

North Yorkshire Council

9 January 2025

Assessment of Assets of Community Value Nomination NYCACV0054 St Andrews Church Hall, Skipton Report to the Assistant Chief Executive for Localities

1.0 PURPOSE OF REPORT

- 1.1 To determine whether St Andrews Church Hall, Skipton (NYCACV0054) should be placed on the Council's List of Assets of Community Value (ACVs).

2.0 SUMMARY

- 2.1 This nomination covers St Andrews Church Hall, Skipton which was nominated by Augment Partnership CIC on 15 November 2024. The recommendation is that the site should be listed as Asset of Community Value.

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](#)

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

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.

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

This report ensures that the Council considers the nomination for St Andrews Church Hall, Skipton as required by the Act.

4.0 CONSIDERATION OF THE NOMINATION

- **Description of asset**

This nomination covers St Andrews Church Hall, located on Newmarket Street in Skipton.

The site consists of a large main hall, a smaller hall, several rooms used as offices, a kitchen and café area, toilets and a small amount of external parking.

It is currently owned by the Yorkshire Congregational Union but they are understood to be in the process of selling the church hall and the adjacent church, which is no longer used as a site of worship.

- **Nomination**

Augment Partnership CIC are a social enterprise which has been operating in the Skipton and wider Craven area since 2018.

They provide workspaces to several community organisations and also deliver projects such as Reboot Craven, Skipton Community Wellbeing Café and Skipton Men's Shed.

They have nominated St Andrews Church Hall as it has been a community venue for many years providing a wide range of social activities of benefit to the local community.

The site is currently the location of Skipton Wellbeing Café and Skipton Food Bank both of which provide vital support to local people.

It also includes a café facility and is used by a range of groups including, Skipton U3A, Skipton Fencing Club, Craven Development Education Centre, Mind, Asian Women's Group, Community Lunch Club, toddler groups, Beavers, Rainbows, Brownies and many more.

The site also includes some office space which could be used by local organisations.

There is a shortage of appropriate community spaces in Skipton and St Andrews Church Hall currently provides a venue for a range of activities and groups. The closure of St Andrews Church Hall would have an impact on organisations across Skipton due to the lack of suitable community space.

Skipton does not currently have a building which operates as a hub for VCSE organisations. There is a great deal of potential for St Andrews Church Hall to be remodelled to provide improved facilities for existing groups and also additional spaces for local VCSE groups to be based and share resources.

Augment CIC have drawn up provisional plans for how the building could be remodelled and are starting to discuss the project with other local organisations.

- **Comments received**

In accordance with the local nomination guidelines the local ward councillor, Cllr David Noland, Skipton North & Embsay-with-Eastby division and the relevant Spatial Planning Team (in this case NYC) were consulted regarding the assessment of the nominated site.

Cllr Noland commented that he would support the designation of St Andrew's church hall as an ACV as the venue is heavily used as community space and much needed in Skipton.

The Spatial Planning team's response concluded that in their opinion the site met the definition of an asset of community value and that the nomination provides evidence to justify how the current main use of the land/building furthers the social interests and social well-being of the local community in terms of the hall providing a venue for social activities and community groups, including as a venue for Skipton Food bank, Skipton Community Wellbeing Café as well as it being used by a number of community groups.

- **Assessment against Section 88 of the Localism Act 2011**

When we assess whether a particular building or piece of land is of community value, we must determine whether it meets the definition of an asset of community value as set out in Section 88 of the Localism Act 2011.

A building or piece of land is deemed to be of community value if:

a) The current main use of the building or land furthers the social interests or social wellbeing of the local community or a use in the recent past has done so and, it is realistic to think that there can continue to be a main use of the building or land which will further the social interests or social well-being of the local community, whether or not in the same way as before.

b) The main use of the land or building in the recent past furthered the social interests of the local community and, it is realistic within five years the land or building can be brought back into a use that furthers the social interest or wellbeing of the local community, whether or not in the same way as before.

The interpretation of the definition of a community asset creates a very wide range of possible assets to be considered as suitable for nomination. It is proposed to use the following categories as part of the nomination process

- Education, health and well-being and community safety to include, nurseries, schools, children's centres, health centres, day care centres or care homes, community centres, youth centres or public toilets.
- Sport, recreation and culture to include, parks and public open spaces, sports and leisure centres, libraries, swimming pools and theatres

- Economic use providing an important local social benefit which would no longer be available if that use stopped - to include village shops and pubs.

- **Evidence**

Augment Partnership CIC have provided examples of the buildings current and historic use as a community asset providing opportunities for wellbeing, recreation, and social benefits all of which evidence the community value of the site in line with the definition set out in Section 88 of the Localism Act 2011.

Cllr Noland supports the designation of the site as an ACV and confirms that it is a vital and well used community space.

The NYC Spatial Planning Team are of the opinion that the site meets the test of being a community asset.

- **Conclusion**

Having reviewed the evidence provided by Augment Partnership CIC and considered the assessment of the local Councillor and NYC Spatial Planning Team I recommend St Andrews Church Hall, Skipton should be listed as Assets of Community Value as the site meets the definition of an asset of community value as set out in Section 88 of the Localism Act 2011.

5.0 CONSULTATION UNDERTAKEN AND RESPONSES

Local Councillor – Cllr David Noland, Skipton North & Embsay-with-Eastby division

It would be great to designate St Andrew's church hall as an ACV.

The application is pretty clear and very detailed, and I would support it for those reasons.

I think that a space such as this is much needed. It's clearly heavily used, central with some car parking.

Spatial Planning Team – NYC

NYC is the Planning Authority for Skipton and provided the following response

Asset of Community Value Nomination – St Andrew's Church Hall Site, Skipton
We agree that the main past use of the nominated land/building(s) and the proposed future use are of community value, in that the land/building(s) furthers the social interests and social well-being of the local community and can continue to do so. In reaching this conclusion, we have noted the following, in particular:

- The use falls within the Council’s definition of an asset under the category of “Education, health and well- being and community safety to include, community centres. The information submitted as part of the ACV application sets out that St Andrew’s Church Hall has, for many decades provided a venue for social activities and community groups.
- In planning terms and according to the Town and Country Planning Use Classes Order 1987 (as amended), a hall or meeting place for the principal use of the local community falls within Use Class F.2. Whilst normally a church hall would be ancillary to the main use of the Church, St Andrew’s Church has ceased to operate on this site and therefore the use of St Andrew’s Church Hall as a venue for social activities and community groups is considered to be the primary use, not an ancillary use.
- The buildings and land do not appear to include any excluded assets, such as residential property, residential caravan sites or operational land.
- The information provided by the Augment Partnership CIC, in their ACV application provides evidence to justify how the current main use of the land/building furthers the social interests or social well-being of the local community in terms of the hall providing a venue for social activities and community groups, including as a venue for Skipton Food bank, Skipton Community Wellbeing Café as well as it being used by a number of community groups. This information provides compelling support to the application.

7.0 ALTERNATIVE OPTIONS CONSIDERED

- 7.1 None. Not to consider the nomination St Andrews Church Hall, Skipton would not fulfil the Council’s responsibilities required by the Localism Act 2011 and The Assets of Community Value (England) Regulations 2012.

8.0 IMPACT ON OTHER SERVICES/ORGANISATIONS

- 8.1 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.

9.0 FINANCIAL IMPLICATIONS

- 9.1 If the decision is to list the property the owner can make a claim for compensation for which the Council is liable.

10.0 LEGAL IMPLICATIONS

- 10.1 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.

- 10.2 If the property/land is listed and the owner/leaseholder wishes to dispose of it, he 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).
- 10.3 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).

11.0 EQUALITIES IMPLICATIONS

There are no equalities implications for this site.

12.0 CONCLUSIONS

- If unsuccessful all parties will be advised of the outcome of the decision, and the Council's reasoning for it. 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 St Andrews Church Hall, Skipton meets the definition of community value as detailed in the Localism Act 2011.

15.0 RECOMMENDATION(S)

It is recommended that the Assistant Chief Executive for Localities:

- (i) Determines that the nomination for St Andrews Church Hall, Skipton 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

APPENDICES:

Appendix A – Nomination Form for NYCACV0054 St Andrews Church Hall, Skipton
Appendix B – Site Plan NYCACV0054 St Andrews Church Hall, Skipton

BACKGROUND DOCUMENTS:

Localism Act 2011

The Assets of Community Value Regulations (England) 2012

Assistant Chief Executive for Localities
County Hall Northallerton
06/01/2025

Report Author – Kate Senior Partnerships Officer
Presenter of Report – Kate Senior Partnerships Officer

Appendix A – Nomination Form NYCACV0054 St Andrews Church Hall, Skipton

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 | Augment Partnership CIC |
| Organisation postal address | 2 nd Floor, 49 High Street, Skipton BD23 1DH |
| Organisation website | None – Facebook page: Augment Community Workspace |
| Named contact for the organisation | Peter Smith |
| Position of named contact within the organisation | Director |
| Telephone number for named contact | |
| Email address for named contact | peter@augmentwork.space |

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 | |

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>Augment Partnership CIC is a social enterprise that has been established in Skipton/Craven since 2018, and since then has developed various initiatives in line with its objects, to help individuals to grow and communities thrive.</p> <p>Augment has established a community workspace which is focused on supporting third sector organisations in Skipton and Craven with a centrally-located workspaces, including the provision of private offices, 1 to 1 consult rooms and larger meeting rooms. We offer significant discounts for for charities and community groups to enable them to meet clients, to collaborate and to thrive.</p> <p>Augment supports various community initiatives including the Skipton Men's Shed charity and a collaborative programme with Craven College around the Multiply and Rise to Thrive initiatives. As an organisation we have sponsored the new sports hub and other local charities.</p> <p>However, the community group that we have supported the longest, and with the highest level of commitment, is Skipton Community Wellbeing Café which has met at St Andrew's Hall in Skipton since 2018. Along with other core team members, Peter has helped to develop and consolidate the café initiative to its current level, attracting attender and volunteer levels of around 55 to 70 people each week, with around 16 local community partner organisations attending over the last month as a place to meet clients/service users or to engage people with advice on their services.</p> <p>In addition, Ella has been involved with piloting digital inclusion support at the Café, offering one -to-one advice in a relaxed and safe setting.</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) | X |
| Trust Deed (for a trust) | |
| Constitution and/or rules (for other organisations) | |
| 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) | Church Hall |
| Name of the premises | St Andrew's Hall |
| Address of the premises | Newmarket Street, Skipton BD23 2JE |

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 | Congregational Union c/o United Reformed Church (URC), used and maintained by Trinity St Andrews as the Local Ecumenical Partnership (LEP) |
| Address of the owner | Congregational Union c/o United Reformed Church, Synod Office, Somerset House, St Paul's Street, Morley, Leeds LS27 9EP |
| Contact details for the owner | 0113 289 8490 / office@urcyorkshire.org.uk |
| Name of any other occupier | Skipton Print and Embroidery, Station Taxis, Skipton and Grassington Methodist Circuit Office (reg charity 1133693), Skipton Foodbank (part of reg charity 1181773) |
| Name of any other person with an interest in the premises | Fencing Group |
| Address of any other person with an interest in the premises | c/o St Andrew's Hall, Newmarket Street, Skipton BD23 2JE |
| Contact details for any other person with an interest in the premises | Fencing Group - info@skiptonfencingclub.org.uk Jim Lockyer Skipton Foodbank – 07856 080194 (Emma Jennings) / food@skiptonfoodbank.org |

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? |
|--|
| <p>St Andrew's Hall has for many decades provided a venue for social activities and community groups, operated a coffee shop for use by the general public and the rear hall used as a children's nursery.</p> <p>More recently (within the last 10 years) the Hall has accommodated Skipton Food Bank and Skipton Community Wellbeing Café, both of which play a vital role in the wellbeing of many in the community and wider Craven area. Therefore, the loss of these organisations and services would be a major loss to the social well-being of the Skipton Community.</p> <p>Regular bookings have included: U3A, Skipton Fencing Club (regionally and nationally recognised), Craven Development Educational Centre, NCT toddler group, Beavers, Rainbows and Brownies groups, Mind, Civic Society, Asian Women's group, Community Lunch Club, Voices of Yorkshire and Skipton Bridge Club, amongst many other private bookings and annual community events such as the Christmas Tree Festival.</p> <p>The closure of St Andrew's Hall will have a knock-on impact on organisations across Skipton due to the lack of other meeting spaces for groups and services from the local community. This will result in either groups being unable to meet or potentially unable to afford the hire costs of the remaining venues.</p> |

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.

The continued use of St Andrew's Hall for local community groups and support organisations and services can be achieved either through the continued ownership and support of the local URC/Methodist Church or by transfer of the asset to philanthropic ownership, to a community cooperative or charitable body.

The facilities and accommodation at St Andrew's Hall are capable of being modernized and enhanced to offer a community hub for Skipton and Craven. This is something the town needs and which would significantly improve the work of VCSE's and other organisations in delivering effective and efficient services in a way that is not possible at present. Other towns in Craven (Settle, Glusburn, Bentham and Grassington) have a community hub but Skipton, which is a significantly larger centre and within which are high levels of deprivation (for e.g in Skipton South Ward), does not have an asset of this nature.

Existing users could be accommodated alongside the introduction of other service providing organisations that would contribute to the social welfare and wellbeing of individuals and the community at large, particularly in the areas of physical and mental health, education and training, employment and business start-up/mentoring and welfare/advocacy.

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?

As referred to above, the use of the building as a community hub that widens the scope and impact of community-based services in Skipton and surrounding area is entirely possible within a 3 to 5 year period. With the impact of the continuing cost of living issues for individuals, particularly those struggling with utility costs, increased isolation and poorer mental health and wellbeing, the availability of a community hub cannot come too soon.

