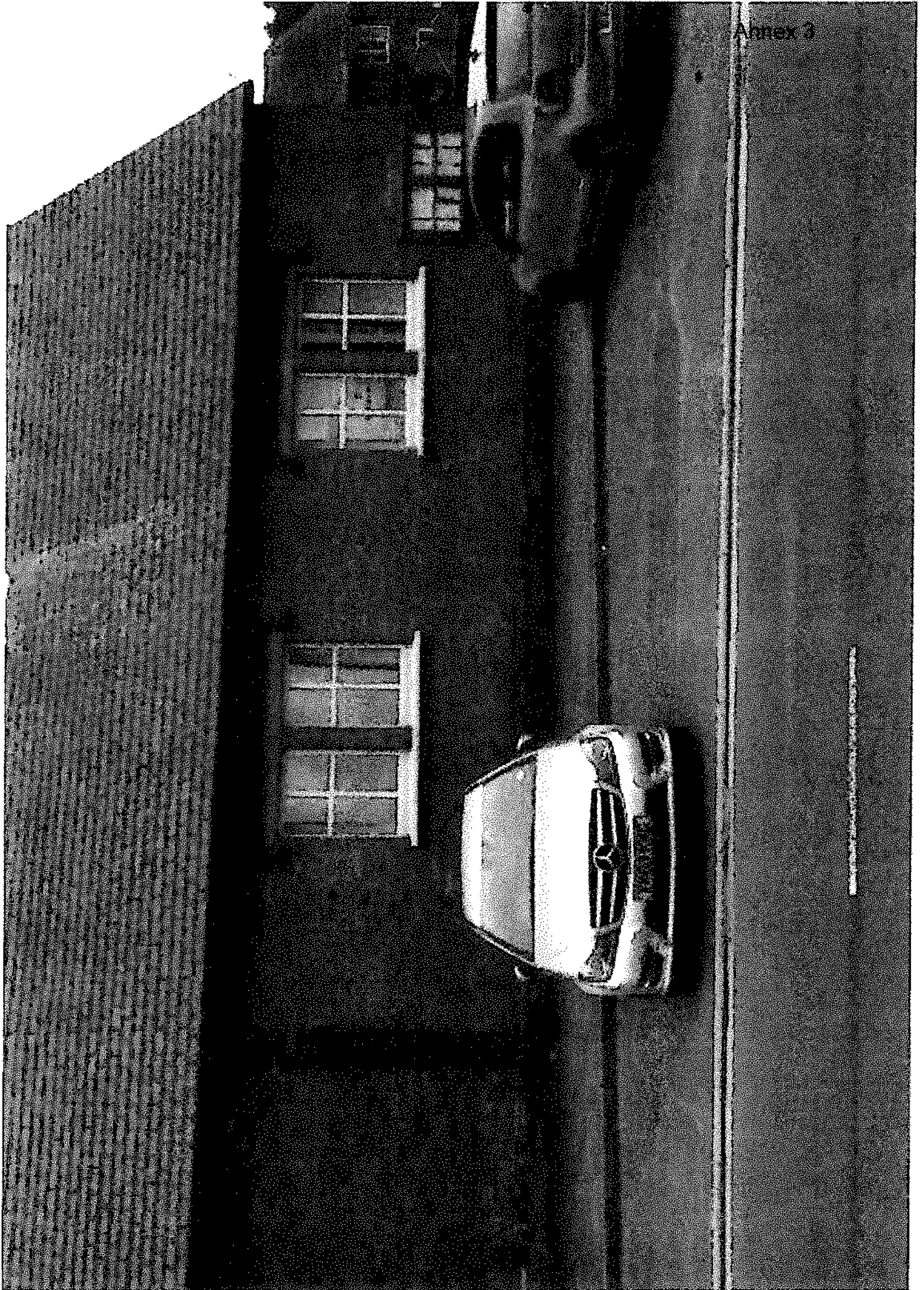
23/3/16

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

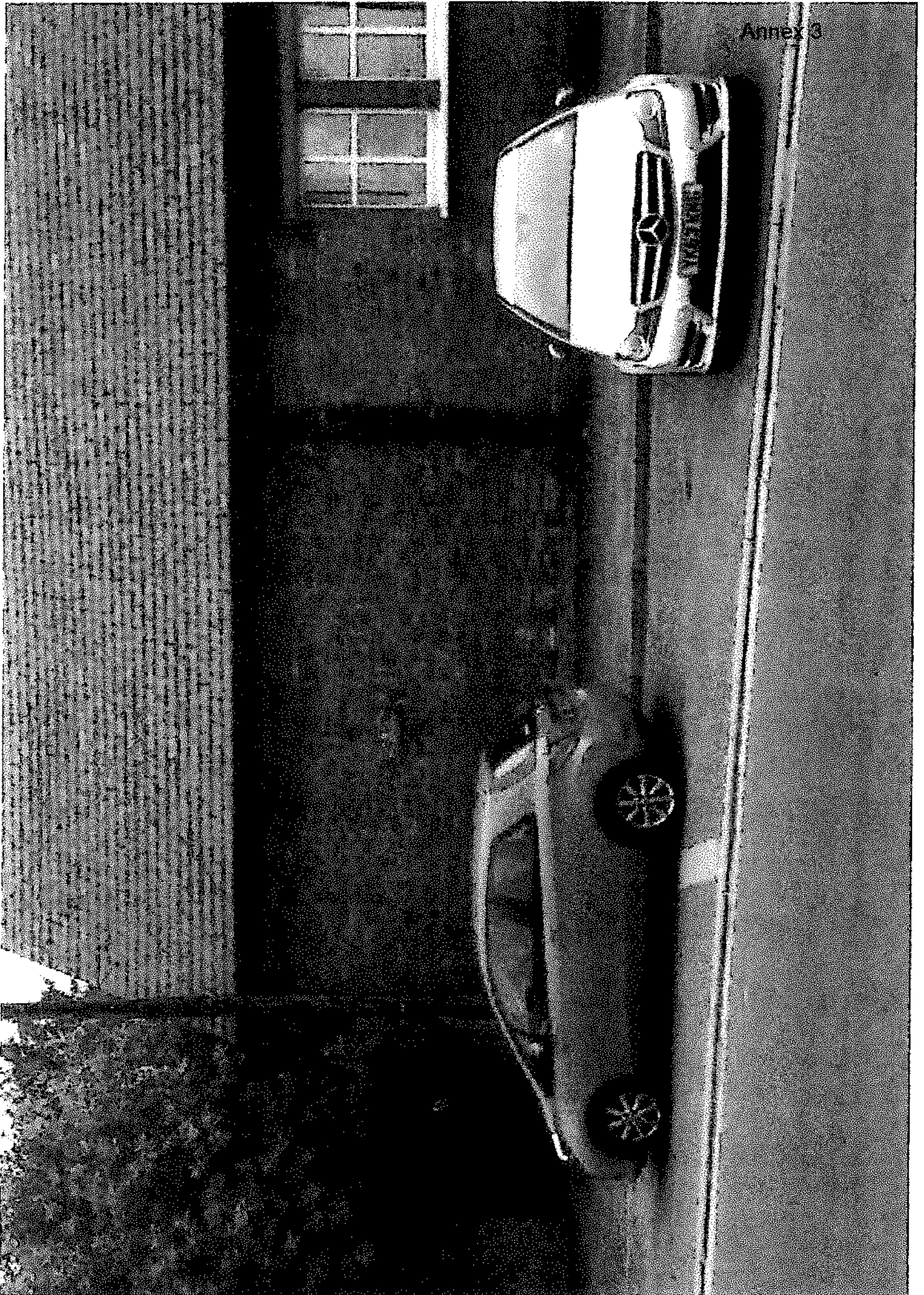
White Rose House, WheldrakeBoundary Description

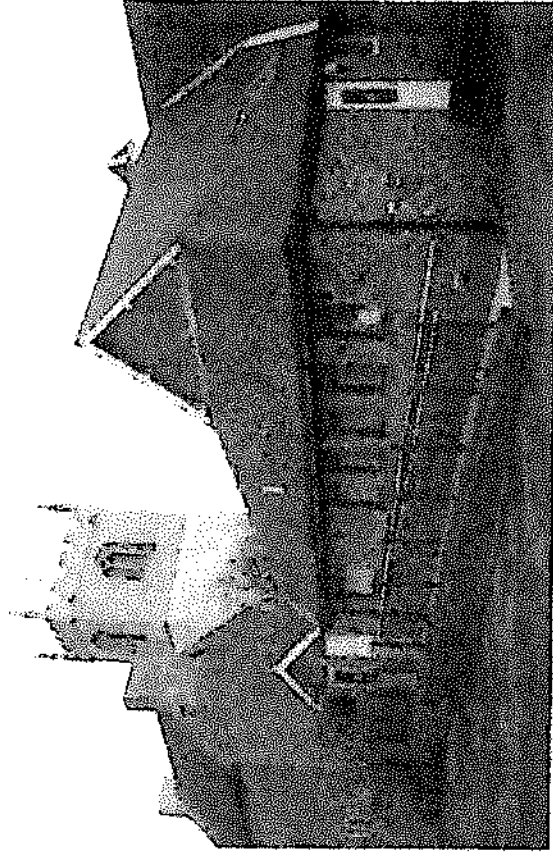
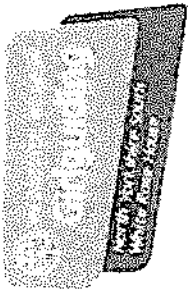
Within the boundary is a tarmac car park/play space to the rear of the building (with gates). The building fronts directly onto the footpath on Main Street, Wheldrake and it has walls round its perimeter to separate it from neighbouring properties. On one side is the Church Yard and on the other side is a residential house (77 Main Street). The driveway to the rear car park is to the left of the building and there is a alley / footpath on the right side of the building. I have attached photo's of the front of the property.

Annex 3



Annex 3





White Rose House

79 Main Street, White Plains, New York

Y019-0AA

Ordinance Survey Map 105 Grid Reference 682450

White Rose House Beddings Secretary

1000 Main Street, White Plains, New York 10604

Telephone: (914) 941-1111

Facsimile: (914) 941-1111

The hirer is therefore strongly advised to take out Holiday Cancellation Insurance to cover this eventuality.

Bookings will only be confirmed on receipt of the completed application form and deposit. This should be within 2 weeks of receiving the form



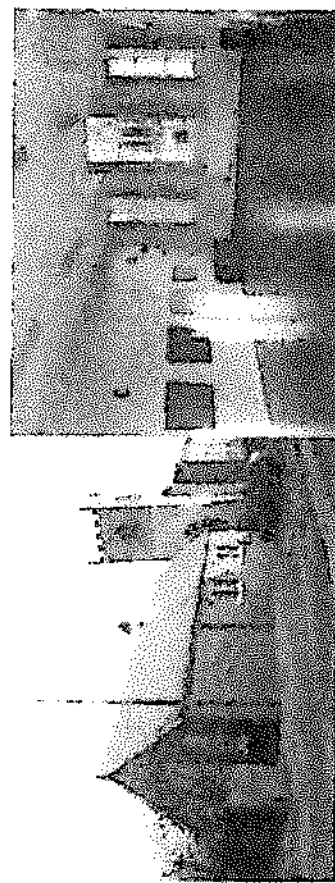
White Rose House

White Rose House is set in the peaceful village of Wheildrake, 8 miles from historic York. Originally the village primary school, the House was bought by Girlguiding North Yorkshire South and converted into an excellent multi-purpose facility for use by members of Girlguiding UK and other youth and community organisations. Opened in 1987, White Rose House has recently been extensively refurbished to a high standard.

Facilities

The House is suitable for both day and residential use and comprises:

- Large hall
- Small hall
- Washroom with toilets, washbasins and two showers
- Drying room for boots and wet weather clothing
- Bedroom suitable for use by disabled person and their carer
- 30 Camp Beds with cell foam pads, one pillow and fleece cover
- Fully-equipped and refurbished kitchen
- Gas central heating (cost included in rent)
- Tarmac car park/play space to the rear of the building (with gates)



Booking Arrangements

The charge for hiring White Rose House is £ per night £ per week.
A non-returnable deposit of £25 is required with your booking form.

The remaining balance is payable two weeks before the first night of your stay, with an additional cheque for £25 which is required to cover any accidental damage or additional cleaning this will be refunded or the cheque destroyed if not needed.

All cheques should be made payable to The Guide Association, NYS, White Rose House.

Please check with the Booking Secretary Di Pears 01904 425732 that the dates you want are available before completing the booking form. If you would like to visit White Rose House before you book this can be arranged with the Booking Secretary.

Members of Girlguiding should complete a Residential Event Notification Form.

Conditions of Booking

1. The White Rose House Committee reserves the right to refuse any application to hire out the house without stating the reason for so doing.
2. The number of persons staying overnight must not exceed 30 (including adults).
3. The hirer shall be liable for all damage caused to the premises and for the payment or replacement of all breakages.
4. The premises must be left clean and tidy.
5. Care must be taken to ensure that no noise or nuisance to neighbours is created.
6. Guide Association Insurance ONLY covers members of Girlguiding. If you are a non Guide Association organisation YOU ARE NOT COVERED BY us and must arrange your own insurance cover for everything involved during your stay.

The Committee accepts no liability for damage to or loss of possessions.

7. In the event of a cancellation deposits are non-refundable. Cancellations six weeks prior to arrival will incur half the total cost of the booking, those within 6 weeks of arrival will be charged at the full amount. Where possible we would make every effort to re-let the property, if this is successful the above would not apply

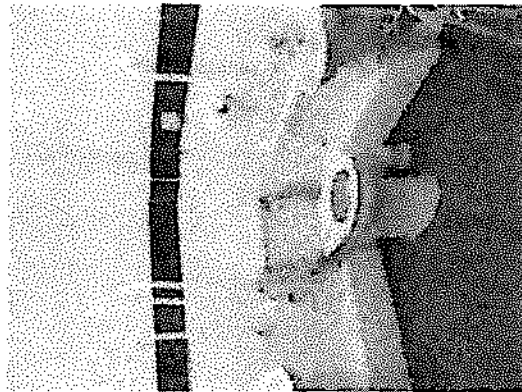
Disabled guests & young children

The entire building is fully wheelchair accessible and is also suitable for the visually impaired. The bedroom designed for use by a disabled guest and their carer is a new addition to the facilities at White Rose House and features an adjustable bed, a bed for the carer and a fully equipped ensuite wet room.

White Rose House is also particularly well suited for use by young children, and it has recently been fitted with low surface temperature radiators as well as lower level toilets and washbasins.

Capacity

White Rose House can accommodate a maximum of 100 people for daytime meetings and can sleep up to 30 people (including adults), on camp beds.



Disabled Guests' Wet Room

Medical Matters

Doctors – Eivington Medical Practice have a surgery on Main Street, Wheidrake. Telephone 01904 608224. Limited opening times, check for up to date hours.

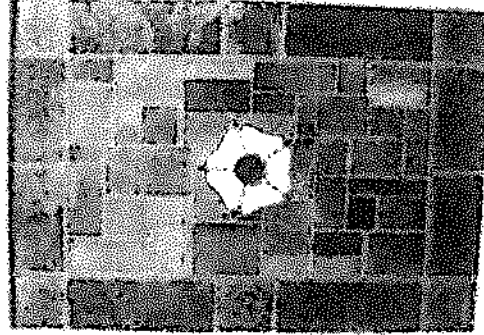
Hospital – York District Hospital, Wigginton Road, York, YO31 8HE. Telephone 01904 631313. There is an A&E Department at this hospital.

Churches

Church of England – St Helen's Church, Wheidrake. Services as indicated on the church noticeboard.

Roman Catholic – Thicket Priory, Carmelite Monastery, on the road to Thorganby. Mass 9am Sundays.

Methodist – Thorganby Village, telephone contact 01904 702223



Newly restored stained glass window

Local Information

Shops & Post Office

Butcher and fish man – the butcher's van visits Wheldrake on Mondays and Fridays and the fish man visits on Tuesdays and Fridays.
Butcher Peter Healey Tel: 01757 248515

Costcutters – situated on Main Street, Wheldrake and stocks the basic essentials. Open Monday to Saturday 7am-8pm, Sunday 8am-8pm.

Tesco, Asda & Sainsbury's – located in and around York (there is also a Tesco store in Selby). They will all deliver to White Rose House if the order is made online.

Post Office – situated in Costcutters. Open Monday to Friday 9am-5.30pm, Saturday 9am-12.30pm.

Transport

Buses – there is a regular public bus service connecting Wheldrake to York city centre from Monday to Saturday operated by Transdev. Telephone 01904 633990

Park & Ride – a park and ride service operated by First York runs 7 days a week from the McArthur Glen Designer Outlet at Fulford, approximately 10 minutes by car from Wheldrake.

Thornes Independent Ltd – private coach hire, with a variety of sizes of coaches available. Telephone 01757 630777.

House Information

Arriving and Departing

A key for the house will be sent to you on receipt of your balance of payment, this should be with the booking secretary two weeks before your arrival.

On departure please complete the checklist and leave in the small hall. Please return the key as instructed.

Things to Bring

Although there are camp beds with cell foam pads, one pillow and fleeces for up to 30 people, visitors will need to bring their own sleeping bags and pillow cases.

The kitchen has a gas cooker, a fridge freezer and plenty of crockery. Visitors need to provide their own tea towels, dishcloths, towels, washing up liquid, toilet rolls, and bin liners. All other cleaning materials are supplied.

First Aid

Group Leaders are expected to bring their own First Aid Kit. For emergency use there is a First Aid Box in the kitchen.

Fire Precautions

In the event of a fire, the fire exit is via the main door of the building OR the side door near the washroom. The fire alarm is on the wall in the entrance hall with full instructions on the wall nearby. There is a fire blanket in the kitchen near the cooker. A fire practice should be held early in your stay. Please record this in the book provided.

Telephone

There is a telephone in the small hall. The telephone number is **01904 448880**. Please pay for any calls made as indicated on the list near the phone. Please note that mobile phone reception is very poor and you may not be able to get a signal in Wheldrake village.

Souvenirs

A selection of White Rose House souvenirs is available for sale.

Correspondence

Please do not send any correspondence to White Rose House except to those staying.

Things to do

York (8 miles)

The ancient city of York is just 8 miles from White Rose House, and is full of interesting things to see and do, including historic sites such as York Minster, Clifford's Tower and The Shambles and museums such as the National Railway Museum, Castle Museum and Jorvik Centre. York also plays host to a number of special events and festivals throughout the year including the annual Viking Festival.

To find out more about York, its wealth of visitor attractions and special events as well as practical information including bus timetables, visit www.thisisyork.co.uk.

Wheldrake Woods

The woods are managed by the Forestry Commission and are home to a wide variety of wildlife, including fallow deer, bats and butterflies. For more information see www.forestry.gov.uk

Wheldrake Ings

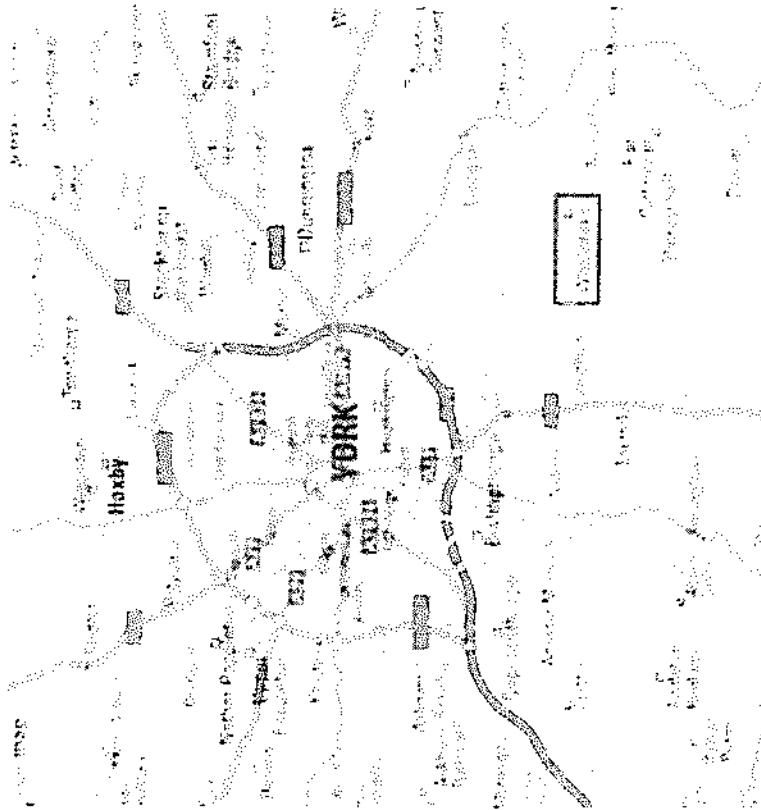
Wheldrake Ings consists of the banks and water meadows of the Lower Derwent and is an important nature reserve – particularly for winter migrant birds and wild flowers. See www.yorkshire-wildlife-bust.org.uk for further information.

Play Area

There is a children's play area on Broad Highway, Wheldrake (near the school).

A folder in the small hall at White Rose House gives more information about places of interest in the local area.

Location Map



Courtesy of Multimap

Current list of Assets of Community Value

1. The Golden Ball Public House, 2 Cromwell Road, York - approved March 2014.
2. The Fox Inn, 166 Holgate Road, York – approved July 2014
3. The Mitre Public House, Shipton Road, York – approved July 2014
4. The Winning Post Public House, 127-129 Bishopthorpe Road, York – approved November 2014
5. New Earswick and District Bowls Club, Huntington Road, York – approved November 2014.
6. Holgate Allotments, Ashton Lane, Holgate – approved June 2015
7. The Swan, Bishopthorpe Road, York – approved October 2015
8. The Bay Horse, Murton Way, Murton, York – approved February 2016.
9. The Derwent Arms, 29 Osbaldwick Village, Osbaldwick – approved March 2016.

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