

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

To: Councillor Steward

Date: Monday, 15 August 2016

Time: 4.45 pm

Venue: The Auden Room - Ground Floor, West Offices (G047)

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 17 August 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 11 August 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 11 July 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 12 August 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 http://www.york.gov.uk/downloads/file/6453/protocol_for_webcasting_filming_and_recording_of_council_meetingspdf

- 4. Applications for Community Right to Bid under the Localism Act 2011** (Pages 5 - 30)
This report presents applications to list the following assets as Assets of Community Value, for consideration by the Council:
- White Rose House, 73 Main Street, Wheldrake York, YO19 6AA
 - Grove House 40/48 Penley's Grove Street, York, YO31 7PN
- 5. 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 مہیا کی جاسکتی ہیں۔ (Urdu)

 (01904) 551550

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City of York Council

Committee Minutes

Meeting	Decision Session - Executive Member for Finance and Performance
Date	11 July 2016
Present	Councillor Steward (Executive Member)

1. **Declarations of Interest**

The Executive Member 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.

2. **Minutes**

Resolved: That the minutes of the Decision Session held on 14 March 2016 be approved and signed as a correct record.

3. **Public Participation**

It was reported that there had been had been seven registrations to speak at the meeting under the Council's Public Participation Scheme. However, only three out of the seven used the chance to speak.

4. Applications for Community Rid to Bid Under the Localism Act 2011: The Jubilee Hotel Public House, The Wenlock Arms, The Minster Inn

Andy Tremayne, a representative of Friends of the Minster Inn spoke in support of the application to list the Minster Inn as an Asset of Community Value (ACV). He spoke about its role in the community through its wide ranging interest clubs and also as a meeting point for football fans.

Nick Love from York CAMRA spoke in support of the application to list the Jubilee Hotel Public House as an ACV. He highlighted that the pub had sports teams, and also a licensed function

room within easy walking distance of the city centre. He also commented that the new York Central development had no public house within walking distance.

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

Jackie Tetzner spoke on behalf of Wheldrake Parish Council. She spoke on three items:

- She supported the application to list the Wenlock Arms as an ACV as it was the only pub and restaurant in the village and it provided a place for social interaction, which was important for health and wellbeing in community.
- In regards to Costcutter, this provided the post office for the village and opened from early to late.
- Wheldrake Woods were important for use by residents as they did not have a village green.

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

The Executive Member considered a report that presented applications to list the following assets as Assets of Community Value (ACV):

- The Jubilee Hotel Public House, Jubilee Terrace, York, YO26 4YU
- The Wenlock Arms, 73 Main Street, Wheldrake, York, YO19 6AA
- The Minster Inn, 24 Marygate, York, YO30 7BH

- Resolved: (i) That the application to list the Jubilee Hotel Public House as an Asset of Community Value be agreed.
- (ii) That the application to list the Wenlock Arms as an Asset of Community Value be agreed.

- (iii) That the application to list the Minster Inn as an Asset of Community Value be agreed.

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

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

The Executive Member considered a report that presented applications to list the following assets as Assets of Community Value (ACV):

- Costcutter Shop, 58 Main Street, Wheldrake, York, YO19 5RY
- Wheldrake Woods, Broad Highway, Wheldrake, York
- White Rose House, Main Street, Wheldrake, York, YO19 6AA

It was noted that consideration of the application to list White Rose House, Main Street, Wheldrake was to be deferred to allow further time for consultation following an error in the original application.

- Resolved:
- (i) That the listing of The Costcutter Shop, Wheldrake as an Asset of Community Value be agreed.
- (ii) That the listing of Wheldrake Woods as an Asset of Community Value be agreed.
- (iii) That consideration of the application in respect of White Rose House, Main Street, Wheldrake be deferred.

Reasons: (i) and (ii) To ensure that the Council meets the legislative requirements of the Localism Act 2011 and promotes community access to community facilities.

- (iii) To allow further time for consultation following an error in the original application.

Councillor Steward, Executive Member

[The meeting started at 4.45 pm and finished at 5.00 pm].



**Executive Member for Finance and
Performance Decision Session**

15 August 2016

Report of the Assistant Director of Governance and ICT

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. White Rose House, 73 Main Street, Wheldrake York, YO19 6AA.
 - b. Grove House 40/48 Penley's Grove Street, York, YO31 7PN.

Background

2. The Community Right to Bid legislation exists to ensure that property (land and building) assets which are currently used (or have 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.
3. Two applications have been received under this legislation, for a decision by the Executive member. The Council is legally bound to determine an application within eight weeks of receiving the nomination.

White Rose House, 73 Main Street, Wheldrake.

4. Wheldrake Parish Council has nominated White Rose House for inclusion on the list. Parish Councils are statutorily entitled to make nominations. The nomination appears at Annex 1.

5. The property is owned and occupied by Girlguiding North Yorkshire South, a charity supporting activities for girls and young women. In accordance with the Regulations, the freehold owner occupier has been informed in writing that the application has been made. They have made representations which cast doubt on whether community use is more than an ancillary use of the building. The owner's representation appears at Annex 2.
6. The application needs to be judged against the statutory test which, is whether the building either:
 - *Has an actual current use that is not an ancillary use which furthers the well-being or social interests of the community, and 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; or*
 - *There is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or interests of the local community, and it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local Community*
7. The key issue in this case is therefore whether the community use can be said to be more than ancillary. It is the view of Officers that the evidence is not sufficiently strong to support such a conclusion.

Grove House, Penley's Grove Street, York
8. The Groves Association has nominated Grove House for inclusion on the register. The freehold of Grove House is owned by City of York Council.
9. The Association feels that the site would be an ideal site for a co-operative housing venture. The Association envisages purchasing the property in staged payments and creating a community land trust.
10. Under the ACV Regulations a property used wholly or partly as a 'residence' is 'land which is not of community value' (and therefore may not be listed).

11. Grove House is now closed and so is not currently occupied as a residence although, until its use as a care home ceased, it clearly was.
12. A property can still be regarded as a residence even when it is empty. The Regulations say:

“a building is a residence if—

 - (i) it is normally used or partly used as a residence, but for any reason so much of it as is normally used as a residence is temporarily unoccupied”
13. The Regulations go on to say that:

“a building or other land is not a residence if.....

 - (ii) it was previously used as a residence but is in future to be used for a different purpose and planning permission or development consent for a change of use to that purpose has been granted.”
14. In this case there is no settled intent to use the property for a purpose other than a residence and no planning permission has been granted for an alternative use.
15. The key question then is whether the property can currently be regarded as temporarily unoccupied.
16. The Council’s property team have pointed out that the property has recently been marketed and options for sale will be presented to the Executive in September. They say:

“it is fair to say that the property will be reoccupied for residential use. All the bids we have received for purchasing the property are for redeveloping the site for residential uses. Even the nominator’s proposed use for the property is residential. The site was allocated for housing in the draft local plan (Sept 2014).”
17. In these circumstances the view of Officers is that the most reasonable interpretation of the facts is that the property is used as a residence but is currently temporarily unoccupied. On that basis it does not qualify to be listed as an asset of community value.
18. **Implications.**

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.

The applications must be judged against the statutory criteria which are described in the body of the report.

There is a statutory right of appeal against a decision to include an asset in the list. There is no right of appeal against a decision not to list although the usual public law rights to challenge decisions by way of judicial review will apply.

Property – All property issues included in the report

Other – none

19. **Risk Management**

There are no significant risks other than those described in the report.

20. **Recommendations**

20.1 The Executive Member is asked to.

- a. Reject the application to list White Rose House, Wheldrake as an asset of community value as the evidence of community use is not sufficient to meet the statutory criteria.

- b. Reject the application to list Grove House, Penley's Grove Street as an asset of community value as it is excluded from the definition of an Asset of Community Value set out in the legislation.

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

Contact Details

Author and Chief Officer Responsible for the report:

Andy Docherty
AD Governance and ICT

Report
Approved



Date 5/8/2016

Specialist Implications Officer(s)

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

Wards Affected: Wheldrake and Guildhall

All

For further information please contact the author of the report

Annexes

Annex 1 – White Rose House, Wheldrake – Application to add to the list of community assets.

Annex 2 - White Rose House, Wheldrake – response from the Girlguiding North Yorkshire South

Annex 3 – Grove House, Penley's Grove Street – Application to add to the list of community assets.



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:	1904449182

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:



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.







White Rose House

79 Main Street, Wheldrake, near York

YO19 6AA

Ordnance Survey Map 105 Grid Reference 682450

White Rose House Bookings Secretary

Miss D Pears, 38 Muncastergate, Malton Road, York YO31 9LA,
Tel: 01904 425732

Registered Charity No. 516246

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 Wheldrake, 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 – Elvington Medical Practice have a surgery on Main Street, Wheldrake. 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, Wheldrake. 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

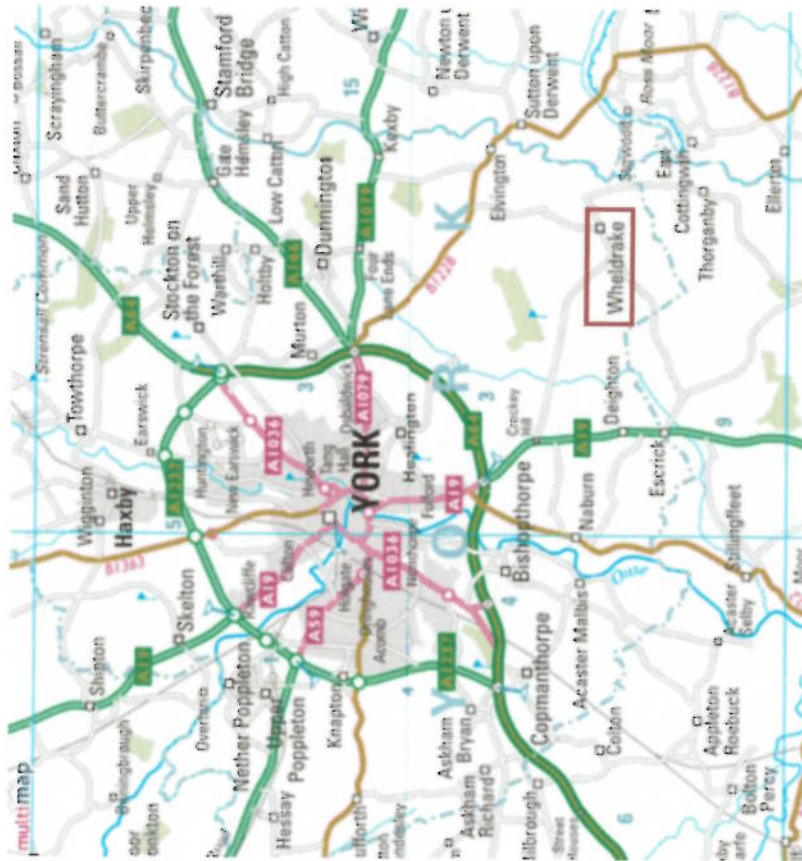
Wheldrake Ings consists of the banks and water meadows of the Lower Derwent and is an important nature reserve – particularly for winter migrant birds and wild flowers. See www.yorkshire-wildlife-trust.org.uk for further information.

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 Multimaps

Tim Bradley
City of York Council

4 August 2016

Dear Sir

White Rose House – Asset of Community Value Hearing

I am writing as a trustee of White Rose House to state our objections to the building being added to the list of Assets of Community Value.

White Rose House is owned by Girlguiding North Yorkshire South, a charity supporting activities for girls and young women. It is held in trust by our national association. The primary purpose of the building is to provide a venue for overnight residential activities for our members, a meeting place for the necessary planning, trainings and administrative meetings and finally as a place of storage for a equipment and the County archive.

The hall is also used for community activities, yoga, church events etc however these are very much a secondary role to the Guiding activities. The community activities have increased in the past twelve months as the village hall was out of commission, we were pleased to be of service to community and to provide the resource when it was needed. Now the village hall is has been repaired, the community use will reduce back to a more sporadic basis.

We do not foresee any reason why we would wish to sell the property in the foreseeable future however as trustees we are bound to try and ensure the very best situation for our members. The property becoming an asset of community value would provide an unnecessary hindrance to a efficient sale and if the sale was required to purchase an alternative property for a similar purpose, it would effectively prevent that as the timescales would hinder cashflow

We support the concept of the legislation however we do not believe that White Rose House is crucial to the well being of the village. There is already a village hall, there are sufficient covenants in the deeds of the property to prevent it being used for anything detrimental to the Church or near neighbours. Adding White Rose House to the list would not ultimately benefit the community and it could harm the future opportunities for our charity.

If you have any further queries please do not hesitate to contact me.

Yours sincerely

Judith Bellamy
County Commissioner Girlguiding North Yorkshire South

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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



 CITY OF YORK COUNCIL	Grove House Elderly Peoples Home	
CBSS Asset & Property Management	SCALE 1:1,250 DRAWN BY CC Originating Group Asset & Property Management	DATE 10/09/2015 Drawing No E00642
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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.

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