

Subject: Assets of Community Value – Nomination of Ferry Boat Inn, 5 Ferry Hill, Gorleston

Report to: Housing & Neighbourhoods Committee – 8 December 2016

Report by: Corporate Policy and Performance Officer

SUBJECT MATTER/RECOMMENDATIONS

Housing & Neighbourhoods Committee is asked to consider the attached nomination for the Ferry Boat Inn, 5 Ferry Hill, Gorleston

A nomination has been received by CAMRA asking the Council to list the property as an Asset of Community Value.

Recommendation

Housing & Neighbourhoods Committee is asked to consider the nomination and decide whether the property should be listed as an Asset of Community Value. The recommendation is not to list the property as an Asset of Community Value as the property, as it is unlikely and unrealistic to consider that the property will further the social wellbeing or social interests of the local community in the next five years or the foreseeable future.

1. INTRODUCTION/BACKGROUND

- 1.1 The Community Right to Bid was introduced on 21 September 2012 as part of the Localism Act 2011.
- 1.2 Under the Act local groups have the opportunity to nominate a building or other land for listing by the council as an asset of community value. The council must consider any nomination and, where it accepts them, place the property/land on a list of assets of community value. When listed assets come up for sale, the act then give local groups the time to prepare and make a bid for the asset.
- 1.3 Once a nomination has been received the Council has eight weeks to make a decision. During that time interested parties to the asset are consulted and checks and research is undertaken to provide information so an informed decision can be made.
- 1.4 The Council must determine whether the land or building nominated meets the definition of an asset of community value as set out in section 88 of the Localism Act.
 - is at least partly within the local authority's area
 - an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and;

- 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 wellbeing or social interests of the local community.

(Section 88(1) Localism Act 2011)

Section 88(2) of the Act extends this definition to land which has furthered the social wellbeing or social interests of the local community in the recent past, and which it is realistic to consider will do so again during the next five years.

2. NOMINATION OF THE FERRY BOAT INN, 5 FERRY HILL, GORLESTON

- 2.1 The nomination was received on 8 November 2016, but as boundary details were not supplied the completed details were received on 18 November 2016. The Council has eight weeks to make a decision. The Council wrote to interested parties on 21 November 2016 and informed the owner they have a two week period to notify the Council if they have any objections to the nomination.
- 2.2 The nomination was received from Norwich & Norfolk CAMRA a company limited by guarantee, which entitles them to make a nomination.
- 2.3 Research shows that there has been a public house on the land prior to 1760 under various names. A stone on the corner of the building is dated 1890 and records the name as YE OLDE FERRY BOAT INN.
- 2.4 In September 2015 planning permission was granted for a change of use on the property to a single domestic dwelling. The decision was based on the fact that there were other existing public houses in the near vicinity and the property was in a residential area so there was no policy objection to the change of use. No objections were received to the application at that time.
- 2.5 The property was put on the market with planning approval to convert the property to a single domestic dwelling and was sold in August 2016 when the public house closed.
- 2.6 Although work has started to convert the property into a domestic property, the Asset of Community Value Regulations under Schedule 1 section 2c state that a building is not a residence if:
 - i) it is land on which currently there are no residences but for which planning permission or development consent has been granted for the construction of residences;
 - ii) it is a building undergoing construction where there is planning permission or development consent for the completed building to be used as a residence, but construction is not yet complete; or
 - iii) it was previously used as a residence but is in future to be used for a different purpose and planning permission or development consent for a change of use to that purpose has been granted.
 As (ii) relates to this property the Council is required to make a decision on the nomination.

- 2.7 The Housing & Neighbourhoods Committee must determine whether the land or building nominated meets the definition of an asset of community value as set out in section 1.4 above.
- 2.8 If the Housing & Neighbourhoods Committee determines that the asset is to be listed it will appear on the Council's list of successful assets of community value and remain on the list for five years, if the determination is not to list the asset it will go onto an unsuccessful list of assets of community value, both lists appear on the Council's website.
- 2.9 Recommendation to Housing & Communities Committee is not to list the property as an Asset of Community Value as it is unlikely and unrealistic to consider that the property will further the social wellbeing or social interests of the local community in the next five years or the foreseeable future, as planning consent has been given to convert the building to a domestic dwelling, work has already started but not yet completed.

3. **FINANCIAL IMPLICATIONS**

None

4. **RISK IMPLICATIONS**

None

5. **CONCLUSIONS**

- 5.1 Legislation states the Council must make a decision within eight weeks of receiving the nomination whether the property should be included on the list as an asset of community value.

6. **RECOMMENDATIONS**

- 6.1 Housing & Neighbourhoods Committee is asked to consider the nomination for the Ferry Boat Inn, 5 Ferry Hill, Gorleston and decide whether the property should be listed as an Asset of Community Value. The recommendation is not to list the property as an Asset of Community Value as it is unlikely and unrealistic to consider that the property will further the social wellbeing or social interests of the local community in the next five years or the foreseeable future.

7. **BACKGROUND PAPERS**

DCLG guidance

Areas of consideration: e.g. does this report raise any of the following issues and if so how have these been considered/mitigated against?

Area for consideration	Comment
Monitoring Officer Consultation:	N/A
Section 151 Officer Consultation:	N/A
Existing Council Policies:	None

Financial Implications:	None
Legal Implications (including human rights):	None
Risk Implications:	No
Equality Issues/EQIA assessment:	N/A
Crime & Disorder:	None
Every Child Matters:	None



Assets of Community Value – Nomination Form and Guidance Notes

Introduction

These guidance notes should be read before completing the attached nomination form and in conjunction with the Department for Communities and Local Government's Community Right to Bid: Non-statutory advice note for local authorities.

Section 1 – Nominating Organisation Details

Q1.1	Title of nominating organisation Please provide the formal name of the nominating organisation
Q1.2	Contact name Please provide the name of the person who is responsible for managing the nomination, including position. All Council correspondence will be addressed to this contact.
Q1.3	Contact information Please provide organisation address, telephone number(s) and email address(es) of the contact person to which formal notifications under the legislation will be sent. It is the responsibility of the nominating organisation to notify the Council immediately in writing of any changes in the name of the representative or contact details.
Q1.4	Type of nominating organisation Please tick the organisation type(s) that apply from the list provided. Registration numbers for charities and companies are required, if applicable, in the space provided. Please note for unincorporated body, at least 21 of its individual members must be registered to vote locally or a neighbouring authority.
Q1.5	Local connection Please describe the nature of your organisation's local connection to the asset you are nominating, or the area in which it is located.

Section 2 – Nominated Asset Details

Q2.1	Name of asset Provide name of land or building (eg. Royal Oak/Village Cricket Club)
Q2.2	Address This needs to be accurate and cover the full land title address of the entire asset to be considered, including post code. You should be aware that some assets will cover several addresses, sometimes across different road frontages.

Q2.3	Current/last use This question will help the Council in determining the importance of the asset to the local community.
Q2.4	Description of land/property Please provide information which helps to clarify the exact location and extent of the asset being nominated. This could include: <ul style="list-style-type: none"> • Where the land is registered, the Land Registry Title Information document and map with boundaries clearly marked. • Written description with ordinance survey location, and explaining where the boundaries lie, approximate size and location of any buildings on the land and details of any roads bordering the site • A drawing or sketch map with boundaries clearly marked
Q2.5	Name of occupiers/owners Please provide information which helps to clarify the current ownership and occupiers of the asset, including address(es), if known. Owners and occupiers have an interest in the asset and as such are part of the process.

Section 3 - Supporting Information for Nomination

Q3.1	Why is asset of community value Please set out the reasons for nominating the asset. Why is your organisation making the nomination; what sections of the community use or have used the asset; and in what way will they lose out if it was sold.
Q3.2	Social well-being or social interest of the community Please explain how the current use or recent use of the asset furthers the social well-being or social interest of the local community. Social interest could be cultural, recreational and/or sporting interest, so please say which one(s) apply.
Q3.3	Proposed future use of asset Please set out the reasons why you believe that the asset will continue to be, or its future use will be, of community value. Areas you may wish to include: <ul style="list-style-type: none"> • Types of activities • Evidence of community support • Proposed involvement of community in running/managing it • Local community groups support
Q3.4	How could assets be acquired If the asset is listed, community interest groups (not limited to your organisation) will get the opportunity to bid for it if it comes up for sale. Please set out how you think such a group could fund the purchase of the asset and how they could run it for the benefit of the community.
Q3.5	Further information to support your nomination Please provide any further information to support why you feel that Great Yarmouth Borough Council should decide that the nominated land and/or building is of 'community value'.

Great Yarmouth Borough Council

Assets of Community Value – Nomination Form

(Complete in conjunction with guidance notes)

1. Nominating Organisation Details

1.1 Title of nominating organisation:

Norwich & Norfolk CAMRA

1.2 Contact name of organisation representative and position:

Neil Bowers Pubs Protection Officer

1.3 Contact details of nominating organisation and representative:

Correspondence address:



Telephone number:



Mobile number:



Email address:

pubsprotection@norwichcamra.org.uk

1.4 Type of nominating organisation:

Tick all that apply

Registration number of Charity/Company

Neighbourhood forum

Parish Council

Charity

Community interest company

Unincorporated body

Company limited by guarantee

x

Industrial and Provident Society

1.5 Please explain what your organisation's local connection is to the Asset you are nominating, or the area in which it is located:

- The Norwich & Norfolk CAMRA Branch hosts a beer festival in the local area
- The Branch hosts meetings in the local pub and the local area
- The Branch nominates a local pub of the year in this area
- The Branch presents awards to pubs in the area
- The Branch runs campaigns to save local pubs in the area

- The Branch writes a local newsletter about pubs and campaigns in the area

2 Nominated Asset

2.1 Name of the land or building:	The Ferry Boat Inn
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2.2 Address:	5 Ferry Hill Gorleston
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Postcode:	NR31 0PD
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2.3 Current/last known use(s):

Public House.

2.4 Please provide a description of the land and/or building and its proposed boundaries (please provide a site plan if possible):

See documentation sent along with application from the Land Registry.

2.5 Name(s) and address(es) of the current occupants/users/owners of building/land (if known)	
3. Supporting Information for Nomination	
3.1 Why do you think the land or building you are nominating is an asset of community value:	
<p>This pub should be considered an asset of community value because it has been well used by the local population. The pub also sells a good range of real ales and is also considered a very popular music pub playing many different genres of music.</p>	
3.2 How does the current (or recent) use of the land or building further the social well-being or social interest of the local community:	
<p>The pub closed in July 2016. Within the last six months the pub provided the following services which furthered the social wellbeing and interests of the local community:</p> <ul style="list-style-type: none">• The pub enabled local people to enjoy a range of drinks (and food) in a pleasant, convivial atmosphere, which furthers their individual well-being.• The pub enabled local people to meet and socialise in a welcoming environment which, individually, they find rewarding and enjoyable. Such social interaction is also in the interests of the locality as a whole as it encourages community cohesion and a collective sense of well-being.• New research from Oxford University shows that people who have a 'local' pub are happier, are more satisfied with their life and have a wider network of friends. The research is available at: http://www.camra.org.uk/pubs-wellbeing.• Live music events were often hosted at the pub.• There is a beer garden attached to the pub which was used and enjoyed by local people.• There are good transport links available to/from the pub.• There is good access for disabled people at the pub	

3. Supporting Information for Nomination

3.1 Why do you think the land or building you are nominating is an asset of community value:

This pub should be considered an asset of community value because it has been well used by the local population. The pub also sells a good range of real ales and is also considered a very popular music pub playing many different genres of music.

3.2 How does the current (or recent) use of the land or building further the social well-being or social interest of the local community:

The pub closed in July 2016. Within the last six months the pub provided the following services which furthered the social wellbeing and interests of the local community:

- The pub enabled local people to enjoy a range of drinks (and food) in a pleasant, convivial atmosphere, which furthers their individual well-being.
- The pub enabled local people to meet and socialise in a welcoming environment which, individually, they find rewarding and enjoyable. Such social interaction is also in the interests of the locality as a whole as it encourages community cohesion and a collective sense of well-being.
- New research from Oxford University shows that people who have a 'local' pub are happier, are more satisfied with their life and have a wider network of friends. The research is available at: <http://www.camra.org.uk/pubs-wellbeing>.
- Live music events were often hosted at the pub.
- There is a beer garden attached to the pub which was used and enjoyed by local people.
- There are good transport links available to/from the pub.
- There is good access for disabled people at the pub

- The pub was known for live music and its selection of real ales and cider.
- The pub has special value to local heritage and culture which should be protected; there has been a pub on this site for over 800 years. One of the few places in Gorleston to have a river view. Before this area was transferred from Suffolk to Norfolk, the small Burnt Lane to the side was one of the main routes to Yarmouth - the A12 of its day. The ferry ran from the foot of the cliff across to Yarmouth from when King John was a boy until recently.
- The pub when reopened would be well used because of its reputation for being a very good music venue.
- The pub provides other important local services to the community including access to free local newspapers.
- The pub offers Pool Tables.
- This is a biker friendly pub.

3.3 What is your proposed future use of the asset if your nomination is successful:

To continue as a pub.

3.4 How could the asset be acquired and used in the future:

The pub could be sold to the local community, who could then use the pub as a social hub. Various groups could meet up and hold meetings within the pub.

3.5 Please provide any further information to support why you feel that the Council should decide that the nominated land or building is of 'community value':

With 21 pubs now closing a week, it would be considered a real shame if the Ferry Boat Inn was to remain closed and then sold on to become either a shop or housing.

The Ferry Boat Inn has a very good reputation as a real ale and music pub. There are less and less music pubs. It has been a popular meeting point and this will be lost if it was to remain closed or sold.

Please send the completed form to:

Email: crr@great-yarmouth.gov.uk

Post: Group Manager Planning
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF