



Notice of a public meeting of

Decision Session - Combined Executive Member Decision Session

To: Councillors Douglas, Webb, Kent, Kilbane, Lomas, Merrett, Perrett and Steels-Walshaw

Date: Tuesday, 11 August 2026

Time: 10.00 am

Venue: West Offices, York

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 Tuesday 18 August 2026**.

*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 Corporate Scrutiny Committee.

Written representations in respect of items on this agenda should be submitted to Democratic Services by **5:00pm on Friday 7 August 2026**.

1. Appointing a Chair

To confirm arrangements for chairing the meeting as follows:
Councillor Lomas – Standard agenda items and Applications for

Community Right to Bid under the Localism Act 2011, items 1-7.

2. Apologies for Absence

To receive and note apologies for absence.

3. Declarations of Interest

At this point in the meeting, Members and co-opted members are asked to declare any disclosable pecuniary interest, or other registerable interest, they might have in respect of business on this agenda, if they have not already done so in advance on the Register of Interests. The disclosure must include the nature of the interest.

An interest must also be disclosed in the meeting when it becomes apparent to the member during the meeting.

(1) Members must consider their interests, and act according to the following:

Type of Interest	You Must
<i>Disclosable Pecuniary Interests</i>	<i>Disclose the interest, not participate in the discussion or vote, and leave the meeting unless you have a dispensation.</i>
<i>Other Registrable Interests (Directly Related)</i> OR <i>Non-Registrable Interests (Directly Related)</i>	<i>Disclose the interest; speak on the item only if the public are also allowed to speak, but otherwise not participate in the discussion or vote, and leave the meeting unless you have a dispensation.</i>
<i>Other Registrable Interests (Affects)</i> OR <i>Non-Registrable Interests (Affects)</i>	<i>Disclose the interest; remain in the meeting, participate and vote unless the matter affects the financial interest or well-being:</i> <i>(a) to a greater extent than it affects the financial interest or well-being of a majority of inhabitants of the affected ward; and</i>

	<i>(b) a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest. In which case, speak on the item only if the public are also allowed to speak, but otherwise do not participate in the discussion or vote, and leave the meeting unless you have a dispensation.</i>
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(2) Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.

(3) Members in arrears of Council Tax by more than two months must not vote in decisions on, or which might affect, budget calculations, and must disclose at the meeting that this restriction applies to them. A failure to comply with these requirements is a criminal offence under section 106 of the Local Government Finance Act 1992.

4. Public Participation

At this point in the meeting members of the public who have registered to speak can do so. Members of the public may speak on agenda items or on matters within the remit of the committee. Please note that our registration deadlines are set as 2 working days before the meeting, in order to facilitate the management of public participation at our meetings. The deadline for registering at this meeting is 5:00pm on Friday 7 August 2026.

To register to speak please visit www.york.gov.uk/AttendCouncilMeetings to fill in an online registration form. If you have any questions about the registration form or the meeting, please contact Democratic Services. Contact details can be found at the foot of this agenda.

Webcasting of Public Meetings

Please note that, subject to available resources, this meeting will be webcast including any registered public speakers who have

given their permission. The meeting can be viewed live and on demand at www.york.gov.uk/webcasts.

5. Minutes

The minutes for the 30 July 2026 Decision Session are not yet published and will be approved at a later date.

6. Application for Community Right to Bid under the Localism Act 2011 (Pages 7 - 44)

This report details an application to list the following property as Asset of Community Value (ACV) for consideration by the Council:

The Victoria Vaults, 47-49 Nunnery Lane, York, YO23 1AB
The application has been made by Campaign for Real Ale (York Branch).

The application has been received, for a decision by the Executive Member in the Council's statutory capacity as an Asset of Community Value (ACV) listing authority.

7. Urgent Business

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

Democracy Officer:

Robert Flintoft / Ben Jewitt

Contact details:

- Telephone: (01904) 555704/553073
- Email: democratic.services@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.

Alternative formats

If you require this document in an alternative language or format (e.g. large print, braille, Audio, BSL or Easy Read) you can:



Email us at: cycaccessteam@york.gov.uk



Call us: **01904 551550** and customer services will pass your request onto the Access Team.



Use our BSL Video Relay Service:
www.york.gov.uk/BSLInterpretingService
Select 'Switchboard' from the menu.



We can also translate into the following languages:

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)

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Meeting:	Decision Session – Executive Member for Finance, Performance, Major Projects and Equalities.
Meeting date:	11 August 2026
Report of:	Director of Finance
Portfolio of:	Executive Member for Finance, Performance, Major Projects and Equalities

Decision Report: Application for Community Right to Bid under the Localism Act 2011

Subject of Report

1. This report details an application to list the following property as Asset of Community Value (ACV) for consideration by the Council:
 - A. The Victoria Vaults, 47-49 Nunnery Lane, York, YO23 1AB
2. The application has been made by Campaign for Real Ale (York Branch).
3. The application has been received, for a decision by the Executive Member in the Council's statutory capacity as an Asset of Community Value (ACV) listing authority.

Benefits and Challenges

4. This process is a statutory requirement. The process and the effects through the listing of an asset is set out in detail in this paper.

Policy Basis for Decision

5. The process is a statutory requirement.

Financial Strategy Implications

6. There are no financial strategy implications to this decision.

Recommendation and Reasons

7. The Executive Member is asked to consider the officer recommendation(s) to:
 - i. approve the listing of The Victoria Vaults, 47-49 Nunnery Lane, York, YO23 1AB, as an Asset of Community Value (ACV) for the reasons outlined within this report.
 - ii. approve that, following expiry of the listing recommended in this report, any renewal ACV nomination received for the property listed in 7(i) above may be referred for officer decision.

Reason:

To ensure the Council meets its legislative obligations (pursuant to the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012) and promotes community access to community facilities.

Background

8. The purpose behind the provisions regarding Assets of Community Value (ACV) in the Localism Act 2011 is to ensure that property (land and building) assets which are currently used for principal/non-ancillary use(s) which benefit the local communities are not disposed of without the local community being given an opportunity to bid for these assets when the owner wishes to dispose of the asset. 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.
9. Section 89(1)(a) sets out that land in the local authority's area may be listed on the ACV list only in response to a community nomination. Section 89(2)(b)(iii) of the Localism Act 2011 requires that the organisation nominating an asset to be an ACV is a person that is a voluntary or community body with a local connection to the

asset nominated. Further, the legislation requires that the nominating organisation must include in the nomination form information about the asset nominated, in accordance with part 6 of the Assets of Community Value (England) Regulations 2012.

10. 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 satisfy either of the following criteria:
 - a. s88(1) 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
 - b. s88(2) 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.
11. 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

12. The regulations set out how potential assets can be listed which in brief are as follows:
 - **Nomination** – this can be by a voluntary or community body with a local connection. This includes parish councils, neighbourhood forums, charities, community interest groups but excludes public or local authorities (except parish councils).
 - **Consideration** – the local authority has 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 further details in the report – 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. Neither the Localism Act nor the ACV Regulations give the nominating organisation any right to appeal a decision of the local authority that the nominated property is not an asset of community value/does not satisfy the necessary S.88 criteria referred to above.

- **Disposal of assets on the ACV list** – if a building or piece of land which is on the list is going to be disposed of (by way of either a freehold sale or granting of a lease for a Term of 25 years or more) 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. If they do, then a 6-month period (commencing from the date on which the Council had received notice of the owner's intention to dispose of the asset) is provided for that group to prepare its 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 its 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).

13. There have been two previous applications to nominate The Victoria Vaults as an Asset of Community Value. The first, in October 2024, which went before the First Tier Tribunal, however, the case was withdrawn and, the second, in January 2026, was withdrawn by the applicant.

A. The eligibility of the nominating organisation and the nominated asset to be an ACV.

14. The application nominating the nomination land ("The Victoria Vaults") was made by The Campaign for Real Ale – York Branch on 17th June 2026. When making the application, the applicant seeks to assert its status as a community body under section 89(2)(b)(iii) of the Localism Act 2011 ("The Act").
15. The Campaign for Real Ale – York Branch are an eligible body, as they are an incorporated body, whose activities are concerned with the Council's local area. They do not distribute any surplus/profits to their members and have at least 21 members who live in the local area. The application meets the qualifying test set out in section 89(1)(a) of the Act as an application made by way of a community nomination.
16. The application sets out that the freehold of The Victoria Vaults is owned by Mr Nabeel Hanif. It is understood that the owners are Victoria Vaults York Ltd of which Mr Hanif and Mr Mohammed Zaheer are registered officers. The Official Register of Title held at the Land Registry has the registered owner as Appleton Estates Ltd having been the owner since 1 November 2013. In accordance with the regulations, the freehold owners of the property, have been informed in writing that the application has been made. The freeholders have been invited to make representations regarding the nomination.
17. The application provides a clear description and postcode of the land nominated on the first page of the form and has attached to it a map setting out the extent of the land. The nominated land does not come within the categories of land which may not be ACVs.
18. The applicant has provided their reasons for thinking that the Council should conclude that the land is of community value, at section 3 and in the Supplement section of the nomination form.
19. 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.

B. Is the current or recent usage of the nominated land an actual and non-ancillary use, does the usage further social wellbeing or social interest, and is it realistic to think that there can continue to be non-ancillary use of the building which will further (whether or not in the same way) the social wellbeing or social interests of the local community.

20. This application concerns the listing of The Victoria Vaults on the Council's ACV list. The past and current usage of the pub as a venue for community activities/events is set out below and indicates that the current and recent usage of the nominated land is an actual and non-ancillary use pursuant to section 88(1) and section 88(2) of the Act.
21. CAMRA state in their application that The Victoria Vaults is currently closed and not trading but was formerly a community based music venue and public house trading in a thriving area of York known as Bishophill. They believe, based on the current level of interest and the evidence of credible experts in running licensed music venues, that there is a realistic chance that it can re-open and resume its community function.
22. The premises were not part of a pub chain but an independent venue for new and upcoming musical artists holding enough people to make gigs financially viable. The premises hosted over 150 gigs a year encompassing a diverse range of musical genres.
23. CAMRA advises that the Government and Arts Council tacitly acknowledged its community importance by awarding £92,244 from the Cultural Recovery Fund. Additionally City of York Council granted £16,000 to the premises.
24. CAMRA state that the reasons why The Victoria Vaults should be listed as an Asset of Community Value can be summarised through-Cultural Significance, having a long musical heritage of hosting live music for local musicians to develop their careers and thus creating a community hub. Economic benefits providing local job creation in the music, hospitality and retail sectors. Attracting higher profile bands to the City which in turn attracts tourists and having a music pub can enhance property prices and an areas attractiveness to live. Social Value – Victoria Vaults was a place for providing a safe and welcoming environment, providing a positive impact for music to

support and enhance mental and physical health, to strengthen community bonds and prevent social isolation. The Victoria Vaults as a public house dates back to 1857 and a loss of such use would erode part of the City's heritage.

25. CAMRA advise that under the 'Realistic to think' test under S88 Localism Act 2011 for listing closed building as an ACV, The Victoria Vaults being intact and situated in a strong footfall area could reopen under experience management or run as a community enterprise. They say the previous failure of The Victoria Vaults as a business was through the poor management of the previous occupants and advise that previously failed hospitality businesses in York have thrived under new management.
26. CAMRA state that there are interested parties in purchasing the property to re open as a music venue and public house, this includes The Music Venues Trust. They advise that the property is currently not for sale but is on the market to-let at an annual rent of £25,000pa. They state that there has been no interest in leasing the property due to the uncertain future.
27. Two emails of support have been received in favour of the nomination from parties both interested in making an offer for the property and running as a public house/music venue
28. The Victoria Vaults owners The Victoria Vaults (York) Ltd have requested the following comments from an email made to a previously withdrawn nomination are included with the current nomination to add The Victoria Vaults as an Asset of Community Value:
 - a) "The Victoria Vaults (York) Ltd state that following a previous successful nomination on The Victoria Vaults having been removed from the ACV register on 27th November 2025, this is an abuse of process and Wednesbury unreasonableness. They state that to process a duplicate nomination from the same nominating body following conclusion that a previous nomination was invalid, is an abuse of process. The Council are aware of the viability report on the property which shows that a reduced rent and large Government grant could not prevent large losses by the previous operator.

- b) It is stated that the Council is the Respondent of an active First tier tribunal costs application concerning unreasonable conduct in the previous ACV listing and the listing on 27th November 2025 to avoid a substantive hearing. A second nomination presents an abuse of statutory powers and public bodies are bound by the Padfield Principle. The council's statutory powers cannot be used for ulterior motives or retaliatory action
- c) It is stated that due to the fact that the nominator has included the separately rated first floor flat is procedurally invalid. Schedule 1, paragraph 1 of the ACV Regulations prohibits the listing of a residential property.
- d) The nominator's operating model of a 140 occupancy grassroots music venue is unlawful when City of York Council Premises Licence caps the maximum capacity at 90 therefore the premises would be closed immediately by Licencing Officers and the Fire Authority. Section 88 (2) (b) of the Localism Act 2011 states that it must be realistic for community use to resume and states TV Harrison CIC v Leeds City Council 2022 as evidence.
- e) It is stated the blame for the closure of the property was due to mismanagement, however this is contradiction to the council's instructed expert and an independent appraisal which stated that the property requires c £250,000 to reinstate. Parties who the nominator claim were interested in the property declined to make offers illustrating the market has been fully tested.
- f) The supporting letters for the nomination are only speculative on the capital deficit. A number of recent Tribunal cases illustrates that without a number of fully funded financial proposals, these fail the statutory test.
- g) The owner demands that the nomination is rejected and should the council unlawfully relist the property, the owner will pursue full compensation and costs from the First Tier Tribunal"

29. Full details are provided in
- Appendix 1 – The Victoria Vaults, 47-49 Nunnery Lane, York, YO23 1AB – Application to add to the list of assets of community value.
 - Appendix 2 – Reasons Why The Victoria Vaults is an Asset of Community Value
 - Appendix 3 – Register of Interested Members
 - Appendix 4 - CAMRA York Branch Constitution
 - Appendix 5 & 5.1– Supporting correspondence for the nomination
 - Appendix 6 – Correspondence from property owner
 - Appendix 7- Current list of Assets of Community Value

Nominations for Renewal of ACV Listings

30. Successful nominations are added to the Asset of Community Value register and remain on the list for a period of 5 years. Following expiry, the entry is removed.
31. It is proposed that any renewal nomination received for a property that has been listed on the Asset of Community Value register be referred to the Director of Finance in consultation with the Director of Governance for decision.
32. For the avoidance of doubt, new nominations will continue to be sent for Executive Member decision

Consultation Analysis

33. As required by the Assets of Community Value Regulations, the owners of the property have been consulted regarding the application and have been invited to make representations. No representations have been received from the registered owner regarding the listing.

Options Analysis and Evidential Basis

34. The application to list The Victoria Vaults as an Asset of Community Value, can either be accepted or rejected. There are no other options, as it is considered that sufficient information has been provided for a decision to be made.

35. If the decision is to approve the ACV nomination application, then the owner of the property has a statutory right to request a review of that decision by submitting a review request to the Council within 8 weeks of the decision date. (If the decision is to reject the ACV nomination application, the legislation does not give the nominating group any right to appeal that request, though they could potentially seek a Judicial Review of the decision by submitting a claim to the High Court.)

Organisational Impact and Implications

- 36.
- **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
 - **Legal** – Advice and comments have been sought from Legal Services and incorporated in this report.
 - **Procurement** – None
 - **Health and Wellbeing** – The added protection of an ACV around a physical activity facility which caters for some of our more vulnerable and poorer residents has health and wellbeing benefits which should be considered in decision making.
 - **Environment and Climate action** – No direct environmental impacts but buildings of community value are key and underpin a sense of place
 - **Affordability** – None
 - **Equalities and Human Rights** – The Council recognises, and needs to take into account its Public Sector Equality Duty under Section 149 of the Equality Act 2010 (to have due regard to the need to eliminate discrimination, harassment, victimisation and any other prohibited conduct; advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and foster good relations between persons who share a relevant protected characteristic and persons who do not share it in the exercise of a public authority's functions). A Human Rights and Equalities Assessment has been carried out and no human rights or equalities implications were identified in respect of the matters discussed in this report.
 - **Data Protection and Privacy** – Data protection impact assessments (DPIAs) are an essential part of our accountability

obligations and is a legal requirement for any type of processing under UK data protection and privacy legislation. Failure to carry out a DPIA when required may leave the council open to enforcement action, including monetary penalties or fines.

- DPIAs helps us to assess and demonstrate how we comply with all our data protection obligations. It does not have to eradicate all risks but should help to minimise and determine whether the level of risk is acceptable in the circumstances, considering the benefits of what the council wants to achieve.
 - The DPIA screening questions identified that whilst there is processing of personal, it is not likely to result in a high risk to the rights and freedoms of individuals. Therefore, a simple DPIA was completed which identified the data protections risks as well as the mitigations either in place or that need to be put in place, to minimise these identified risks such as redacting or withholding personal identifiable information from the public report where we do not have a lawful basis to publish it
- **Communications** – This is a routine statutory process. However, given the high level of community use and support for the venue, there may be public or stakeholder interest. Should this arise, communications will be able to support. Proactive messaging opportunities also exist to highlight the value of Assets of Community Value in sustaining vibrant neighbourhoods.
 - **Economy** – None
 - **Specialist Implications Officers** – None

Risk Management

37. The freeholder may appeal against the Council's decision to list their property as an asset of community value. In the first instance the property owner should ask the council to review its decision. If the Council upholds its decision to list the owner may appeal to the First-Tier Tribunal. If the decision is to reject the ACV nomination application, the nominating organisation may seek a Judicial Review of the decision by submitting a claim to the High Court. In both cases this can be a long and costly procedure.

Wards Impacted

38. Micklegate

Contact Details

For further information please contact the authors of this Decision Report.

Author

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Telephone:	01905 554463
Report approved:	Yes
Date:	14 July 2026

Co-authors

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Service Area:	Corporate Finance	Property Services
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Report approved:	Yes	Yes
Date:	14 July 2026	14 July 2026

Appendices

- Appendix 1 – The Victoria Vaults, 47-49 Nunnery Lane, York, YO23 1AB – Application to add to the list of assets of community value.
- Appendix 2 – Reasons Why The Victoria Vaults is as Asset of Community Value
- Appendix 3 – Register of Interested Members
- Appendix 4 - CAMRA York Branch Constitution
- Appendix 5 & 5.1– Supporting correspondence for the nomination
- Appendix 6 – Correspondence from property owner
- Appendix 7- Current list of Assets of Community Value

Abbreviations used in the used in the report.

- ACV – Assets of Community Value
- DPIA – Data Protection Impact Assessment

- CAMRA – Campaign for Real Ale

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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 Victoria Vaults
Address of Property:	47 - 49 Nunnery Lane, York
Postcode:	YO23 1AB

Property Owner's Name:	[REDACTED]
Address:	[REDACTED]
Postcode:	YO23 1AB
Telephone Number:	
Current Occupier's Name:	Current Owners

Section 2

About your community organisation

Name of Organisation:	Campaign For Real Ale Limited (York Branch)
Title:	Mr
First Name:	[REDACTED]
Surname:	[REDACTED]
Position in Organisation:	Pub Protection Officer
Email Address:	pubprotection@yorkcamra.org.uk
Address:	[REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]

Organisation type:

Click in field for options

COMPANY LIMITED BY GUARANTEE

Organisation size

How many members do you have?

1152

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.

See separate accompanying document: Why The Victoria Vaults is an Asset of Community Value - June 2026

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.

Plan included as part of the accompanying document plus sales brochure with a floor 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: 17th June 2026

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 Victoria Vaults is an Asset of Community Value

The Victoria Vaults (aka York Vaults) although currently shut and not trading, was formerly a community based music venue and public house trading in a thriving area of York known as Bishophill. We believe, based on the current level of interest and the evidence of credible experts in running licensed music venues, that there is a realistic chance that it can re-open and resume its community function.

Historical context

When it was previously trading, it was widely known to musicians and concert goers as a grassroots music venue located 5 minutes from the centre of York, opposite the historic city walls and a brief walk away from the railway station.

It was not part of a pub chain, but a completely independent venue dedicated to providing a platform for new and upcoming musical artists. It was an ideal size for bands to play – holding enough people to make gigs financially viable but not too large that smaller bands may not be able to fill it.

An extensive refurbishment which changed the floorplan to be more gig-friendly, put it at the heart of York's vibrant and diverse music scene providing the best live experience an independent venue could offer, with up and coming bands, great sound, friendly staff, and quality drinks.

It was not just a pub that did music - as has been wrongly characterised - it was a credible music venue and was treated as such by the many bands that played there and music fans that frequented it. People went specifically to go to gigs - not just for a drink and if music happened to be on then all the better.

Prior to 2020, both pubs (A4) and live-music venues (D2) were lawful sui generis uses that could coexist. Since 2020, both are categorised as sui generis, thus eliminating any would-be argument that musical performance constitutes a material change of use.

The "mixed-use pub/music venue" description accurately reflects its long-established operational reality, not an unauthorised change as has been voiced in recent publicly available debate about the building. No enforcement action has ever been taken by the Council.

The pub exceeded the criteria for a community asset - by having a wide appeal to different social groups by offering an alternative to other amenities in the area that appeal to other demographics and tastes. It hosted over 150 gigs a year encompassing a diverse range of musical genres.

Such was its community impact - its significance to the cultural life of the city was acknowledged both nationally and locally.

The government and Arts Council England tacitly acknowledged its community importance and gave it huge validation when they awarded it £92,244 from the Cultural Recovery Fund.

Additionally, the City of York Council also awarded it a grant of £16,000 saying that the grant *"supports City of York Council's standpoint that a thriving, vibrant, diverse and responsibly managed early-evening, evening and night-time offer is a crucial part of the city's economy. It also places emphasis on the council's commitment to live music venues in the city, recognising them as an integral part of York's economy."*

The relisting of the whole building as an Asset of Community Value would be materially important, given there is a current planning application under consideration for change of use.

The current owners clearly stated in the previous ACV decision session that they had bought the York Vaults (formerly known as the Victoria Vaults) as a development opportunity and had no desire to keep the venue in its current use. The whole property was marketed as such by the previous owners who commissioned plans to show the redevelopment of the entire building - calling it an “excellent medium term redevelopment opportunity, subject to planning”..

There are numerous examples in York of lost community venues such as The Jubilee and The Mitre, that have fallen prey to developers who care little for the social and cultural benefits that such institutions bring to local neighbourhoods and The Victoria Vaults should be protected from going the same way.

The reasons why The Victoria Vaults should be made an Asset of Community Value can be summarised thus:

Cultural Significance

Musical Heritage: The Victoria Vaults has a long history of hosting live music, contributing to the city's cultural heritage.

Local Talent: It provided a platform for local musicians to showcase their talents and develop their careers.

Community Hub: It served as a gathering place for people of all ages and backgrounds, fostering a sense of community.

Economic Benefits

Job Creation: It provided local jobs in the music industry, hospitality and retail sectors.

Tourism: Certain higher profile bands attracted musical tourists to the city, boosting the local economy.

Property Values: It is widely acknowledged that the presence of a music pub can positively impact property values in the surrounding area (by up to 10% according to research) and can certainly enhance the area's attractiveness as a place to live with a rich and varied cultural offering – such as the nearby Bishy Rd and Bishophill areas.

Social Value

Safe Space: The Victoria Vaults was known for providing a safe and welcoming environment for people to socialise and enjoy live music.

Health & Wellbeing: The positive impact of using music to support and enhance mental and physical health throughout people's lives has long been documented in a vast body of academic and social research.

Community Building: It helped to strengthen community bonds and prevent social isolation.

Preservation of Local Character: The Victoria Vaults dates back to 1857 as a public house and brewhouse and was rebuilt circa 1935 in its current form. Places such as this are integral to the character and identity of a city such as York. Its loss would erode our heritage.

The Future of The Victoria Vaults - Viability and the "Realistic to Think" test

The "realistic to think" test forms part of the statutory criteria under Section 88 of the UK's Localism Act 2011 for listing closed buildings or land as Assets of Community Value (ACV).

For assets not currently in community use such as The Victoria Vaults, but used in the "recent past" (typically the last 3-5 years), councils assess if "it is realistic to think" there can be non-ancillary community use furthering social wellbeing or interests within 5 years—whether the same or similar.

Tribunals have repeatedly held (*Patel v Hackney*; *Gullivers Bowls Club v Rother DC*; *Worthy Developments v Forest of Dean DC*) that viability and profitability are not determinative. Assets can be listed even where commercial operation is challenging if there is any credible route to community reuse.

The Victoria Vaults is physically intact, and situated in a strong footfall area. There is nothing to make future community use unrealistic: it could reopen in the near to medium future under experienced new management or as a community-run enterprise, a model proven across the UK.

The fallacy of previous failures

The venue has not previously been run well. Several speakers who gave evidence at a previous ACV decision session spoke frankly about the dysfunctional nature of previous owners. Poor management or outdated models often sink businesses, but the underlying assets - like prime locations, loyal customers, or brand equity—can thrive under fresh leadership with smart pivots.

Failure stems from fixable issues: mismanagement (e.g., debt overload), ignoring trends or inflexible operations, not inherent flaws. New owners succeed by controlling costs, innovating offerings, and realigning with demand, turning liabilities into profits—proven in hospitality where sites endure despite closures. There are 3 such examples in York where supposedly failed unviable hospitality businesses have thrived under new management, who knew what they were doing. Look no further than The Golden Ball; The Volunteer Arms and The Slip Inn. The Crescent Community Venue is another example of an excellent multi-faceted space that is agile in supplying a wide canvas of different events to suit all tastes – not just music.

The fallacy of lack of interest

There are a significant number of testimonies that have been submitted to support this ACV application from a variety of parties that have been and still are interested in acquiring the property to re-open it as a music venue / public house. The current owners should not confuse a lack of offers for the building as a lack of interest. The building is currently not for sale so why would any interested party make a bid until there is clarity as to the current planning application for change of use into residential dwellings. There has been no interest in the leasehold at £25,000 rent per annum due to both the uncertain future of the building and we have been told directly by parties wishing to view the property that they have been advised that the owner does not want to show around anyone interested in re-opening the property as a public house due to upstairs accommodation designated

for rental to tourists. We believe that the upstairs accommodation should be solely used for a live-in manager for a business below. For this reason the ACV application is for the whole property and not just the downstairs area.

The credibility of interested parties

The parties expressing support and interest in the re-opening of the Victoria Vaults in the not too distant future are knowledgeable and credible. There are testimonies from a consortium that includes music experts, that have detailed knowledge of how the venue was previously mismanaged and have undertaken viewings of the property; a couple who had an offer accepted by the previous owner then had to withdraw due to unforeseen circumstances; a group that has expressed interest previously regarding the building as an Arts venue, an owner of another music venue in the city and most significantly one of the most credible experts in the running of music venues – The Music Venues Trust.

The Music Venues Trust (MVT) holds impeccable credibility as a UK charity specializing in grassroots music venues, backed by 10+ years of advocacy, data-driven reports, and hands-on interventions.

Since 2014, MVT has saved venues like The Joiners (Southampton) via Music Venue Properties' £2.88M crowdfunds, authored key reports like "Understanding Small Music Venues" (highlighting £789M GVA), and influenced UK Parliament's Culture, Media and Sport (CMS) Select Committee policy - earning endorsements as the go-to authority on venue business models.

Their interest in the property and assertion that it could function as a viable venue should be treated as compelling evidence in meeting the “realistic to think” test granting the listing of the Victoria Vaults as an Asset of Community Value.

In Summary

The Victoria Vaults was previously a valuable asset that enhanced the cultural life of York and the social wellbeing and interests of the local community. There is every reason to suppose, given the current level of interest in the building, that the venue could re-open under the right management and appropriate business model and be a viable and thriving community asset.

VICTORIA VAULTS INDICTIVE BOUNDARY – including external small enclosed beer garden.



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We the undersigned CAMRA members wish to nominate **The York Vaults (former Victoria Vaults), 47-49, Nunnery Lane, York YO23 1AB** to be listed as an Asset of Community Value (ACV) by City of York Council

[illegible]



York Campaign for Real Ale

CAMRA YORK BRANCH CONSTITUTION

1. Name: The name shall be the "York Branch" hereinafter called 'the Branch'.
2. Object: The object shall be to support the aims of the Campaign for Real Ale limited (hereinafter called 'CAMRA') within the geographical area of Yorkshire containing the towns and villages shown on the attached diagrammatic map.
3. Regulations: The Branch shall observe the Regulations for Branches laid down from time to time by the Directors of CAMRA. Decisions of a general meeting of CAMRA or its Directors shall be binding on the Branch.
4. Membership: Any member of CAMRA living within the geographical area of the Branch is entitled to be, and any other member of CAMRA may apply to become, a member subject to the approval of the Branch Committee who may refuse membership without assigning a reason.
5. If any member of the Branch shall cease to be a member of CAMRA his membership of the Branch shall automatically terminate.
6. Open Meetings: The Branch shall hold an open meeting once in every two calendar months. Any member of CAMRA shall be free to attend such open meetings and vote on any resolutions put forward at the meeting whether they are members of the Branch or not. No resolutions passed or approved at such a meeting shall be in any way binding on the Branch, Branch Committee or Branch officials.
7. Annual General Meetings: An Annual General Meeting shall be held once in every year, and not more than fifteen months shall elapse between one Annual General Meeting and the next. Only members of the Branch and the Directors of CAMRA or their duly appointed representatives shall be entitled to vote at the Branch Annual General Meeting The business to be conducted at the Annual General Meeting shall include:-
 - (i) The approval of the audited Accounts of the Branch
 - (ii) The election of officials
 - (iii) Appointment of Auditors

8. At least 28 days notice of the Annual General Meeting shall be given to all members of the Branch and to the Directors of CAMRA either by post or by a CAMRA publication which in the ordinary course of events will give sufficient notice. A quorum for the Branch Annual General Meeting shall be seven members present, unless otherwise previously approved by the Regional Director or the Directors of CAMRA.

9. Special General Meetings: A Special General Meeting of the Branch may be called only on the decision of the Branch Committee, on written request signed by 5 members of the Branch or by one tenth of the Branch membership (whichever is the greater), or by the Directors of CAMRA. At least 21 clear days notice of such a Special General Meeting shall be given to all the members of the Branch and the Directors of CAMRA by post or by a CAMRA publication which in the ordinary course of events will give sufficient notice. Only persons entitled to vote at a Branch Annual General Meeting shall be entitled to vote at a Special General Meeting.

10. Branch Committee: The Branch Committee shall consist of a Chairman, a Secretary, a Treasurer, a Membership Secretary, a Pubs Officer and other members, subject to such other guidelines for membership of the Committee as shall have been laid down by the Directors of CAMRA or at a General Meeting of CAMRA. The Committee members shall be elected at and hold office from one Annual General Meeting to the next, when they shall be eligible for re-election. Any member of CAMRA who is a member of the Branch may serve on the Committee provided that they are not already on the committee of any other Branch of CAMRA.

11. The Branch Committee shall be empowered to fill by co-option from the Branch membership any casual vacancy which arises during the year. The Branch Committee shall undertake the general conduct of the affairs of the Branch. In the event of the resignation of an entire Branch Committee the Directors of CAMRA will appoint such interim officers as may be necessary to manage the affairs of the Branch until a General Meeting of the Branch can be properly convened.

12. Committee Meetings: The Branch Committee shall meet not less than once in every two calendar months and the quorum for such a Committee Meeting shall be not less than 4 members of the Branch Committee or the Committee Chair plus 2 members.

13. Elections: Nominations for posts on the Branch Committee shall be in writing, signed by a proposer and seconder, both of whom shall be members of the Branch, and accompanied by evidence of the willingness of the nominee to stand.

14. Finances: The financial year of the Branch shall commence on the first day of January in each year. The assets of the Branch shall be under the control of the Branch Committee and no payments shall be made out of the Branch monies except by the authority of the Branch Committee. The Branch Committee shall ensure that the Treasurer keeps proper books of Account and that all monies received are placed to the credit of an account in the name of the Branch at such Bank as the Committee may from time to time select.

Branch funds of any UK Branch shall not be deposited or held in Bank or other Accounts (whether interest bearing or not) located outside the United Kingdom. (e.g. not IOM or Channel Island Bank Accounts.)

Branch funds of any UK Branch, if deposited in interest paying accounts, will be made only in institutions where UK tax is deducted at source.

All cheques and other orders relating to the Bank Account shall be signed by the Treasurer and one of two other members of the Committee appointed by the Committee for that purpose.

All books relating to the finances of the Branch shall be produced to the Directors of CAMRA or their duly authorised representative on demand, on seven days clear notice to the Branch.

15. Audit: The Accounts of the Branch in each year shall be audited either by a professional auditor or by two members of CAMRA, neither of whom shall be a member of the Branch Committee nor a Director of CAMRA.

The Accounts drawn up shall include combined Profit and Loss accounts and Balance Sheets indicating all monies held by the Branch or on behalf of the Branch relating to all activities including Beer Festivals and publications run by the Branch.

Two copies of the audited Accounts shall be lodged with CAMRA at its Registered Office and with the Regional Director in whose region the Branch is situated within one month of the date of the Annual General Meeting.

16. Bye-Laws: Subject to the approval of the Regional Director the Branch Committee shall have power (unless and until overruled by the Branch in General Meeting) to adopt Bye-Laws for the better furtherance of the objects of the Branch.

17. Winding Up: The Branch may be wound up at any time by the Directors of CAMRA or by a Special General Meeting called for that purpose, the business having been notified in the notice convening the same, and upon a resolution to that effect being passed by a majority of at least two thirds of those present and entitled to vote. Upon dissolution the assets shall be used firstly to pay off all proper liabilities of the Branch and any surplus thereafter shall be paid to CAMRA. If the Branch membership falls below 25 the Branch may be wound up.

18. Alteration to Constitution: The Constitution may be altered only at an Annual General Meeting or Special General Meeting called for that purpose, with the specific alteration having been stipulated in the notice convening the same and subject to the approval of at least two thirds of those present and entitled to vote.

19. Notice: The accidental omission to give notice of any meeting to any person entitled to such notice shall not invalidate any proceedings at the meeting.

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Archived: 25 June 2026 11:43:46
From: [REDACTED]
Sent: Tue, 23 Jun 2026 19:01:39
To: [REDACTED]
Subject: ACV support Victoria Vaults
Sensitivity: Normal

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear [REDACTED],

I am writing to express my full support for the application to have the Victoria Vaults (known locally as Vicky Vaults) listed as an Asset of Community Value.

Vicky Vaults has been an important part of York's cultural and social fabric for generations. When it was operating as a pub and live music venue, it provided one of the very few remaining grassroots spaces in the city where original bands could perform, develop, and build an audience. Venues like this are essential to the health of York's music scene and wider community life, and their loss is felt deeply once they are gone.

I strongly believe the venue has a viable future if reopened and run with the right vision and business model. Past closures should not be taken as proof that the site itself is unviable; rather, they reflect how difficult it is for independent venues to survive without sustained engagement and investment. In the right hands, Vicky Vaults could once again operate successfully as a pub, music venue, and community hub.

My wife and I viewed the property previously with a genuine intention to purchase it and keep it operating as a venue, while living in the accommodation above. We would still seriously consider putting forward an offer should the building return to the market, with the clear aim of restoring it for community and cultural use.

For these reasons, I strongly support the ACV application and hope the council will recognise the clear social, cultural, and community value of the Victoria Vaults.

Thank you for your time and consideration.

Kind regards,

[REDACTED]

Sent from [Outlook for iOS](#)

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Archived: 25 June 2026 11:38:11

From: [REDACTED]

Sent: Tue, 23 Jun 2026 11:26:02

To: [REDACTED]

Subject: Victoria Vaults

Sensitivity: Normal

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear [REDACTED]

I am writing to you regarding The Victoria Vaults' application to become listed as an ACV. I support the application and I believe the venue was a real asset to the community and the thriving hospitality trade of York. While the hospitality trade and live music in York is thriving there is not many designated music venues which is why i feel it is important to keep The Victoria Vaults running. Also with the right management and business strategy it would be a very lucrative venue. It has so much potential with the location and layout of the building and its external areas.

Within the community this pub has been popular with the local people of York and the tourist trade throughout the years and could be a bustling hub once again. My self and my husband have seen many bands in The Victoria Vaults and frequented it as a pub before it became a live music venue. My husband is a professional drummer and has played many gigs at The Victoria vaults and his uncle was the sound engineer so we have a special connection to this pub.

When The Victoria Vaults went up for sale my husband and I put in an offer to buy the venue. We had our hearts set on investing in this venue and turning it around. Having both worked in hospitality management for many years we can both see the potential this venue has and wanted to make it our home and our livelihood. If The Victoria Vaults went back on the market we would put in another offer with the hopes to buy and re open as a successful music venue and pub.

I hope you will take this into account when making your decision.

Kind regards,

[REDACTED]

Sent from [Outlook for iOS](#)

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Dear [REDACTED],

I write on behalf of The Vaults (York) Ltd to formally object to the second nomination submitted by the Campaign for Real Ale Ltd (York Branch) to list the above property as an Asset of Community Value (ACV).

We note that the Council invited comments by 31 March 2026. As a matter of law, the Council's statutory jurisdiction to determine this nomination expired on 16 March 2026. This objection is therefore submitted to establish the definitive legal record for the ensuing First Tier Tribunal, High Court Judicial Review, and Local Government Ombudsman proceedings. The Owner objects to the nomination on the following eight statutory, procedural, and evidentiary grounds.

1. Expiry of Statutory Jurisdiction (Regulation 7) The nomination is out of time. Under Regulation 7 of the Assets of Community Value (England) Regulations 2012, a local authority must decide whether land nominated by a community nomination should be included in the list within 8 weeks of receiving the nomination.

This strict limit is explicitly confirmed in Chapter 4 (Paragraph 4.1) of the Government's Community Right to Bid Non Statutory advice note for local authorities. The Council's instructed barrister, Anthony Gill, formally admitted in his written response to the First Tier Tribunal (Ref: FT/CR/2025/0001, paragraph 55) that this fresh nomination was received by the Council on 19 January 2026. Therefore, the statutory deadline expired on 16 March 2026. The legislation contains no provision allowing a local authority to pause the statutory clock for validation or to unilaterally extend the deadline. The nomination has expired by operation of law, rendering any subsequent decision to list the property ultra vires.

2. Abuse of Process and Wednesbury Unreasonableness On 27 November 2025, the Council removed The Victoria Vaults from the ACV register, executing its statutory duty under Regulation 2(c)(ii) having concluded the land no longer met the definition of community value.

To entertain a duplicate nomination from the exact same body, relying on the exact same historical use, a mere 53 days after formally concluding the asset does not meet the statutory criteria constitutes an abuse of process. The Council is already in possession of the Viability Report and Tenant Report from the previous FTT proceedings. These documents definitively prove the previous operator suffered severe financial losses despite a reduced rent of £17,500 and receiving over £90,000 in government grants. A public authority cannot lawfully arrive at two contradictory statutory conclusions on the identical set of facts without rendering its decision making Wednesbury unreasonable.

3. Active Judicial Scrutiny and Retaliatory Abuse of Powers The Council is currently the Respondent in an active First Tier Tribunal costs application (Ref: FT/CR/2025/0001) concerning its unreasonable conduct in the previous ACV listing of this exact property. The Council voluntarily removed the listing on 27 November 2025 to avoid a substantive hearing, having already been legally barred from the proceedings by the presiding Judge. Entertaining a second duplicate nomination while the Tribunal is actively assessing the Council's prior maladministration presents as a clear abuse of statutory powers. Public bodies are bound by the Padfield principle; statutory powers cannot be used for ulterior motives or retaliatory action. Should the Council proceed with a relisting out of time, this new decision will be submitted to the presiding Tribunal Judge as compounding evidence of the Council's systemic unreasonableness and misuse of public funds.

4. Statutory Exclusion of Residential Premises (Schedule 1) The nomination is procedurally invalid. The red line boundary plan provided by the Nominator encompasses the entirety of the building. The first floor of this property comprises a separately rated, self contained residential flat. Schedule 1, Paragraph 1 of the ACV Regulations explicitly prohibits the listing of residential property. The Nominator's supporting letters explicitly request that the entire building be listed to provide an upstairs dressing room, office and accommodation. Attempting to use the ACV regime to appropriate a private residential dwelling is a fundamental breach of the statutory framework.

5. Legal Impossibility of the Nominator's Business Model (TV Harrison Principle) Under Section 88(2)(b) of the Localism Act 2011, it must be realistic to think that the community use can resume. The Nominator's primary evidence relies on operating the site as a dedicated 140 capacity grassroots music venue.

This operational model is unlawful. Condition 8 of the official City of York Council Premises Licence (CYC009072) explicitly caps the maximum occupancy at 90 persons (60 lounge, 30 bar), strictly noting this includes all staff and performers. A business plan reliant on 140 patrons operating within a venue legally capped at 90 persons would result in immediate closure by the Fire Authority and Licensing Officers.

In *R (TV Harrison CIC) v Leeds City Council* [2022] EWHC 130 (Admin), the High Court established that if a noncompliant scenario is so likely to occur as to render the compliant scenario unrealistic, it is determinative. It cannot be realistic to resume a community use based on an illegal, over capacity business model.

6. The Commercial Reality and the Council's Own Evidence The Nominator attempts to blame the venue's closure on mismanagement. This position is directly contradicted by the Council's instructed expert, Stapleton Waterhouse, who reviewed the property and concluded on 18 February 2026 that the use of the premises exclusively as a music venue is not viable and that the market has called time on the Victoria Vaults as licenced premises. Additionally, the Nabarro McAllister Viability Appraisal confirms the property has been stripped to a shell and requires £250,000 in capital investment to reinstate.

7. Withdrawal of Interested Parties The Nominator claims there are credible local operators ready to take over the venue. The commercial marketing reports provided by Carter Towler and Barry Crux prove otherwise. The reports confirm that the Joint Chair of the York Music Venue Network, who supplied a support letter for this nomination, inspected the property in April 2024 and declined to make an offer. Other live music consortiums who viewed the lease lacked experienced management, funding for fit out, and working capital, resulting in zero offers. The theoretical demand cited in the nomination has already been tested by the open market and proven baseless.

8. First Tier Tribunal Precedent on Unfunded Bids (Section 88(2)(b)) The Nominator offers only speculative letters of support without any funded business plan to overcome the £250,000 capital deficit or the freehold purchase price.

This violates established First Tier Tribunal precedent regarding the realistic to think test. This strict evidentiary threshold has been universally reaffirmed in the most recent wave of Tribunal decisions, including *Kingston Apartments Yorkshire Limited v Kingston Upon Hull City Council* [2025] UKFTT 542 (GRC), *Forestscape Limited v Kings Lynn and West Norfolk Borough Council* [2025] UKFTT 1027 (GRC), *Satwinder Sandhu v South Oxfordshire District Council* [2025] UKFTT 1306 (GRC), *Dairygen Limited v Derbyshire Dales District Council* [2025] UKFTT 669 (GRC), and *Pavillion (Watford) Limited v Three Rivers District Council* [2024] UKFTT 443 (GRC).

These rulings present a unified judicial consensus. Where a property requires significant capital expenditure, a community bid consisting merely of aspirational support letters without a costed, credible, and funded financial proposal fails the statutory test. A wish list does not equate to a realistic prospect of future use.

Conclusion The Council's statutory window to determine this nomination expired on 16 March 2026. The nomination is legally barred, relies on an illegal licensing model, attempts to appropriate a private residence, and has been proven financially unviable by the Council's independent expert.

Chapter 10 of the Government's Non Statutory advice note for local authorities explicitly confirms that local authorities are liable for compensation claims resulting from ACV listings. Relisting this property while simultaneously defending an active £28,000 Tribunal costs claim regarding the Council's previous mismanagement of this exact asset represents a severe failure of financial governance. Exposing the local authority to compounding liabilities, including a new and substantial compensation claim under Regulation 14 for an ultra vires listing, engages the statutory reporting duties of the Monitoring Officer under Section 5 of the Local Government and Housing Act 1989.

The Owner respectfully demands that this nomination be formally rejected. Should the Council act unlawfully to relist the property, the Owner will immediately appeal to the First Tier Tribunal, pursue full compensation for all resulting losses, and seek a further order for costs on an indemnity basis.

Yours sincerely,

██████████

On behalf of The Vaults (York) Ltd

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Current list of Assets of Community Value

1. The Golden Ball Public House, 2 Cromwell Road, York, YO16 6DU - approved 6th March 2014. Renewed on 19th September 2024.
2. New Earswick and District Bowls Club, Huntington Road, York, YO32 9PX – approved 6th November 2014. Renewed on 24th July 2020, renewed 24th April 2025
3. Holgate Allotments, Ashton Lane, Holgate, York, YO24 4LX – approved 29th June 2015. Renewed on 14th February 2022.
4. The Derwent Arms, 29 Osbaldwick Village, Osbaldwick, YO10 3NP – approved 14th March 2016. Renewed on 11th April 2022.
5. The Jubilee Hotel Public House, Balfour Street, York, YO26 4YU – approved 11th July 2016. Renewed 14th June 2021.
6. The Blacksmiths Arms, Naburn York, YO19 4PN – approved 12th September 2016. Renewed on 12th September 2022.
7. Holgate Community Garden and Play Park, Upper St Paul's Terrace, York, YO24 4BS. – approved 12th September 2016
8. The Grey Horse Public House, Main Street, Elvington, York, YO41 4AA – approved 11th July 2022.
9. The Deramore Arms Public House, Main Street, Heslington, York, YO10 5EA. – approved 13th March 2017. Renewed on 12th October 2023.
10. The Royal Oak Public House, 1 Main Street, Copmanthorpe, York, YO23 3ST. – approved 11th July 2022.
11. The Blue Bell Public House, 53 Fossgate, York, YO1 9TF. – approved 17th October 2017. Renewed on 19th September 2024.
12. New Earswick Swimming Pool, Hawthorne Terrace, New Earswick, YO32 4TZ. - approved 12th March 2018, renewed 12th December 2024
13. Strensall Library, 19 The Village, Strensall, York, YO32 5XS. – approved 9th April 2018. Renewed 12th October 2023.
14. The Garrison Church of St Wilfrid, St Wilfrid's Road, Strensall, York, YO32 5SJ. – approved 17th September 2018. Renewed 12th October 2023.

15. Hurst Hall Community Centre, Border Road, Strensall Camp, York, B757RL. – approved 15th July 2019. Renewed 19th September 2024.
16. The Ship Inn Public House, Hauling Lane, Acaster Malbis, York, YO23 2UH. – approved 19th December 2022.
17. The Rose and Crown Public House, Main Street, Askham Richard, York, YO23 3PT. – approved 10th July 2023.
18. Vernon House, Vernon Close, Bishopthorpe, York, YO23 2RH. – approved 10th July 2023.
19. The Fox Public House, Stockton on Forest, York, YO32 9UW – approved 5th August 2025
20. The Lord Nelson Public House, 9 Main Street. Nether Poppleton , York, YO26 6HS. – approved 16th September 2019, renewed 30th July 2026
21. The Blacksmiths Arms Public House, Shipton Road, Skelton, York, YO30 1YJ. – approved 16th September 2019, renewed 30th July 2026
22. Cross keys Public House, Common Lane, Dunnington, York, YO19 5NG. – approved 30th July 2026