

Notice of a public

Decision Session - Executive Member for Finance and Performance [previously Executive Leader (inc. Finance & Performance)]

To: Councillor Ayre (Executive Member)

Date: Monday, 16 September 2019

Time: 3.00 pm

Venue: The Snow Room - Ground Floor, West Offices (G035)

AGENDA

Notice to Members – Post Decision 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 18 September 2019.**

*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 items that are called in will be considered by the Customer and Corporate Services Scrutiny Management Committee.

Written representations in respect of items on this agenda should be submitted to Democratic Services by **5:00pm on Thursday 12 September 2019.**

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 they may 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 12 August 2019.

3. Public Participation

At this point in the meeting, members of the public who have registered to speak can do so. The deadline for registering is **5.00pm on Friday 13 September 2019**. Members of the public can speak on agenda items or matters within the Executive Member's remit.

To register to speak please contact the Democracy Officer for the meeting, on the details at the foot of the agenda.

Filming, Recording or Webcasting Meetings

Please note that, subject to available resources, this meeting will be filmed and webcast, or recorded, including any registered public speakers who have given their permission. The broadcast can be viewed at <http://www.york.gov.uk/webcasts> or, if recorded, this will be uploaded onto the Council's website following the meeting.

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 (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/11406/protocol_for_webcasting_film_and_recording_of_council_meetings_20160809

**4. Application for Community Right to Bid under (Pages 5 - 28)
the Localism Act 2011**

This report presents applications to list The Lord Nelson Public House, Nether Poppleton, the Blacksmiths Arms Public House, Shipton Road, Skelton, and Lendal Post Office, 22 Lendal, York, as Assets of Community Value (ACV), for consideration by the Executive Member in the Council's statutory capacity as an Asset of Community Value (ACV) listing authority.

5. Urgent Business

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

Democracy Officer:

Name: Angela Bielby

Telephone: 01904 552599

Email: a.bielby@york.gov.uk

For more information about any of the following, please contact the Democracy 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 [previously Executive Leader (inc. Finance & Performance)]
Date	12 August 2019
Present	Councillors Ayre (Executive Member for Finance and Performance) and Craghill (Executive Member for Housing and Safer Neighbourhood) for Agenda Item 5 (Financial Inclusion interim and future funding strategy) as this Decision fell jointly within the portfolio areas of both Executive Members

10. Declarations of Interest

The Executive Member was invited to declare, at this point in the meeting, any personal interests not included on the Register of Interests, or any prejudicial or disclosable pecuniary interests, which he have in the business on the agenda. No additional interests were declared.

11. Minutes

Resolved: That the minutes of the Executive Leader (incorporating Finance & Performance) Decision Session held on 24 July 2019 be approved and then signed by the Executive Member as a correct record.

12. Public Participation

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme.

13. Financial Inclusion interim and future funding strategy

Executive Member for Finance and Performance and Executive Member for Housing and Safer Neighbourhoods considered a report that presented proposals for Financial Inclusion (FI) funding allocations for 2019/20 and the development of a longer term future funding strategy to feed into the 2020/21 annual budget process.

The Assistant Director, Customer and Digital Services gave an overview of the report noting the background to and the reason for the extension of the FI funding. She then explained the three options available to the Executive Members.

The Chair of the York and North Yorkshire Welfare Benefits Unit and Chief Executive Officer of Citizens Advice York were in attendance and expressed that they would welcome the extension of the FI funding and they noted the reasons for this.

Resolved: That;

- a) Option 1 to extend the 2019/20 allocations to safeguard any successful and appropriate current schemes at risk in the short term be approved
- b) The delivery of a longer term strategy for the sustainability of successful Financial Inclusion projects be approved.

Reason:

- a) To ensure that councillors, residents, partners and groups are aware of financial inclusion activity and the approval/use of associated funding.
- b) To ensure that approved scrutiny actions are implemented.

14. Health and Safety Annual Report 2018/19

The Executive Member considered a report that presented the Annual Report of the Head of Health & Safety together with an overview of the performance of Health & Safety (H&S) shared service formed by North Yorkshire County Council (NYCC) and City of York Council (CYC) which operates under a partnership agreement. The Annual Report also provides an update on the action being taken to address the risks raised in the report. The report will assist the Executive Member in proactively monitoring the overall systems and management of health & safety across the council.

Assistant Director for Customer and Digital Services introduced the Health and Safety Risk Manager, in attendance to present the report. The Health and Safety Risk Manager outlined the Annual Report highlighting the how the joint Health and Safety Committee addressed joint concerns that had been raised. She noted that the membership of that group would be expanded to include members of the communications team. She noted that

the health and safety team had looked at high profile areas and she noted a number of areas that had been examined.

In response to a question from the Executive Member regarding Member involvement in health and safety, the Health and Safety Risk Manager suggested that the training delivered to senior leaders may be useful for Members. The Executive Member raised comments on the presentation of the report and the Assistant Director for Customer and Digital Services suggested that there could be a presentation at future meetings.

Resolved: That;

- a) The Annual Report including the council's response to managing and responding to significant H&S risks including those around Construction (Design & Management) Regulations (CDM) be noted.
- b) The performance of the Shared H&S Service be noted.
- c) There were no further matters that the Executive Member had identified for further reporting at future decision sessions at this stage.

Reason: To ensure the Executive Member and residents are assured that H&S services are appropriately managed and resilient and the council has proper arrangements in place for managing and responding to H&S risks.

Councillor Ayre (Executive Member for Finance and Performance)
[The meeting started at 5.00 pm and finished at 5.19 pm].

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16 September 2019

Decision Session – Executive Member for Finance and Performance

Report of the Assistant Director of Regeneration and Asset Management

Application 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 Executive Member in the Council's statutory capacity as an Asset of Community Value (ACV) listing authority.
 - a. The Lord Nelson Public House, 9 Main Street, Nether Poppleton York.
 - b. Blacksmiths Arms Public House, Shipton Road, Skelton, York.
 - c. Lendal Post Office, 22 Lendal, York.

Recommendations

2. The Executive Member is asked to:
 - a. Agree the listing of The Lord Nelson Public House, 9 Main Street, Nether Poppleton, York as an Asset of Community Value (ACV) as it meets the criteria for listing
 - b. Agree the listing of the Blacksmiths Arms Public House, Shipton Road, Skelton, York, as an Asset of Community Value (ACV) as it meets the criteria for listing
 - c. Reject the application to list Lendal Post Office, 22 Lendal, York, as an Asset of Community Value on the grounds that the building when in use as a Post Office was exempt from the ACV legislation due to being an operational business premises.

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

Background

3. The purpose behind the provisions set out in the Localism Act 2011 are 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 'land of community value' is set out in section 88 of the Localism Act 2011. To be considered as an asset of community value the land or property must be satisfy either of the following criteria:

an actual current non-ancillary use of the building or other land 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 non-ancillary use of the building or other land furthered the social well-being or social interests of the local community and it is realistic to think that there is a time within the next 5 years when there could be non-ancillary use (whether or not the same use as before) that would further the social well-being or social interests of the local community
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. Under the Council's procedures the Executive member is the decision maker. 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.

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)..

The Lord Nelson Public House

7. The freehold of The Lord Nelson is owned by Act York Limited. The nomination is being made by Nether Poppleton 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.

Nether Poppleton Parish Council is an eligible organisation. 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.

8. Nether Poppleton Parish Council state in the nomination form that the Lord Nelson is the only public house that serves the traditional centre of Nether Poppleton village. It is a valuable and well frequented social and leisure facility boosting the social wellbeing of the community. Full details are provided in the nomination form in Annex 1.
9. 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. This property has previously been listed as an asset of community value.
10. A representation has been received from ACT York stating the pub is subject to an active planning application for improvements to the car park, beer garden landscaping and surface drainage. ACT York have also indicated that they may seek compensation from CYC for any financial costs or losses arising from listing as an ACV.
11. Negotiations in relation to a long term let of the pub are underway which is expected to secure the viability of the pub. ACT York states that listing as an ACV may have a direct consequence on negotiations in the immediate future to agree a tenant for the pub. ACT York states that this could result in a risk of closure of the pub.
12. ACT York also claim that the application misrepresents the truth regarding community value as it is not a busy pub frequented by many but supported by a small number of regular visitors. It is hoped that the investment in the past year will broaden appeal to the local community and associated sports groups for regular use.
13. ACT York claims that the pub is not popular with caravanners as it offers no facilities for them.
14. Act York claim that listing the Lord Nelson as an ACV increases the threat of closure and risks time and costs which would be better spent on improvements to the pub.
15. The application meets the criteria for listing. It is, therefore, recommended that the Lord Nelson Public House, Nether Poppleton, York, should be listed on the ACV register.

Blacksmiths Arms Public House

16. The freehold of the Blacksmiths Arms is owned by Samuel Smith's Brewery. The nomination is being made by Skelton 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. Skelton Parish Council are an eligible body as they are an unincorporated body whose activities are concerned with the Council's area, which does not distribute any surplus/profits to its members and which has at least 21 members who live in the local area. In accordance with the regulations, the freehold owner of the property and the occupiers of the property, have been informed in writing that the application has been made. They have been invited to make representations regarding the nomination.
17. Skelton Parish Council state in the nomination form that the Blacksmiths Arms has served the Skelton community for generations and for decades has been the only public house in the main village. It has also been a major social centre for a traditional part of village community life. It is currently closed for trading and has been for an extended period, which has resulted in a notable deterioration in Skelton's social cohesion.
18. Full details are provided in the nomination form in Annex 2.
19. A representation has been received from Samuel Smiths Brewery stating that it is a principle of the brewery to not sell or redevelop its pubs. The brewery has plans to carry out renovation work to the building, and is fully committed to re-opening the pub, once suitable new management is found. Samuel Smith's brewery does not believe that the Parish Council could ever be able to acquire the premises.
20. 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.
21. The application meets the criteria for listing. It is therefore recommended that the Blacksmiths Arms Public House, Shipton Road, Skelton, York should be listed on the ACV register.

Lendal Post Office, York.

22. The freehold of Lendal Post Office is owned by Post Office Ltd. The nomination is being made by The Guildhall Branch of York Labour Party. 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. The Guildhall Branch of York Labour Party are an eligible body as they are an unincorporated body whose activities are concerned with the Council's area, which does not distribute any surplus/profits to its members and which has at least 21 members who live in the local area. In accordance with the regulations, the freehold owner of the property and the occupiers of the property, have been informed in writing that the application has been made. They have been invited to make representations regarding the nomination.

23. The Guildhall Branch of York Labour Party state in the nomination form that the Post Office building was custom-built in 1884 and was one of the last surviving late Victorian purpose-built post offices in use until 2019. They claim that the building is an asset to York citizens (and those living in the Guildhall Ward) and visitors to York and that it should retain its community based use.
24. Lendal Post Office closed in March 2019 with services being transferred to the nearby WH Smith store on Coney Street. The Post Office Ltd. undertook a short public consultation prior to the transfer of services and a campaign to retain the services on the existing site was unsuccessful. The application to list the former Post Office building as an Asset of Community Value has no impact upon the operational decision to move post office services from their original location. The application for ACV listing must only be determined by consideration of whether it meets the criteria for listing and must not take into account any views on the business that formerly operated from that building. Hence, the Executive Member is advised that the decision to list cannot relate to the rights and wrongs of any debate about the location of the delivery point for postal services.
25. Representations have been received from solicitors acting for the Post Office stating that the Lendal Post Office should not be listed as an Asset of Community Value for the following reasons.
 - I. Regulation 3 of the Assets of Community Value (England) Regulations 2012 ("the ACV Regulations") states that a building or other land falling within one or more of the categories specified in Schedule 1 of the ACV Regulations is not land of community value and therefore cannot be listed as an asset of community value. One of these exempt categories (pursuant to paragraph 4 of Schedule 1) is 'operational land' as defined by Section 263 of the Town and country Planning Act 1990 (1990 Act). Property is 'operational land' if it is land/property '*which is used by the provider,*

or a company associated with it, for any purpose in connection with the provision of a universal postal service' OR in which the provider, or a company associated with it, holds an interest for any such purpose"

- II. Lendal Post Office is one of a number of post offices acquired during the last century that were owned by the Post Master General and later vested in the Post Office by virtue of the Post Office Act 1969. This specifically allows for such land to be treated as operational land for the purposes of section 263 of the 1990 Act.
 - III. In addition, the Lendal Post Office accepted mail items on behalf of the Royal Mail Network and therefore it qualifies as operational land as it was used by a universal provider in accordance with section 263(2E) of the 1990 Act. Post Office Ltd acts as Royal Mail's agent in accepting and processing mail within the postal service and it was thus providing services integral to the business of Royal Mail.
26. Post Office Ltd.'s solicitors therefore contend that Lendal Post Office is operational land and so is not land of community value.
 27. In officers' opinion, Lendal Post Office is 'operational land' and so is not land of community value because officers consider it falls within the exemption specified at paragraph 4 of Schedule 1 of the ACV Regulations, because even though Lendal Post Office is not currently in use for the purpose of providing a postal service, it was acquired by Post Office Ltd for that purpose and is still owned by Post Office Ltd.
 28. The decision to list the Post Office as an ACV must consider:-
 - i. Whether the applicant is an eligible body as set out in regulation 6 of the legislation.
 - ii. Whether the premises meet the definitions of a community asset as set out in the legislation in section 88.
 29. Whilst the application to list Lendal Post Office as an ACV does meet the first of these criteria in that the nominating body is eligible, it does not meet the second criteria as the building itself is exempt from the legislation due to it being an operational property of a statutory undertaker.
 30. It is therefore recommended that the application to list Lendal Post Office as an Asset of Community Value is rejected.

Council Plan

31. The listing of Assets of Community Value supports the council plan ambition to listens to residents through working with communities and partners.

Implications

32.

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 – Legal advice has been incorporated within this report.

Property – All property issues included in the report

Other – none

Risk Management

33. If the assets are listed then the legislation states that the owners can, within 8 weeks of the decision date apply for a review of the listing as set out in paragraph 5 of this report.
34. Although there is no right of review by the applicants, if the decision was made not to list these properties this would have to be on the basis that the qualifying criteria as set out in the Localism Act 2011 had not been met.
35. If the Executive Member decides to agree the applications then there is risk that the landowner may seek a Judicial Review (JR) of the decision. If the Executive Member decides to reject the application then there is a risk that the applicant may seek a Judicial Review (JR) of the decision. In

both cases this can be both a long and costly procedure with significant legal costs for both parties.

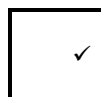
36. Listing the building as an ACV would provide the opportunity for the applicants to make a bid to purchase the premises and the legislation prevents the owners from disposing of their building for a 6 month period to enable the applicants to make bid. It does not however require the owner to agree to dispose of the building to that applicant and bids would be considered alongside other market offers for the premises.

Contact Details

Tim Bradley
Asset Manager
Asset and Property Management
Tel No. 01904 553355

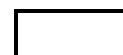
Tracey Carter
Assistant Director
Regeneration and Asset Management
Tel. No. 01904 553419

**Report
Approved**



5 Sept 2019

All



Wards Affected: Rural West York, Guildhall

For further information please contact the author of the report

Annexes

Annex 1 – The Lord Nelson Public House, 9 Main Street, Nether Poppleton, York – Application to add to the list of assets of community value.

Annex 2 – Blacksmiths Arms Public House, Shipton Road, Skelton, York – Application to add to the list of assets of community value.

Annex 3 – Lendal Post Office, 22 Lendal, York – Application to add to the list of assets of community value.

Annex 4 – Current list of assets of community value

Abbreviations used in the report

ACV - Assets of Community Value

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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 www.york.gov.uk/assetsofcommunityvalue or alternatively call 01904 553360.

Section 1

About the property to be nominated

Name of Property:	The Lord Nelson
Address of Property:	The Lord Nelson, 9 Main Street, Nether Poppleton, York, North Yorks.
Postcode:	YO26 6HS

Property Owner's Name:	Act York Limited
Address:	Act York Limited Club Chambers, Museum Street, York
Postcode:	YO1 7DN
Telephone Number:	0
Current Occupier's Name:	

Section 2

About your community organisation

Name of Organisation:	Nether Poppleton Parish Council
Title:	
First Name:	
Surname:	n
Position in Organisation:	Clerk
Email Address:	
Address:	
Postcode:	
Telephone Number:	01904

Organisation type:

Click in field for options

PARISH COUNCIL

Organisation size

How many members do you have?

7

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 Lord Nelson is of significant community value, this is the only public house that serves the traditional centre of Nether Poppleton Village.
It makes a real contribution to the local community and is a valuable and well frequented social and leisure facility. This is a much appreciated facility which is particularly family friendly in the warmer months due to its large rear garden. This facility is also popular with caravanners. It is a meeting point for local residents, community groups and sports teams and often holds events to raise funds for charities.
It is situated within the Nether Poppleton Conservation area and is around 300 years old, as such it is an important part of the village and adds character to Main St.
The Parish Council considers that the The Lord Nelson boosts the social wellbeing of the community, and as such, is valued as an asset to this locality. This was previously successfully ACV registered in 2016. The community made a significant yet sadly, an unsuccessful bid to purchase the pub during 2018. The former ACV was removed on request from EI PLC when the pub was sold to the current owner in 2018. We are therefore nominating again.

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.

See attached 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: 15th April 2019

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

Lord Nelson Public House Asset of Community Value Nomination (2019)

Location Plan / Site Boundary

Address: Lord Nelson, Main St, Nether Poppleton, York. YO26 6HS



From:

Chairman
Skelton Parish Council

Tel: 01904
e-mail:

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

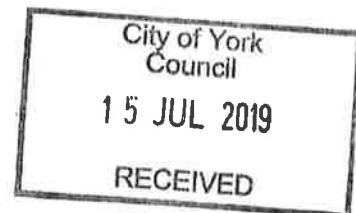
12 July 2019

Dear Nicola,

BLACKSMITHS' ARMS, SKELTON – ASSET OF COMMUNITY VALUE

As requested by your e-mail of 11 July 2019, please find at Enclosure 1 the signed original application form for the Blacksmiths' Arms at Skelton to be made and Asset of Community Value. At Enclosure 2 is the plan of the Site, which indicates the boundary, Car Park and Beer Garden outlined in red.

Yours sincerely





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:	Blacksmiths Arms Public House
Address of Property:	Shipton Road, Skelton, York
Postcode:	YO30 1YJ
Property Owner's Name:	Samuel Smith's Brewery
Address:	Samuel Smith, The Old Brewery, High Street, Tadcaster, North Yorkshire
Postcode:	LS24 9SB
Telephone Number:	01937 832225
Current Occupier's Name:	Vacant - Unoccupied

Section 2

About your community organisation

Name of Organisation:	Skelton Parish Council
Title:	
First Name:	
Surname:	
Position in Organisation:	Chairman
Email Address:	
Address:	age
Postcode:	
Telephone Number:	Tel: 01904

Organisation type:

Click in field for options

Parish Council

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 Blacksmiths' Arms has served the Skelton community for generations and for decades has been the only 'local' public house in the main village. Moreover, it has been the only hostelry within ready walking distance for village residents. Also, it has been a major social centre for a traditional part of village community life, without which, a contributor to our social cohesion is missing.

Sadly, for lack of managing tenants, the 'Pub' has been closed for an extended period. This has created a notable deterioration in Skelton's social cohesion and wellbeing, with many regulars travelling beyond Skelton to socialise outside this community.

In conclusion, it is considered that the Blacksmiths' Arms is of vital community value as a 'local' public house and, therefore, should be designated as 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.

The boundary of the Public House, with car park and beer garden, is detailed on the attached CYC 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

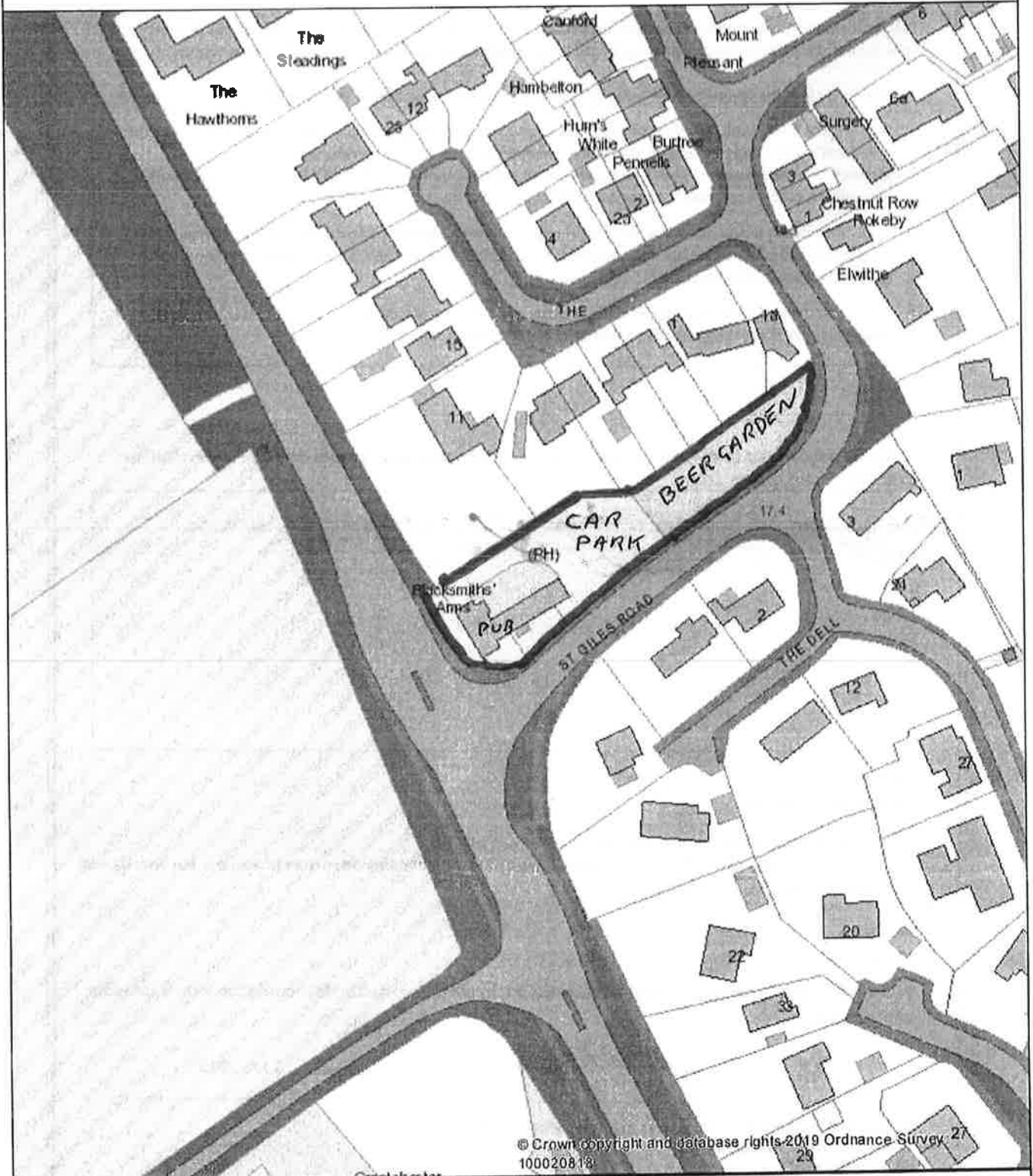
I can confirm that to the best of my knowledge the information contained in this nomination form is complete and accurate.

Signed: _____

Dated: 1 July 2019

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

Blacksmiths' Arms



Date: 10 Jun 2019

Author:

Scale: 1:1,250





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:	Lendal Post Office
Address of Property:	22 Lendal, York
Postcode:	YO18DA

Property Owner's Name:	Post Office Limited
Address:	Finsbury Dials, 20 Finsbury Street, London
Postcode:	EC29AQ
Telephone Number:	03452 660115
Current Occupier's Name:	Post Office Limited

Section 2

About your community organisation

Name of Organisation:	Guildhall Branch - Labour Party
Title:	
First Name:	
Surname:	
Position in Organisation:	
Email Address:	
Address:	
Postcode:	
Telephone Number:	01904

Organisation type:

Click in field for options

Organisation size

How many members do you have?

active members

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 Lendal Post office building was custom-built in 1884 and was one of the last surviving late Victorian purpose built post offices in use until 2019. The building is an asset to York Citizens (and those living in Guildhall), and visitors and should continue to be used for the good of the community as well as visitors to York. We want it to retain community-based use.

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.

I don't have information on this - but it should be clear form your own records.

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:22/02/2019

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

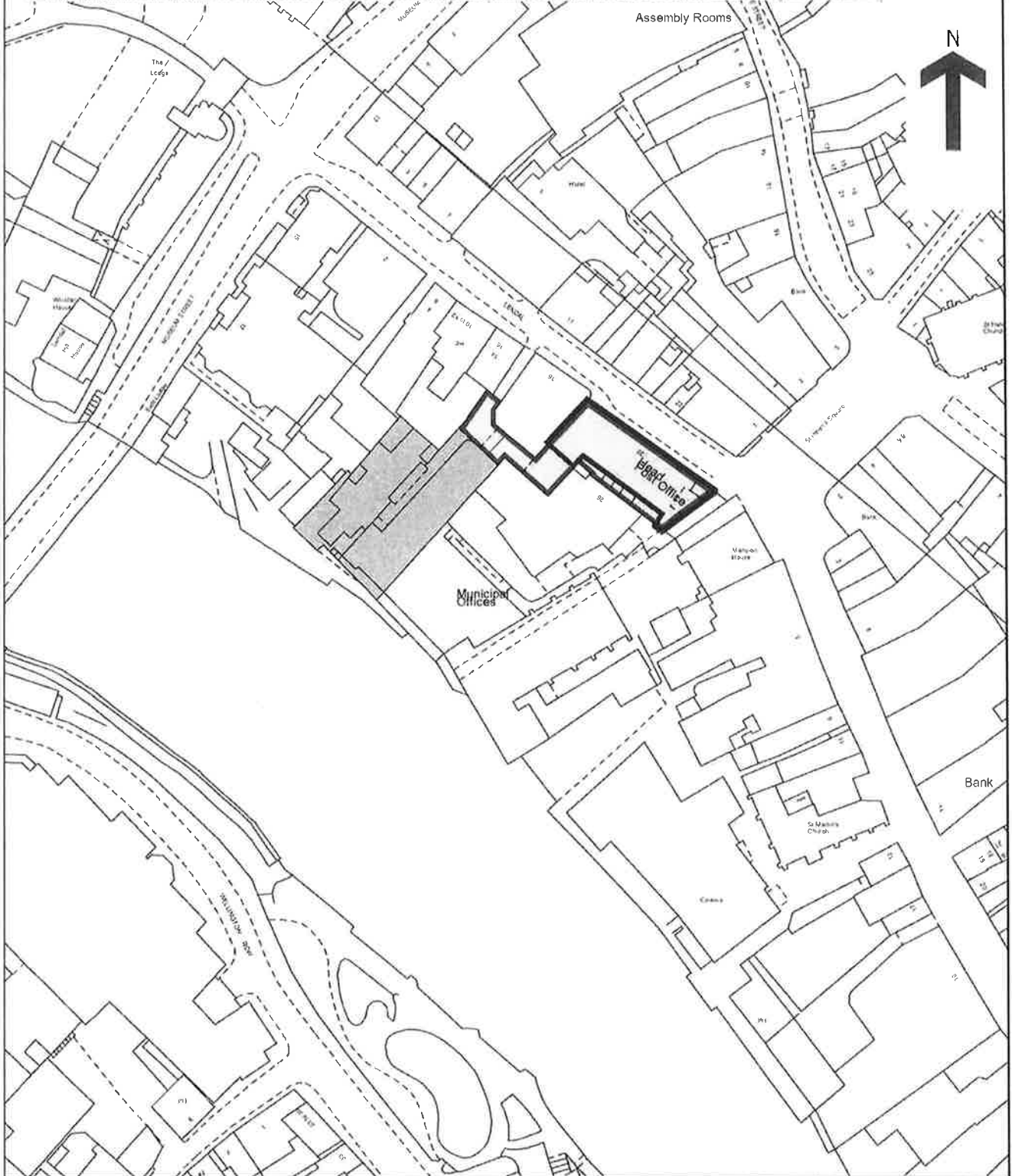
Asset and Property Management
City of York Council
West Offices
Station Rise
York
YO1 6GA

HM Land Registry
Official copy of
title plan

Title number **NYK314576**
Ordnance Survey map reference **SE6051NW**
Scale **1:1250**
Administrative area **York**



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Annex 4 - Current list of Assets of Community Value

1. The Golden Ball Public House, 2 Cromwell Road, York, YO16 6DU - approved 6th March 2014. Renewed 15th July 2019.
2. The Fox Inn, 166 Holgate Road, York, YO24 4DQ – approved 17th July 2014.
3. The Mitre Public House, Shipton Road, York, YO30 5XF – approved 17th July 2014.
4. The Winning Post Public House, 127-129 Bishopthorpe Road, York, YO23 1NZ – approved 20th November 2014.
5. New Earswick and District Bowls Club, Huntington Road, York, YO32 9PX – approved 6th November 2014.
6. Holgate Allotments, Ashton Lane, Holgate, York, YO24 4LX – approved 29th June 2015.
7. The Swan, Bishopthorpe Road, York, YO23 1JH – approved 20th October 2015.
8. The Derwent Arms, 29 Osbaldwick Village, Osbaldwick, YO10 3NP – approved 14th March 2016.
9. The Minster Inn, 24 Marygate, York, YO30 7BH – approved 11th July 2016.
10. The Wenlock Arms Public House, 73 Main Street, Wheldrake, YO19 6AA – approved 11th July 2016.
11. Costcutter Shop, 58 Main Street, Wheldrake, York, YO19 6AB – approved 11th July 2016.
12. Wheldrake Woods (owned by the Forestry Commission), Broad Highway, Wheldrake, YO19 6 – approved 11th July 2016.
13. The Blacksmiths Arms, Naburn York, YO19 4PN – approved 12th September 2016.
14. Holgate Community Garden and Play Park, Upper St Paul's Terrace, York, YO24 4BS. – approved 12th Sepyember 2016
15. White Rose House, 79 Main Street, Wheldrake, York, YO19 6AA – approved 29th September 2016.

16. The Grey Horse Public House, Main Street, Elvington, York, YO41 4AA – approved 19th December 2016.
17. The Deramore Arms Public House, Main Street, Heslington, York, YO10 5EA. – approved 13th March 2017.
18. The Carlton Tavern Public House, 104 Acomb Road, York, YO24 4HA – approved 10th April 2017.
19. The Royal Oak Public House, 1 Main Street, Copmanthorpe, York, YO23 3ST. – approved 12th June 2017.
20. The Blue Bell Public House, 53 Fossgate, York, YO1 9TF. – approved 17th October 2017.
21. The Old Ebor Public House, 2 Drake Street, York, YO23 1EQ. – approved 17th October 2017.
22. New Earswick Swimming Pool, Hawthorne Terrace, New Earswick, YO32 4TZ. - approved 12th March 2018.
23. Strensall Library, 19 The Village, Strensall, York, YO32 5XS. – approved 9th April 2018.
24. The Lord Collingwood Public House, The Green, Upper Poppleton, York, YO26 6DP. – approved 14th May 2018.
25. The Garrison Church of St Wilfrid, St Wilfrid's Road, Strensall, York, YO32 5SJ. – approved 17th September 2018.
26. Hurst Hall Community Centre, Border Road, Strensall Camp, York, B757RL. – approved 15th July 2019.