

North Yorkshire Council

1 October 2024

Assessment of Assets of Community Value Nomination *NYCACV0050 Hotel de Ville, Ripley, Harrogate, HG3 3AX*

Report to the Assistant Chief Executive Local Engagement

1.0 PURPOSE OF REPORT

1.1 To determine whether the Hotel de Ville, Ripley should be placed on the Council's List of Assets of Community Value (ACVs)

2.0 SUMMARY

2.1 The nomination is for the Hotel de Ville, Ripley, HG3 3AX. The recommendation is that the Assistant Chief Executive Local Engagement:

- (i) Determines that the nomination for the Hotel de Ville, Ripley is successful and meets the definition of community value as detailed in the Localism Act 2011
- (ii) It should be placed on the North Yorkshire Council Assets of Community Value List of Successful Nominations

3.0 BACKGROUND

3.1 The Localism Act 2011 requires the Council to consider all valid nominations for properties and/or land to be placed on the List of Assets of Community Value. This is also known as the 'community right to bid'. Land or property considered of community value can be nominated by a voluntary or community body that complies with regulation 5.

3.2 When a listed asset comes up for sale a community interest group can trigger a delay (moratorium) in any sale process. The purpose is to create a "window of opportunity" to secure funding and bid for the property on the open market. The owner is not obliged to accept a bid from a community interest group and can sell to whomever they choose.

3.3 The Assets of Community Value (England) Regulations 2012 provide a mechanism for the owner of land listed as an ACV to request an internal review and also appeal to the first-tier tribunal against the listing. Although first-tier tribunal decisions are not binding precedents any appeal decisions provide judicial guidance to the operation of the legislation. The guidance provided by these decisions is becoming increasingly useful to local authorities in the assessment of Assets of Community Value nominations.

3.4 Private owners may claim compensation from the Council for loss and expenses incurred through their property being listed. More details are provided in the 2012 Regulations.

3.5 This report ensures that the Council considers the nomination for the Hotel de Ville, as required by the Act.

4.0 NOMINATION CONSIDERATION

a) Description of asset

4.1 Ripley is a picturesque estate village and civil parish four miles north of Harrogate, in the district of North Yorkshire, England. When measured at the 2021 Census, Ripley had a population of 210 people.

4.2 The Hotel de Ville, also known as the Town Hall and Post Office, is situated on the main street in Ripley, on the eastern side. It is a Grade II listed building. The building is a Gothic style hall, the main entrance is on the north side of the building, with disabled access to the south side. The building was completed in 1854 and was used for public meetings. Later, in the 1960s, an upper floor was added to allow more social functions to take place. The Ripley Star Club is based at the Hotel de Ville, this is a Community Benefit Society. The Ripley Star Club was a Working Men's Club registered under the Friendly Societies Act 1974, first registered in 1947, however from September 2024 it changed its status to a Community Benefit Society when it registered under the Co-operative and Community Benefit Societies Act 2014, Registration Number 9396. Information available indicates that this club took over from the Ripley Literary and Mechanics Institute which occupied the building since its erection for the community in 1854.

4.3 The building includes a residential flat on the first floor (south side), this is not included in the nomination.

b) Nomination and Validation

4.4 The nomination to list the Hotel de Ville, Ripley as an Asset of Community Value was received on 6 August 2024 and validated on 8 August 2024. A copy of the nomination form is attached at **APPENDIX A** and in accordance with the Assets of Community Value (England) Regulations 2012 a decision is required by 2 October 2024. The nomination from the Ripley Star Club was initially accepted on the basis of the nominating group qualifying as an un-incorporated group of at least 21 local people who appear on the electoral roll, whose activities take place in the local authority area or neighbouring area and do not distribute surplus profits to their members. The names and addresses submitted were verified through accessing the electoral roll. Subsequently, and as noted at para. 4.2, the Ripley Star Club changed its status and became a Community Benefit Society. This change happened prior to determination and for the purposes of the nomination and validation process, the nominating group is the registered Community Benefit Society (Registration Number 9396), Ripley Star Club Limited.

4.5 It was established that the property is owned by Sir Thomas CW Ingilby, owner of the Ripley Caste Estate. In response to the nomination Sir Thomas CW Ingilby expressed support for the application, as it could ensure that the building continued to serve the

community. It has been reported in the press that the Ripley Castle Estate will be sold, information available indicated it would be marketed in Autumn 2024.

4.6 The Hotel de Ville is managed by The Ripley Star Club and they are promoting the following information: “We now have the exciting opportunity to purchase the Town Hall and secure its future as a community and live music venue. Visit our crowd funding page at crowdfunder.co.uk/p/purchase-of-ripley-town-hall.co.uk for more details.”

c) Site Visit

4.7 A site visit was undertaken, with the following observations made:

- It was noted that there were permanent signs for the Ripley Star Club on the exterior of the building, “The Star Club is a Members’ club offering a range of facilities for most age groups. New members and visitors are welcome. The club is open Monday to Friday from 7.30 pm to 11 pm, the premises are licensed for public music, singing and dancing and the hall is available to hire for private functions”
- There was heritage information available on and in front of the Hotel de Ville, explaining about the history of the building and the farming heritage of Ripley (this was part of a storyboard trail)
- There was disabled access to the Hotel de Ville building
- There was a temporary sign in the Hotel de Ville carpark “No parking on Thursday 3.15 pm to 4 pm for Post Office van to park”, indicating the site is used weekly by a mobile Post Office facility
- There was a temporary sign in front of the Hotel de Ville “Help us Buy Ripley Town Hall please visit, crowdfunding.co.uk/p/purchase-of-ripley-town-hall £30,000”
- Ripley village was busy, including with local visitors and cyclists
- There is a car-free cycle link from Ripley to Harrogate town
- The village is well-served by public transport in the form of buses, being on the main route between Ripon-Harrogate-Leeds
- Other facilities in Ripley included, car park, children’s play area, gin distillery and shop, public house/hotel, holiday lets, art gallery, Ripley ice-cream, Ripley store, Butchers, Cricket club, junior football club, tearoom, coffee house, outdoors adventure/activity centre, church and Ripley Castle and grounds

4.8 Photographs taken on the site visit are available at **APPENDIX B**.

d) Community Value Consideration

4.9 In terms of making a decision on this matter, the nomination, together with any additional information received within the agreed timescale, has been used to assess if the property/land nominated meets the definition of community value as detailed in the Localism Act 2011 (Section 88) and shown below:

“A building or other land in a local authority’s area is land of community value if in the opinion of the authority-

- (a) 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,

- (b) it is realistic to think that there can continue to be a non-ancillary use of the building or land which will further the social wellbeing or social interests of the local community, although the use does not have to be the same.”

4.10 There are examples of town and village halls as having community use and assets have been listed on this basis by other local authorities. Each nomination is, however, assessed individually and it is for local authorities to determine whether each one meets the definition of community value as detailed in the Localism Act 2011. In assessing the community value of the Hotel de Ville, Ripley all information received has been considered

4.11 The building is still use and therefore it is the current use of the building that is being assessed (section 88(1)).

(a) 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

I. Actual current use that is not an ancillary use

4.12 The actual uses were specified in the nomination and were typical of an active town or village hall and venue. The term “ancillary use” is not defined in the Act, and it is left to each local authority to determine. In the context of assessment, the frequency, regularity and whether uses are still in place have been identified as factors for consideration. It was thought that this condition meant that the community use had to be the primary use of the asset, but this was dispelled by Judge Warren in **Firoka (Oxford United Stadium) Limited v Oxford City Council** (9 May 2014) and the test is whether the use is significant, which does not require it to be the predominant use.

4.13 The nomination states that the Ripley Star Club manages the premises, including the live music element. It also lists a wide range of social and community activities that take place at the building, these are summarised below:

- Venue for live music (Ripley Live), hosting local and international acts
 - Open Mic night held monthly with 16 local musicians
- Used as a base for Ripley Endowed School (primary school), this included being used daily for lunches and weekly for PE and parent assemblies, as well as many other less frequent uses, such as school productions, discos, bake sales, fayres/fundraising, after school clubs
- Building used by many local organisations for a variety of activities, including:
 - Ripley Parish Council (monthly meetings)
 - Ripley Show
 - Pilates
 - Yoga
 - Schools out (dancing for younger people)
 - Happy dance (dancing for people over 55)
 - Harrogate and Nidderdale Art Club (twice yearly exhibition and sale)
 - Nidderdale Cricket League/Cricket umpire meetings
 - Film Studies/Ripley Cinema (held once a month)
 - Big Ripley Quiz (held monthly)
 - Antique and Collectors Fairs
 - Church Sunday School

- Headquarters for Guy Fawkes Ten Race (race has 1,000 entrants)
- Cayton Cares (lunches for the lonely)
- Snooker teams in three local leagues (Harrogate, Markington and Washburn)
- Two dominoes teams in the Nidderdale league and friendly dominoes played all year
- Ripley Ramble (5 mile walk followed by lunch, held weekly)
- Building used as a venue for events, including:
 - Weddings
 - Parties (for adults and children)
 - Christenings
 - Wakes
 - Charity fundraising events (frequent)
 - Social nights for the community (held regularly)

4.14 The nomination for the Hotel de Ville, Ripley identifies a wide range of current uses for the building, with references supporting this use to be frequent, regularly and catering for different age groups and interests.

4.15 The existing uses confirmed from a review of the planning history are:

- Meeting room
- Social and recreational rooms
- Bar with kitchen facilities
- Working Men's Club

4.16 The uses are typical of those associated with an active town or village hall and these are detailed in the nomination and information available. The current uses are varied, frequent and regular. ***There is therefore sufficient information provided to demonstrate significant actual use as a Working Men's Club and community facility for meetings and social and recreational activities that are non-ancillary and therefore this criteria is met.***

II. Furthering the social wellbeing/interests of the local community

4.17 There are no clear definitions provided in the legislation as to what constitutes 'social wellbeing/interests' except that social interests can include 'cultural, recreational and sporting interests'. Similarly, there is no definition or guidance as to what constitutes the 'local community'. The judgement in **Pullan v Leeds City Council** (25 April 2016) was that, in relation to the Old Cock public house, the entire town of Otley was considered to be the local community.

4.18 The nomination states that the Ripley Star Club manages the premises and has over 100 members and it "provides a wide range of social and community activities". The nomination also lists a number of other local organisations that use the premises regularly for cultural, recreational and sporting interests (these are listed at para. 4.10).

4.19 A letter from the Executive Headteacher of the local primary school (Ripley Endowed CE School) was submitted by the nominating group, the letter was written on behalf of the whole school community. It stated that "This letter is to act as full support to the Ripley Community to purchase the Ripley Star Club. It is right that this building is owned

by the community it serves as this ensure continued community use in the future: the school being an integral part of the Club”. It noted that the school would not be able to run operationally without the provision of the Hotel de Ville. Usage of the Hotel de Ville by the school listed 28 separate activities, including some that were daily and weekly.

4.20 From the information available, it seems that the building was built to operate as a town hall and was completed in 1854. This indicates there has been local community use of the Hotel de Ville, Ripley for a significant period of time. At the time of the nomination in 2024 it has been 169 years since it’s completion in 1854.

4.21 The nomination provides the following evidence of furthering the social wellbeing and interests of the local community:

- The Hotel de Ville has been used by the parish residents of Ripley for a significant period of time, likely since it’s completion in 1854
- The Ripley Star Club manages the premises and has been continually based here since 1947, the Club intends to purchase it and retain it’s current uses
- The Hotel de Ville is used by significant number and variety of local community groups for uses that further the social wellbeing and interests of the local community
- Other than the Ripley Star Club, the premises is used by a number of other local organisation including the local Parish Council and primary school, a representative from the school noted, on behalf of the school community, that “quite simply the school would not be able to run operationally without this provision”
- It used for activities including physical activities like yoga, pilates, dancing for older and younger people and as a base for regular walks, and events like lunches to reduce isolation
- The site has disabled access and is a site for a weekly mobile Post Office facility
- It is used for charity fundraising and events (e.g., parties, weddings, christenings and wakes)
- It is used for cultural activities, including a venue for local musicians to perform, art exhibitions/sales and cinema

4.22 The actual uses listed at para. 4.13 provide varied examples of cultural, recreational and sporting interests, across all age groups and there is evidence of benefit for the whole community. Evidence includes community uses such as use by the village school, parish events, parties and charity fundraising events. These community uses have been for a significant period of time.

4.23 There is wider community benefit due to the live music venue element, benefiting the immediate and wider community due to the ability to attract international music acts to perform at the premises.

4.24 A letter of support from Ripley Parish Council was submitted by the nominating group. This letter stated that, “The community use of the building is wider that just the Ripley Parish and serves residents within the neighbouring Parish areas including Nidd, Clint, Birstwith and Killinghall which do not have a venue within their areas that can provide the services the Star Club does. The loss of the Star Club and use of the building by the community would have a negative impact on those within the Parish and the surrounding areas”.

- 4.25 The nomination states that all community activities would continue should the Ripley Star Club, who currently manage the site, own the site.
- 4.26 It is recognised in the ACV regime that “social interests” includes in particular cultural, recreational and sporting interests. The nomination identifies a large number and variety, of frequent social interest uses. The uses identified are typical of a thriving town or village hall. The wider community benefit is also detailed with other specific uses, including significant use by the local primary school and local musicians taking part in open mic nights, the use of the building as an accessible venue/facility to host events, and the use as an alternative gathering place for social nights for the community. The evidence suggests the Hotel de Ville, Ripley supports many activities, recognised as social interests, over a significant period of time. ***The uses detailed are therefore considered to further the social wellbeing or social interests of the local community and this criteria is therefore met.***

III. Local Community

- 4.27 In terms of local community there are many references in the nomination including:
- “Social nights for the community held regularly”
 - “Open mic night held monthly with 16 local musicians”
 - Used by local snooker, dominoes and cricket teams
 - “Monthly meetings of Ripley Parish Council”
 - Ripley Show meetings
 - Used by the local primary school (28 uses were listed and noted that the school would not be able to run operationally without the provision)
 - Lunches for the lonely
 - Harrogate and Nidderdale Art Club
- 4.28 Three letters of report were submitted by the nominating group, this included a letter from local residents, a letter on behalf of the school community and a letter from Ripley Parish Council. Details of the parish council letter are at para. 4.24, it states that the community use of the building is wider than just the Ripley Parish and serves residents within the neighbouring Parish areas including Nidd, Clint, Birstwith and Killinghall. Details of the letter from the school are at para. 4.19, it states the school would not be able to run operationally without the provision of the Hotel de Ville.
- 4.29 ***It is therefore reasonable to determine that the identification of the local community required by the legislation is the village, school and Parish of Ripley and neighbouring Parish areas including Nidd, Clint, Birstwith and Killinghall and this criteria is therefore met.***
- (b) **It is realistic to think that there can continue to be a non-ancillary use of the building or land which will further the social wellbeing or social interests of the local community, although the use does not have to be the same.**
- 4.30 The test does not require the likely future use of the relevant building to be determined but rather to determine whether future community use is one of a number of realistic

options for the building (**Patel v London Borough of Hackney and Worthy Developments v Forest of Dean DC**).

- 4.31 The test is also not whether such future use is wholly unrealistic but whether it is realistic to think that there could be a relevant non-ancillary use in the next five years (Judge Lane at Para. 26 in **General Conference of the New Church v Bristol CC** supra. 12 February 2015). In addition, “what is realistic may admit a number of possibilities none of which needs to be the most likely outcome” (**Evenden Estates v Brighton and Hove City Council**)
- 4.32 It has been established that the threshold to satisfy the “realistic to think” test is low. The First Tier Tribunal in **King v Chiltern District Council** commented that “the test is not a demanding one. “Parliament has chosen to set the bar low”
- 4.33 This criteria requires the realistic assessment 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. In the case of the Hotel de Ville, Ripley this would be predominantly a variety of community uses, typical of a town or village hall.
- 4.34 From the nomination and information available the following are relevant points:
- The building will be sold
 - Ripley Star Club, who currently manage the premises, will have the opportunity to purchase the building
 - Ripley Star Club are currently raising funds to purchase the building, with the intention to retain existing community uses
 - The current owner supports the nomination of the building as an Asset of Community Value and purchase of the building by Ripley Star Club
 - The local school supports the purchase of the building by the Ripley Star Club and operationally relies on the provisions of the building
- 4.35 The Hotel de Ville, Ripley has been used by the parish residents of Ripley, likely since it's completion in 1854. Including as the base for the Ripley Star Club continuously since 1947.
- 4.36 There were no current planning applications on the property and Planning Services had no objections/comments to make on the property being designated as an Asset of Community Value. There were some planning history cases associated with this site that were consistent with the development of the site as a venue for hosting events. This included an approval in 2017 for change of use of Post Office and Hairdressers to a bar associated with the Ripley Star Club. Planning noted that the existing uses of the asset from the planning history are:
- Meeting room(s)
 - Social and recreational rooms
 - Bar with kitchen facilities
 - Working Men's Club
- 4.37 The following is a summary of relevant points:

- The building has been used by the parish residents of Ripley for community purposes for a long period of time, likely since its completion in 1854
- The Ripley Star Club has been continuously active at the building since 1947
- It is known that the Ripley Castle Estate is to be marketed for sale in Autumn 2024 and Ripley Star Club are raising funds to purchase the Hotel de Ville (which is a part of the Ripley Castle Estate)
- The nomination states that all community activities would continue should the Ripley Star Club, who currently manage the site, own the site

4.38 As stated previously the test for this condition does not require the likely future use of the relevant building to be determined but rather to determine whether future community use is one of a number of realistic options. The test is also not whether such future use is wholly unrealistic but whether it is realistic to think that there could be a relevant non-ancillary use in the next five years. In addition, “what is realistic may admit a number of possibilities none of which needs to be the most likely outcome” and the test is not a demanding one. “Parliament has chosen to set the bar low” (See paragraphs 4.30-4.32).

4.39 The nomination provides evidence of a variety of community uses that further the social wellbeing or social interests of the local community. The building is likely to sold in near future, however there is no evidence that the current uses would not continue. The owner has written in support of the nomination, stating it could ensure that the building continued to serve the community. Future community use is therefore one of a number of realistic options. ***It is therefore reasonable to determine that there can continue to be a non-ancillary use of the building or land which will further the social wellbeing or social interests of the local community, although the use does not have to be the same***

d) Conclusion

4.40 The aim of Part 5 Chapter 3 of the Localism Act and the Assets of Community Value Regulations is to encourage community-focused, local-led action to save and take over assets which are significant to them. The scheme is intended to give communities the opportunity to identify assets of community value and have them listed and, when they are put up for sale, have more time to raise finance and prepare a bid for them. These assets could include the village shop, community centre or pub but assessment is based on the evidence submitted and it is for the local authority to determine each nomination.

4.41 An valid nomination to register the Hotel de Ville, Ripley as an Asset of Community Value was received for assessment. The assessment is whether the details within the nomination, together with any additional information received, satisfy the two criteria as detailed in the Localism Act 2011(Section 88) see below:

Condition one - There is 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

(See paragraphs 4.12-4.28)

4.42 The information provided demonstrates significant actual uses of the Hotel de Ville, Ripley, that are non-ancillary, and further the social wellbeing or social interests of

the local community, that is defined as the village, school and Parish of Ripley and neighbouring Parish areas including Nidd, Clint, Birstwith and Killinghall. ***This Condition is therefore met***

Condition Two - It is realistic to think that there can continue to be a non-ancillary use of the building or land which will further the social wellbeing or social interests of the local community, although the use does not have to be the same

(See paragraphs 4.29-4.39)

- 4.43 Future community use is one of a number of realistic options. It is therefore reasonable to determine that there can continue to be non-ancillary use of the building or land which will further the social wellbeing or social interests of the local community, noting that the use does not have to be the same as existing uses. ***This Condition is therefore met.***
- 4.44 The evidence demonstrates that the nomination meets the definition of community value as detailed in the Localism Act 2011. It is therefore recommended that the Hotel de Ville, Ripley is listed as an Asset of Community Value and placed on the North Yorkshire Council List of Successful Nominations.
- 4.45 The Council must keep the list under review and remove assets as soon as practicable considering any circumstances that may change the opinion that land/property listed is of community value.

5.0 CONSULTATION UNDERTAKEN AND RESPONSES

- 5.1 NYC Internal consultation with the following services was undertaken and there were no comments received:
- Environmental Protection
 - Community Safety/CCTV
 - Licensing
- 5.2 There were no current planning applications on the property and Planning Services had no objections/comments to make on the property being designated as an Asset of Community Value. There were some planning history cases associated with this building that were consistent with the development of the site as a venue for hosting events.
- 5.3 The Local Land Charges team were consulted and confirmed the following from the Land Charges register:
- The building is within Ripley Conservation Area
 - The building is Grade II listed (09920/2009/2/000), with information provided from Historic England
- 5.4 The Parish Council was consulted. A letter from Ripley Parish Council was submitted by the nominating group, this letter stated that the venue was a much needed and well used community asset.

5.5 The Elected Member was notified of the nomination, no comments were received.

6.0 ALTERNATIVE OPTIONS CONSIDERED

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

7.0 IMPACT ON OTHER SERVICES/ORGANISATIONS

7.1 If successful, the fact that land/property is listed as an Asset of community Value may be taken into account as a material consideration for any future planning application.

8.0 FINANCIAL IMPLICATIONS

8.1 If the decision is to list the property, the owner can make a claim for compensation for which the Council is liable

9.0 LEGAL IMPLICATIONS

9.1 If the property/land is listed the council is required to apply to the Land Registry for entry of a restriction on the Land Register. This restriction will be in a form of wording in Schedule 4 to the Rules, as Form QQ. This is "No transfer or lease is to be registered without a certificate signed by a conveyancer that the transfer or lease did not contravene section 95(1) of the Localism Act 2011". An owner of previously unregistered listed land, who applies to the Land Registry for first registration (or a mortgagee who applies for first registration on behalf of the owner), is required at the same time to apply for a restriction against their own title. The local authority is also required to apply to the Land Registry for cancellation of the restriction when it removes an asset from its list.

9.2 If the property/land is listed and the owner/leaseholder wishes to dispose of it, they must notify the council. Once this has taken place an interim moratorium period (6 weeks) will apply where disposal of the property may not take place (except if sold to a community interest group which can take place at any time). If, before the end of the interim moratorium period the council receives a written request from a community interest group to be treated as a potential bidder then a full moratorium period applies. Disposal may then not take place within 6 months from the date the Council receives notification from the owner (except if sold to a community interest group).

9.3 When a listed asset is disposed of, and a new owner applies to the Land Registry to register change of ownership of a listed asset, they will therefore need to provide the Land Registry with a certificate from a conveyancer that the disposal (and any previous disposals if this is the first registration) did not contravene section 95(1) of the Localism Act (the moratorium requirements).

10.0 EQUALITIES IMPLICATIONS

10.1 There are no equalities implications

11.0 CLIMATE CHANGE IMPLICATIONS

11.1 There are no climate change implications

12.0 CONCLUSIONS

12.1 If successful, the owner will be informed of the decision review process and the nominating group will be advised that there is no provision within The Regulations (The Asset of Community Value (England) Regulations 2012) for them to seek a review of the Council's decision.

13.0 REASONS FOR RECOMMENDATIONS

13.1 The evidence demonstrates that the nomination for the Hotel de Ville, Ripley meets the definition of community value as detailed in the Localism Act 2011.

21.0 RECOMMENDATION(S)

It is recommended that the Assistant Chief Executive Local Engagement:

- (iii) Determines that the nomination for the Hotel de Ville. Ripley is successful and meets the definition of community value as detailed in the Localism Act 2011
- (iv) It should be placed on the North Yorkshire Council Assets of Community Value List of Successful Nominations

APPENDICES:

Appendix A – Nomination Form

Appendix B – Site Visit Photographs

BACKGROUND DOCUMENTS:

Localism Act 2011

The Assets of Community Value Regulations (England) 2012

Community Right to Bid: Non-statutory advice note for local authorities

Assistant Chief Executive Local Engagement

County Hall

Northallerton

1 October 2024

Report Author – Claire Wilson,

Presenter of Report – Mark Codman

Website/references:

<https://www.legislation.gov.uk/ukpga/2011/20/contents>

<https://www.legislation.gov.uk/uksi/2012/2421/regulation/5/made>

<https://www.ons.gov.uk/visualisations/customprofiles/build/#E04007408>
https://en.wikipedia.org/wiki/Ripley_Town_Hall,_North_Yorkshire
<https://www.bbc.co.uk/news/articles/cn4vyvqn5zmo>
<https://mutuals.fca.org.uk/Search/Society/5530>
<https://ripleystarclub.com/>

Community Right to Bid: Assets of Community Value

Nomination Form

(Office use only) ACV Ref: _____

Section 1: About your organisation

1A. Contact Details

Please provide basic contact details for your organisation

Name of the organisation	Ripley Star Club Limited (Community Benefit Society)
Organisation postal address	Hotel de Ville (Town Hall), Ripley, Harrogate HG3 3AX
Organisation website	Ripleystarclub.com and ripleylive.com
Named contact for the organisation	
Position of named contact within the organisation	Secretary
Telephone number for named contact	
Email address for named contact	

1B. Organisation type

Please place an 'X' in the middle column against the appropriate organisation type

Organisation Type	X	Registration number of charity/company (if applicable)
<p>Parish Councils</p> <p>This may be for an asset in its own area, or in the neighbouring Parish Council area</p>		
<p>Neighbouring Parish Councils</p> <p>If the Parish Council borders an un-parished area, then they may nominate an asset within the neighbouring District Council or Unitary Council.</p>		
<p>Un-incorporated groups</p> <p>Nominations can be accepted from any un-incorporated group with membership of at least 21 local people who appear on the electoral roll within the local authority, or a neighbouring local authority. This will for instance enable nomination by a local group formed to try to save an asset, but which has not yet reached the stage of acquiring a formal charitable or corporate structure.</p> <p>Please complete additional form in Appendix 1 if this applies to you.</p>		
<p>Neighbourhood Forums</p> <p>There can only be one neighbourhood forum for an area and the way they are set up is clearly defined by the Council as a planning authority. The procedure for becoming a neighbourhood forum is set out in Section 61F of the Town and Country Planning Act 1990.</p> <p>Please complete additional form in Appendix 1 if this applies to you.</p>		
<p>Community interest groups with a local connection</p> <p>These must have one or more of the following structures:</p> <ul style="list-style-type: none"> • A charity • A community interest company • A company limited by guarantee that is non-profit distributing • An Industrial and Provident Society that is non-profit distributing/Community Benefit Society <p>Please complete additional form in Appendix 1 if this applies to you.</p>	x	<p>Community Benefit Society</p> <p>Registration 9396</p>

1C. Local connection

Additionally, your organisation is required to have a local connection. This means that its activities are wholly or partly concerned with the administrative area of North Yorkshire or a neighbouring local authority. Please provide details about your organisation's local connection.

Details regarding local connection
<p>Ripley Star Club manages the premises and provides a wide range of social and community activities with over 100 members. It is also the home of Ripley Live and is an important music venue nationally. They have hosted numerous well know artists including visitors from the US and Europe.</p> <p>The building is also a base for Ripley Endowed School and they use it daily for dinners and PE.</p> <p>The Hotel de Ville is also home to numerous community organizations – Ripley Parish Council, Ripley Show, Pilates, Yoga, Schools out – dancing for younger people, Happy Dance – for those over 55, Harrogate & Nidderdale Art Club, Nidderdale Cricket League, Film Studies, parties, weddings, christenings and wakes, antique & collectors fairs, Church Sunday School, charity fundraising events etc, etc.</p>

Finally, please provide, if available, a copy of your organisation's rules/constitution. Please indicate which documents you intend to provide below by placing an 'X' against the relevant document type.

Type of document	X
Memorandum and Articles of Association (for a company)	
Trust Deed (for a trust)	
Constitution and/or rules (for other organisations)	X
Other	

Section 2: About the asset

Section 2A: Basic details

Please provide basic details about the asset

Type of land/building (for example, pub, shop)	Village Hall
Name of the premises	Hotel de Ville
Address of the premises	Main Street, Ripley, Harrogate HG3 3AX.

In addition to the above information, please attach a clear plan which identifies the land/buildings you wish to nominate with a line drawn around the boundary of the area you wish to nominate. This could be a Title Plan from Land Registry, or any other map which gives us enough detail to identify the site.

Section 2B: Ownership

Please provide details about the asset's ownership, if it is known to you

Name of the owner	Ripley Castle Estate
Address of the owner	Estate Office, Ripley, Harrogate
Contact details for the owner	As above
Name of any other occupier	There is a small flat within the building currently occupied by [REDACTED] [REDACTED]
Name of any other person with an interest in the premises	
Address of any other person with an interest in the premises	
Contact details for any other person with an interest in the premises	

Section 2C: The premises as an Asset of Community Value

Please explain why you feel the land/premises meets the definition of an Asset of Community Value. Provide as much information as possible. Please note, it is likely that these comments will be shared with the asset owner.

ACV Definition

A building or other land in a local authority's area is considered land of community value if, in the opinion of the authority:

- (a) 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
- (b) it is realistic to think that there can continue to be a 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.

If there is no current use:

- (c) The definition is extended 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.

How does the current main use of the building/land – or a use in the recent past – further the social interests or social well-being of the local community?

Current community use –

Snooker teams in three local leagues – Harrogate, Markington and Washburn

Two dominoes teams in Nidderdale League and friendly dominoes played all year.

Ripley Ramble held each Tuesday – 5 mile walk followed by lunch.

Ripley Cinema held once a month.

Big Ripley Quiz held monthly.

Open Mic night held monthly with 16 local musicians

Social nights for the community held regularly

VIA RIPLEY LIVE

The hall is a respected venue internationally for music acts and we have two lovely rooms. One holds 250 people whilst our smaller venue holds 50 seated and is suitable for acoustic acts. In the past we have hosted gigs by Georgie Fame, Paul Jones, Chris Farlowe, Andy Fairweather Low, The Yardbirds etc, etc,

In addition we have brought musicians from the USA including Steve Cropper, Mud Morganfield, Little Jimmy Reid etc.

How does the current main use of the building/land – or a use in the recent past – further the social interests or social well-being of the local community?

OTHER COMMUNITY USE

Monthly meetings of Ripley Parish Council

Happy Dance – exercise for the over 50s

Pilates

Yoga

Schools out – dancing for younger people

Harrogate & Nidderdale Art Club – twice yearly exhibition & sale

Ripley Show meetings

Nidderdale Cricket League meetings

Cricket umpires meetings

Film studies

Ripley Endowed School for dinners and PE.

Adult & Children's parties

Weddings, christenings and funeral wakes

Antique & Collectors Fairs

Headquarters for Guy Fawkes Ten – race with 1,000 entrants

Ripley Church Sunday School

Hall often used for fundraising events

Recycling and charity clothes bins situated on premises

Cayton Cares – lunch for the lonely

Please explain how there can continue to be a main use of the building/land which will further the social interests or social wellbeing of the local community, whether or not this is in the same way as before.

All community activities will continue if the Star Club owned the premises.

If not currently used for the purposes listed above, is it realistic to think that within five years the building/land can be brought back into a use that furthers the social interests or wellbeing of the local community, whether or not in the same way as before?

Section 3: Checklist and Declaration

In addition to the form, please confirm any attachments if provided.

Document	X
Copy of organisation's constitution/rules/other	X https://mutuals.fca.org.uk/Documents/Download/1085777
A clear plan defining the land/premises being nominated	x

Finally, in order to confirm that the information contained within this nomination form is correct and complete and that the required documents are attached, an appropriate authorised officer must sign the below declaration.

We can accept electronic signatures.

Full name	
Signature	

Assets of Community Value nominations are coordinated by area-based teams, when complete, please return this form and any accompanying materials to the appropriate e-mail address below:

Harrogate Area	AssetsofCommunityValue.Harrogate@northyorks.gov.uk
Craven Area	AssetsofcommunityValue.Craven@northyorks.gov.uk
Scarborough Area	LegalServices.sca@northyorks.gov.uk
Ryedale Area	Localplan.rye@northyorks.gov.uk
Richmondshire Area	AssetsofCommunityValue.Richmondshire@northyorks.gov.uk
Hambleton Area	Communities.ham@northyorks.gov.uk
Selby Area	AssetsofCommunityValue.Selby@northyorks.gov.uk

Before completing this form, please check the guidance notes at the end of the document. If you require any assistance, please contact AssetsofCommunityValue.NYC@northyorks.gov.uk

Privacy notice

Please retain a copy of this form for your records and should your circumstances or contact details change then please let the appropriate contact officer know.

This information will be held in accordance with NYC Privacy Notices.

