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DECISION NOTICE – COMMUNITY RIGHT TO BID

Reference: 2019.006

14 January 2020

Proposed Asset of Community Value – Chelveston Village Hall & adjacent land
Nominated By: Chelveston-cum-Caldecott Parish Council
Deadline for listing decision: 14/01/2020
Current Owner – The Educational Foundation of Abigail Bailey and Ann Levett
Action Taken Prior to Decision <ul style="list-style-type: none">• Notification to current owner of nomination• Consultation with Chair of Policy and Resources Committee (Cllr R Lewis) and Ward Member (Cllr Harriet Pentland) as required under the council's Community Right to Bid Policy.• Research for references on the definition of current and realistic future 'community use' for the purposes of making a decision on the nomination, in Assets of Community Value Guide by Christopher Cant QC.(Version 6)• Viewing of the Village Hall's website• Consultation with colleagues across the council including planning, economic and commercial development, finance and community development regarding the current and future community use of this potential Asset of Community Value.
Background <p><i>Nomination History</i></p> <p>This nomination is the second for this property. Chelveston Village Hall was initially listed as an Asset of Community Value (ACV) on 17/11/14. The legislation decrees that an asset should be listed for 5 years unless a relevant disposal is made during this period. The listing expired on the 17/11/19 and ceased to be an asset of community value as a result.</p> <p>The property has now been subject to a second nomination by Chelveston-cum-Caldecott Parish Council. This decision relates to the second nomination which has been considered in the same way as a completely new nomination would be. We are not able to consider any representations made as part of a previous nomination for the same asset. It should be noted that the interpretation of Asset of Community Value legislation has developed since 2014 through case law, as noted in</p>

Christopher Cant's Guide.

History of the Site

Chelveston Village Hall is situated in the centre of Chelveston village and is the only village hall within the village.

The Village Hall was originally the village school but has been used as the Village Hall since 1972.

Considerations

Does the proposed asset meet the definition of an asset of community value specified in Section 88 (1) paragraphs (a) and (b) of the Localism Act 2011, i.e. the main (i.e. non-ancillary) use furthers the social wellbeing or social interests of the local community, or has recently done so, and is likely to do so in the future (during the next five years)?

Evidence of recent community use that furthers the social wellbeing or social interests of the local community:

According to the nomination form, Chelveston Village Hall is the only community building in the parish available for meetings, including Parish Council, Chelveston Chorus, Ballet Classes and Pilates. It is also used for weddings, functions, dances, LAN parties, poling station etc. The public house in the village does not have a function room to accommodate meetings, functions or events.

The amenity land to the rear of the property has been used for summer events including fun dog shows which are held annually and have done so since 2017. The rear land has also been used for scout camps.

The village hall offers around 135 + hours of activities per month which is supported within the Trustees report for 2018 where it states that the property was used for 1781 hours with 630 separate bookings.

The village hall's website provides further evidence of how the community use of the hall furthers social wellbeing and social interest stating that:

'Chelveston Village Hall is available for hire by local societies for their regular meetings or occasional events. Individuals can also hire the Village Hall for family occasions or children's parties. It is ideal as a rehearsal space for theatre or dance groups with a licence for the playing of live or recorded music.

There is a 5m wide screen and projection system for films and presentations. A high speed internet connection is also available.

The hall can be used in a variety of layouts, seating up to 100 in theatre style and approximately 72 for a sit down occasion. Full kitchen facilities are available with a double range cooker and commercial dishwasher. There is a terrace and bench seating in the rear garden area. Behind the Village Hall garden, accessed through a gate, there is an amenity paddock which can be used for ball games, camping or for a large marquee. A car park adjacent to the Village Hall has off road parking for 40 cars.

We have now completed our major refurbishment. All facilities are now fully operational.

The Hall hosts Ruby's Ballet Academy which provides a variety of styles of dance for all ages from babes in arms to adults'.

The village hall's website also displays its annual timetable which shows that the amenity is used every day of the week for multiple events, functions and classes.

I'm therefore satisfied that the above is evidence of recent community use which furthers the social well-being and social interest of the local community

Evidence of Realistic Future Community Use

It's realistic to believe that Chelveston Village Hall will continue to be used for a range of purposes including those detailed within the nomination form and on the village hall's website. The annual timetable provided on the village hall's website demonstrates the demand for the facility with many future bookings already made.

There is no evidence to suggest that the village hall's continued function as a meeting and social space within the heart of Chelveston village is in doubt and it is therefore realistic to assume that it will continue to further the social wellbeing and social interests of the local community as it is doing so now.

For those properties where a sale is considered imminent, please provide details of how the property would be managed and/or the business case for long term financial stability if known?

The nominating group did not provide any details in relation to this question; however, there is nothing to assume that a sale is imminent.

Does the proposed asset meet any of the criteria for exemption specified in Section 88 (3) and associated regulations?

There is no evidence that the asset meets any of the criteria for exemption.

The views of the Chair of Policy and Resources Committee and Ward Member

- Cllr R Lewis (Chair of Policy and Resources Committee) is supportive of the application explaining that 'This property and adjacent land clearly play a major part in the activities of Chelveston. Additionally since both indoor and outdoor areas are provided, then the site can and is used all year round. I would thus fully support this application'.

The view of the owner of the nominated asset

- The Trustees have advised that they have no objections to the nomination and would encourage East Northamptonshire Council to proceed with the listing.

Decision

Having considered all of the evidence and factors above, it is my view that the nominated asset falls within the category of an asset of community value as defined by the Localism Act and associated regulations and that it should be listed as such by this council.



Michelle Drewery
Head of Resources
14/01/20

