

Nicola Lockwood  
Junior Properry Surveyor  
Economy and Place Directorate  
West Offices Station Rise  
York  
YO1 6GA

15 May 2020

Dear Nicola

**Asset of Community Value Nomination - New Earswick and District Bowls Club, Huntington Road**

I refer to your letter of 1<sup>st</sup> May 2020 ref 00033/NL concerning the above matter. Please accept this letter as a formal response by Joseph Rowntree Housing Trust (“JRHT”) which is the owner of the site which is the subject of the application (“the Site”) by the New Earswick and District Bowls Club (“the Club”). JRHT considers that the application made by the Club does not demonstrate that the land and building which is the subject of the application is of community value.

Lease to the Club

The Club has been a tenant of part of the Site since 1994 and the lease was renewed in 2013 for another ten years. The part of the Site which is leased to the Club is shown hatched red on the attached plan. The initial lease granted in 1994 restricted the use of the premises to use as a private members indoor bowls club but when the lease was renewed in 2013, the user clause in the lease was amended to allow the premises to be used to host non-member community based activities. JRHT was keen to see a wider use for the premises which would benefit the community and therefore was happy to agree to the amendment.

With an ongoing decline in the bowling membership and an associated fall in revenues the Club have been introduced a limited range of alternative uses in an attempt to bolster income. To date these have not created a sustainable and financially viable

business model and prior to the impact of Covid 19 the Club was unable to pay the rent reserved and has requested financial assistance from the Landlord.

JRHT therefore acknowledges and encourages the use of the premises not only for bowling and social events related to the Club but wider more community based activities. However, whilst these activities are undoubtedly of community value, they are restricted to part of the Site and it is this aspect of the application which causes JRHT concern.

## The Extent of the Use

The attached plan shows the extent of the building which is used by the Club. The building is a former industrial building. It is physically obsolete and several significant components including the roof are approaching the end of the useful life.

The building is on two floors and part of each floor (outside the areas shown hatched red on the plan) is occupied by JRHT as a depot and offices. There is a separate entrance on the ground floor into those offices from the eastern side of the building. The majority of the land outside the building is currently in use as a car park. The plan therefore clearly demonstrates that a significant part of the Site is not being used for purposes which would “further the social wellbeing or the social interests of the local community” and therefore cannot be considered to be of community value.

In addition, the use of the remainder of the facility, currently occupied by JRHT, is under review as part of a JRHT transformation service review. It is likely that in the short to medium term JRHT will no longer require the use of the depot and offices and at will therefore need to consider the future use of the building.

Whilst JRHT are extremely supportive of the Club’s activities in the community, as part of the future use of the site JRHT may consider redevelopment plans, including the extent of the Site occupied by the Club. As there are only a further three years remaining of the lease it is not unrealistic for JRHT to consider the Site for future provision of much needed affordable housing within York.

As part of any redevelopment considerations JRHT are willing to consider supporting any relocation of the Club to new facilities to ensure their community-based activities may continue. As these activities could be located from premises elsewhere in York the nomination of the Site is inappropriate to consider for nomination at this time.

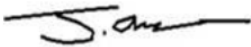
## The Localism Act 2011 (“the Act”)

Section 90 of the Act provides that a Council must accept a community nomination if the land nominated is in the Council’s area and is of community value. If they accept

the nomination, the Council must also include the land in the list of assets of community value. As a significant part of the Site is not of community value, there is insufficient evidence to justify the acceptance of the nomination and the Council has no alternative under the legislation but to advise the Club that their nomination has been unsuccessful.

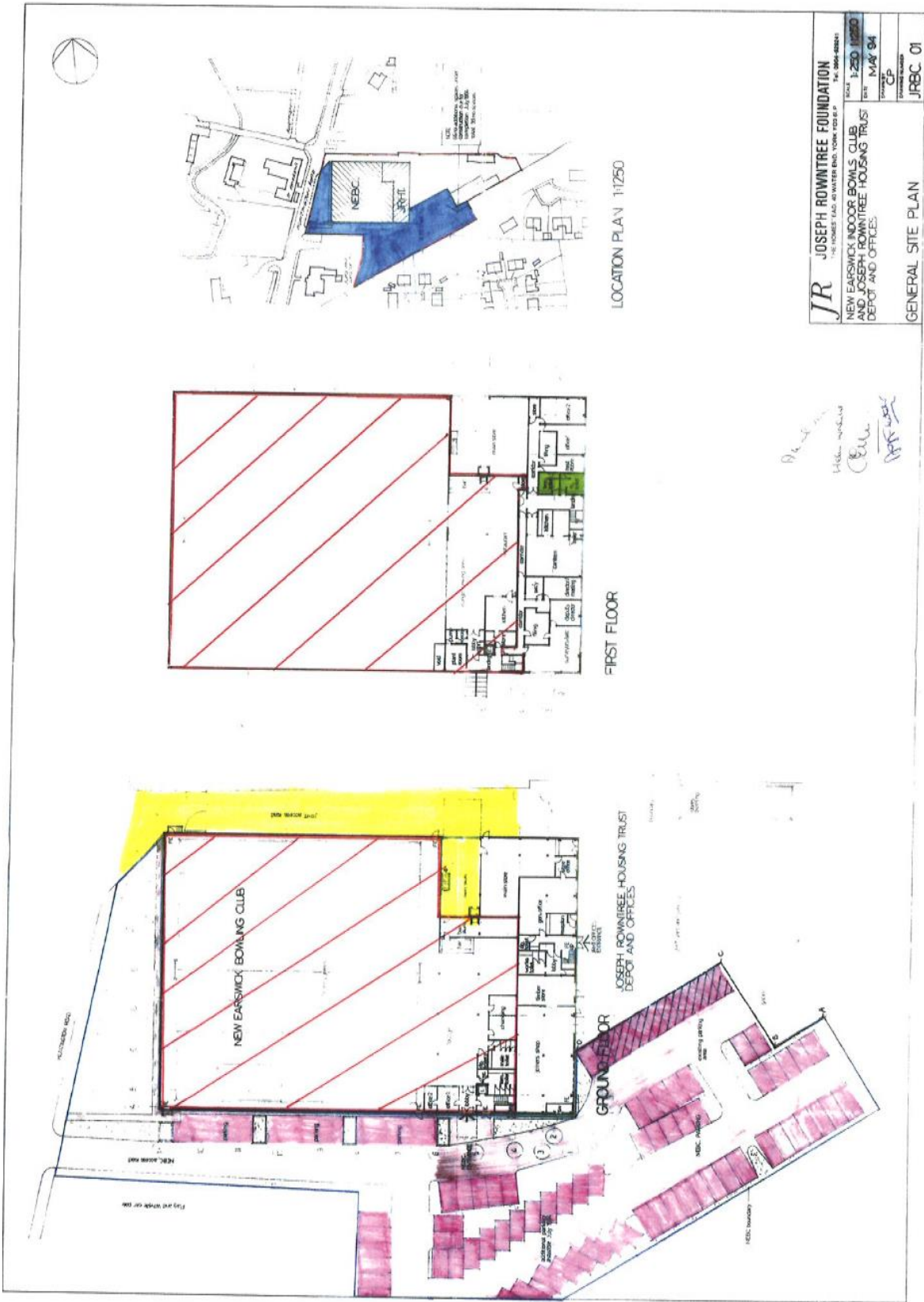
I look forward to receiving your confirmation that the Council has decided not to enter the land on the list of assets.

Yours sincerely



**Joel Owen**  
**Deputy Director Development & Asset Management**

Enc.



The Garth, White Rose Ave, New Earswick, York YO32 4TZ | Tel: 0800 587 0211. | Fax: 01904 735001

Community Benefit Society Number: 8209

Joseph Rowntree Housing Trust is a charitable, registered society under the Co-operative and Community Benefit Societies Act 2014

[www.jrht.org.uk](http://www.jrht.org.uk)