

SHOOSMITHS

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Our Ref KJ.JF.M-00582914  
 Date 23 March 2017

By post and  
 email:tim.bradley@york.gov.uk

Dear Mr Bradley

**ASSET OF COMMUNITY VALUE NOMINATION - THE CARLTON TAVERN, 104 ACOMB ROAD,  
 YORK YO42 4HA ("PROPERTY")  
 OUR CLIENTS: MARSTONS PUBS LIMITED**

We have been provided with a copy of your letter dated 9 March 2017 notifying our clients about the above nomination. We understand that the nomination will be determined by the Council's Executive Leader (Finance and Performance) at a decision session on 10 April 2017. We ask that the representations contained in this letter be presented to the session and taken into account in the decision making process.

Our clients strongly object to the inclusion of the Property on the List of Assets of Community Value. It is our view that the Property is currently of insufficient local community value to warrant inclusion in the List.

The Property's main business is as a carvery and food provider, rather than as a traditional public house and the Property doesn't offer the range of facilities enjoyed by other more popular public houses in the area – for example the Fox has a large children's play area and the Quaker Wood also provides more family friendly areas.

In general the area is very well provided for in terms of community focused public houses (the Fox, the Ainsty, John Barras, Quaker Wood, Marcia Grey, Inn on the Green, the Sun and the Puss in Boots), which are all better equipped to service the needs of the local population than the Property.

Whilst our clients and the landlord are aware of a couple of local groups that meet in the Property, this usage is extremely limited. We understand that the St Paul's Young at Heart Group meet there once a month but that they also use other places to meet. The Hamilton Panthers now have their own club house so don't use the Property anymore and Westfield School use it twice a year for their staff Christmas dinner and a prom night for one year group. The landlord of the Property is not aware of the Westbank Project and their use of the Property. We understand that local heritage sites (the War Bunker and Holgate Windmill) use of the Property is limited to the use of the car park and not the Property itself. Finally the landlord holds a Northern Soul evening at the Property once a month but attendance is dwindling and the landlord is looking to discontinue this event due to declining attendance.



Our clients propose to sell the Property to enable the site to be redeveloped as a care home. This will be a high quality development that meets an identified need for new care provision for the elderly in the area. The care home providers and their design team are approaching the design and operation of the care home to ensure that it does not become a gated community, closed off to the wider community. Instead the care home will be designed to embrace the strong, established ties residents will have with local family and friends and will encourage the wider community to share in the new facilities, which will include activity rooms, bar and café. It is intended that the care home building will act as a community hub within the local area and provide a focal point for the local community.

We ask that the Property not be listed to enable this much needed development to come forward.

Please can you confirm safe receipt of this letter

Yours sincerely,

[Redacted signature]

KATHRYN JUMP  
Partner  
SHOOSMITHS LLP

