

NORTH YORKSHIRE COUNCIL

DECISION RECORD

Re: Nomination for Listing The Ivanhoe Public House and Hotel, Scalby Mills Road, Scarborough YO12 6RW As an Asset of Community Value

This record is produced in accordance with the Local Authorities (Executive Arrangements)(Meetings and Access to Information)(England) Regulations 2012

The following decision has been taken: -

- a) The nomination for The Ivanhoe, Scalby Mills Road, Scarborough YO12 6RW is successful and meets the definition of community value as detailed in the Localism Act 2011
- b) It should be placed on the North Yorkshire Council Assets of Community Value List of Successful Nominations

By whom:

Assistant Chief Executive Local Engagement.

On:

27 March 2024

Was this an executive decision?

No

If an executive decision, was it also a key decision?

NO

Does the call-in period apply?

NO

Have any urgency or call in exemption procedures been followed? **NO**

- **Constitution** Schedule 4 Officers Scheme of Delegation - Section 14 Delegation to the Assistant Chief Executive Local Engagement page 189 (b) (iii)

Reasons for decision: -

A building or other land is of community value if, in the Council's opinion, an actual current use of the building or 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 land, which will further, (whether or not in the same way), the social wellbeing or social interests of the local community.

Under section 89 the Council can only include land in its list of assets of community value in response to a community nomination or where permitted by regulations. A community nomination in England can only be made by either a parish council in respect of land within its area or by a voluntary or community body with a local connection. Where a valid community nomination is made

the Council must consider it and must accept the nomination if the land is within its area and is of community value.

The Ivanhoe lies within the administrative area of North Yorkshire Council

The Ivanhoe Community (C.I.C) is eligible under section 89(2)(b) (i) to make a community nomination in respect of the Property

The community nomination made by The Ivanhoe Community C.I.C includes the matters required under regulation 6 of the Assets of Community Value (England) Regulations 2012

The Ivanhoe does not fall within a description of land which may not be listed as specified in Schedule 1 of the Assets of Community Value (England) Regulations 2012 (the Regulations)

Localism Act 2011 Section 88 current use:

Act requires 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, the Nomination makes the following submissions;

The Ivanhoe Hotel has been an asset of community value for many years as it has provided a welcoming, lively and enjoyable meeting place for friends, visitors and social groups. There are a number of community groups that have used the Ivanhoe as a base including a pool team, darts team and regular quiz events.

The Ivanhoe is capable of hosting functions and over the years many events such as funerals, birthdays, and weddings have been held here. There were regular fund raising events for local charities including youth football teams and the YMCA. The Ivanhoe has hosted many live music events and provides casual access to a dart board and pool table outside organised team events. It has provided excellent facilities for children with an outdoor play area alongside an outdoor lawned seating area which is much loved and used by the local community.

The Ivanhoe has a number of well-appointed holiday rooms which are of particular use to the local community when relatives visit the area not to mention when there are local events hosted at the Open Air Theatre, the North Cliff Golf Club and of course the Tour De Yorkshire cycle events. The well sized kitchen has helped the locality producing above average food offerings and is the only non-corporate venue providing home cooked food every day within the local community. There are other venues but these are all chains which rarely provide that homely quality the Ivanhoe can.

With a large car park and easy disabled access, The Ivanhoe has been popular with the less mobile and visiting contractors alike, the latter being able to keep their trade vehicles off the public road. The car park as also hosted visiting events such as a local children's 'Play Bus'.

The Ivanhoe has been a successful business in the past and with the correct management and financial base (freehold) can be a sustainable business. As a company The Ivanhoe Community C.I.C our aim is for The Ivanhoe to continue to operate as a valuable community asset so we are happy for new tenants to create a thriving business but we feel very strongly that it must remain as a public house and hotel so this is why we have taken the step of requesting nomination under the Localism Act. The strength of feeling in the local community can be gauged by the fact when we first had The Ivanhoe listed as an Asset Of Community Value we gained 44 members of the **THEN** Unincorporated Community Group known as 'The Ivanhoe Community'.

We, as a community and C.I.C will bid to purchase The Ivanhoe should it become available freehold. We will then run the venue aiming for the success that we have seen prior to it having been closed due to high tenancy costs and of course Covid. It will remain a pub/hotel and under management of local people.

Based on the above submission it is concluded that the actual current use of The Ivanhoe that is not an ancillary use, furthers the social wellbeing or social interests of the local community as it is used by a number of Clubs and Groups for social, recreational and cultural interests. It is realistic to think that there can continue to be non-ancillary use of The Ivanhoe which will further (whether or not in the same way) the social wellbeing or social interests of the local community.

Details of any alternative options considered and rejected: -

None. Not to consider the nomination for The Ivanhoe would not fulfil the Council's responsibilities required by the Localism Act 2011 and The Assets of Community Value (England) Regulations 2012.

Conflicts of Interest

Please record below details of any conflict of interest declared by a Member or Officer regarding the decision and any dispensation granted by the Standards and Governance Committee or Monitoring Officer in respect of that conflict.

Conflict	Dispensation?
None	

Background Papers

Please attach to this decision record, for publication, the background papers that disclose any facts or matters on which this decision, or an important part of the decision, was based and which were relied on to a material extent in making the decision, but this does not include published works or those which disclose exempt or confidential information (as defined in Access to Information Procedure Rule 10).

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