

North Yorkshire Council

30 April 2025

Assessment of Assets of Community Value Nomination *NYCACV0058 Methodist Chapel Long Preston*

Report to the Head of Localities

1. PURPOSE OF REPORT

- 1.1 To determine whether the Long Preston Methodist Chapel should be placed on the Council's List of Assets of Community Value (ACVs) under the Localism Act 2011, following a valid nomination received by Long Preston Parish Council, a qualifying nominator, on 7 March 2025.

2. SUMMARY

- 2.1 The nomination is for the Long Preston Methodist Chapel, The Green, Long Preston, North Yorkshire, BD23 4PE. The recommendation is that the Head of Localities:
- (i) Determines that the nomination for the Long Preston Methodist Chapel is successful and meets the definition of an asset 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. 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, an ACV is subject to a protected period (moratorium) during which a community interest group bid for the asset. 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 at the end of the moratorium period.
- 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 Long Preston Methodist Chapel, The Green, Long Preston, North Yorkshire, BD23 4PE, as required by the Act.

4. NOMINATION CONSIDERATION

a) Description of asset

- 4.1 Long Preston is an attractive Yorkshire Dales village on the southern edge of the Yorkshire Dales National Park. It is sited on the main A65 road, twelve miles from Skipton and four miles from the historic market town of Settle. The village is centred around Maypole Green where there is a pub, war memorial and a telephone box. In the centre of the village there is a bus stop, with frequent buses daily, a village shop/Post Office, and the original Rohan shop. In 2022 there were 790 people living in Long Preston.
- 4.2 The Methodist Chapel is located in the centre of Long Preston village, set back from the main road. The site lies within Long Preston Conservation Area. It is not a listed building but is regarded as an 'undesigned heritage asset' by Yorkshire Dales National Park Planning Authority. To the front of the Methodist Chapel is a gated car park which leads to the porch of the Methodist Chapel. To the right side is a detached cottage. In the immediate vicinity of the nominated site are village green areas, a village hall and residential properties.
- 4.3 The nominated site included the chapel building which has an entrance porch leading to the main chapel space, with church furniture, pews and a small open space. There is a separate kitchen and store room. Externally, and included in the nomination, is a large carpark to the front of the chapel and an enclosed garden to the rear of the chapel. To the side of the chapel there is outbuildings that contain toilet facilities (there are no toilet facilities inside the chapel itself) and a garage space. Within the parcel of land there is a separate, detached, residential property, this was not included in the nomination.

b) Nomination and Validation

- 4.4 The nomination to list the Methodist Chapel, Long Preston as an Asset of Community Value was received on 7 March 2025 and validated on 10 March 2025. 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 1 May 2025. The nomination from Long Preston Parish Council was accepted on the basis of the nominating group qualifying as a Parish council under Section 89 (2)(b) of the Localism Act 2011.

- 4.5 It was established that the property is owned by Trustees for Methodist Church Purposes with the Managing Trustees the Church Council of Long Preston Methodist Church acting on their behalf. Trustees for Methodist Church Purposes (TMCP) is the title holder for the site (Title Number NYK379526) and Long Preston Methodist Church Council is the local Managing Trustee body that makes decisions and carries the responsibilities for it.
- 4.6 The Methodist Chapel is managed by Long Preston Methodist Church Council.

c) Site Visit

- 4.7 A site visit was undertaken on 19 March 2025, with the following observations made:
- The Methodist Chapel was sited off a main road
 - The local area had a number of green spaces in the vicinity and residential buildings surrounding the site. Directly to the front of the site was Long Preston Village Hall.
 - To the left of the site there was a public footpath.
 - There was a large carpark within the nominated site, this is included within the walls of the site and was secured with a gate.
 - There was a bus stop a short walk away from the Methodist Chapel.
 - To the front of the site there was a notice board, this held information about events such as Sunday Service, Toddler groups, Lunch/coffee clubs and exercise/craft classes. There were also contact details for the Chapel on the notice board.
 - On entering the site there was a bench to the front of the building and well-maintained parking and flowerbeds/green space. To the right of the building was a toilet which was used by people attending the site. The rear of the building had ample green space surrounded by a stone wall and trees/bushes.
 - The site was accessible and provided easy level access.
 - Inside the Methodist Chapel was an entrance vestibule with a large number of leaflets and notices for the community. Inside the Methodist Chapel there were wooden pews and chapel furniture. There was a small floor space where activities could take place.
 - The Chapel had a functioning kitchen and a storage area which was used to store equipment for weekly events at the site (e.g., toys, play and craft equipment)

d) Community Value Consideration

4.8 In terms of making a decision on this matter, the nomination, together with any additional information available or 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). As the nominated site is still in use, assessment is based on the conditions at Section 88 (1) 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.”

4.9 There are examples of chapels and religious buildings as having community use and assets have been listed on this basis by local authorities. Each nomination, however, is 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.

5 CONSULTATION UNDERTAKEN AND RESPONSES

5.1 The following consultees were notified of the nomination:

- Yorkshire Dales Planning
- Local Land Charges
- NYC Environmental Protection
- NYC Community Safety and CCTV
- NYC Licensing
- NYC Localities
- Local Councillor
- Owner

YORKSHIRE DALES PLANNING

5.2 The planning service were consulted and made the following comments:

- There is no recent planning history for this property. The only recorded planning application relating to the Chapel Hall dates to the late 1970s when the front porch was added. Other planning history relates to the residential property known as Chapel House (14 The Green) which lies outside of the identified site boundary. The site lies within Long Preston Conservation Area and, although not a listed building, would be regarded as an ‘undesigned heritage asset’. Any alterations to the building and its surrounds would therefore need to have due regard to the heritage significance of the building and surrounding area. Works to

trees within the grounds could also require consent as a result of the Conservation Area designation.

- It is likely that the Chapel/Hall would fall into Class F.1 (Learning and non-residential institutions) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Any change of use out of this class would require planning permission and would be considered against policies in the adopted Yorkshire Dales Local Plan Policy C9 (Existing Community Facilities). This would seek to protect the community use until such time as a compelling case could be made to demonstrate that the community use is no longer required. This would add an extra layer of protection, alongside any Asset of Community Value designation.
- Based on the information in the application, it is considered that the Chapel Hall would clearly meet the definition of an Asset of Community Value. In addition to the various activities listed in the application, all of which further the social wellbeing of the community, it is understood that the Chapel is still in active use for worship.

LOCAL LAND CHARGES

5.3 A search for Local Land Charges was undertaken and the following information was obtained:

- No permitted development/article 4 - The Direction applies to all land within the administrative boundaries of the National Park and removes the permitted development rights
- Conservation area - The Yorkshire Dales National Park and Craven District Council, Long Preston Conservation Area made under Section 277 of the Town and Country Planning Act 1971 (as amended by Section 1 of the Town and Country Amenities Act 1974).
- Historic conditional planning consent - building new entrance porch to front of Chapel, Methodist Chapel, Long Preston.

NYC ENVIRONMENTAL PROTECTION

5.4 The Environmental Protection service were consulted and made the following comments:

- There are no Environmental Protection implications for this site.

NYC COMMUNITY SAFTY AND CCTV

5.5 The Community Safety and CCTV service were consulted and made the following comments:

- There are no community safety or cctv implications for this site.

NYC LICENSING

5.6 The Licensing service were consulted and made no comments.

NYC LOCALITIES

5.7 The Localities service were consulted and made the following comments:

- It is widely used by community groups but there is also a Village Hall in Long Preston which is also used on a regular basis for community events, so it is not the only venue in the village. However, there is clearly the demand for the two spaces.

LOCAL COUNCILLOR

5.8 The Local Councillor was consulted, no comments were received.

OWNER

5.9 The owner reviewed and confirmed the information submitted by the nominating group and noted that the site was also used a place of worship every Sunday.

6 ASSESSMENT INFORMATION

6.1 In assessing the community value of Long Preston Methodist Chapel all information received has been considered.

- **CONDITION ONE - 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

6.2 The actual uses were specified in the nomination and were typical of a chapel or religious building. 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.

6.3 The nomination states that the Methodist Chapel is used on a regular basis as a venue for various activities and that these activities cover a wide range of ages and needs. These are listed below:

- Playgroup

- Lunch Club
- Exercise classes
- Craft clubs
- Music events

6.4 The site visit provided evidence that the events identified in the nomination were taking place regularly, with all except the music events taking place continually on a weekly basis. Local knowledge indicated the playgroup especially was well-attended.

6.5 The owner confirmed the accuracy of the information submitted by the nominating group and noted that the building was also used weekly as a place of worship.

6.6 Consultation with the relevant planning authority showed that it was likely the Chapel would fall into use class F.1 (Learning and non-residential institutions).

6.7 The actual current use of the building was a chapel and sufficient information was provided to demonstrate significant actual use as a community facility for different groups to hold cultural, social and recreational activities that are non-ancillary **this criteria is therefore met.**

(ii) Furthering social wellbeing or social interests

6.8 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'.

6.9 The nomination stated that the various activities that take place at the site further the social wellbeing and social interests of both the village of Long Preston and the surrounding rural area.

6.10 The nomination provided specific examples of the positive impact to social wellbeing and interests linked to these activities which are listed below:

- Little Footsteps – every Monday morning a free playgroup is provided for under 5s, giving young children the chance to learn and play with others, and for their parents to gain some mutual support.
- Warm Space Lunch Club – every Monday a two-course meal is provided at exceptional value of £3 for anyone to socialise, keep warm and enjoy a wholesome meal.
- Strong and Steady – every Tuesday a qualified instructor leads a class of gentle exercises for older people to build fitness and strength.
- Craft Club - every Friday the craft club enables people to meet and share their work on whatever crafts they are interested in. They are

able to chat and socialise in a safe, quiet environment, reducing risk of isolation in their own home.

- Music Events - the venue is made available to local choirs for practice; it is most notably used by Craven Voices whose aim is “to bring together the local community through the power of song”. In addition, a local music teacher hosts end of term concerts for her students to perform to their families.

6.11 The nomination states a number of activities hosted at the Methodist Chapel (see paragraph 6.10), the table below shows the type and frequency of these activities relating to categories relevant for an ACV assessment:

Cultural	Recreational	Sporting
Music Events – Ad-hoc	Craft Club - weekly	Strong and Steady – weekly
Lunch club and craft club – both weekly	Warm Space Lunch club - weekly	
	Little footsteps - weekly	

6.12 The nomination provided specific examples of how the activities taking place furthered the social wellbeing and interests of the local community, these are detailed at paragraph 6.10.

6.13 There was no information provided about how many people attend the activities, although the nomination confirmed that “The Chapel Hall is currently used on a regular basis” and this was evidenced through the site visit.

6.14 No information was provided in the nomination relating to how long the Methodist Chapel had been used for community social wellbeing/interest uses, the site visit confirmed activities were currently taking place regularly. There was evidence of multiple activities scheduled on a weekly basis, the activities were ongoing and there were current timetables and posters available locally on noticeboards around the village.

6.15 There was evidence linked to accessibility, including parking and level access as well as the affordability of activities organised at the nominated site. It appeared that most of the activities and events were free, or any charges were minimal (e.g., £3 for the lunch club meal) and some local groups/organisers could make use of the space free of charge. These factors indicate that the venue was inclusive and there were not barriers to people attending or providing events, this could be of particular benefit to people with disabilities or on low-incomes.

6.16 The owner provided a comment about the nominated site being used weekly as a place of worship (para. 5.9). This religious use would not be considered as a type of use that furthers social wellbeing or social interests

and this was accepted by the First-tier Tribunal in **General Conference of the New Church v Bristol City Council (2015)**. The Tribunal found that a building being used for religious observances would not fall within section 88 unless there was some other non-ancillary use being made of it.

6.17 The uses listed at paragraph 6.10 provide varied examples of cultural, recreational and sporting interests, across age groups and there was evidence of benefit for the community. The types of activities at the site were particularly beneficial for parents, pre-school aged children, and older people, including activities that contribute to reducing social isolation and aging well. The nomination stated that, “There are many people in our village and local area whose social welfare, education and enjoyment is enhanced by the activities taking place in the Chapel Hall”.

6.18 It is recognised in the ACV regime that “social interests” includes in particular, cultural, recreational and sporting interests, and likely excludes religious uses. Although the nomination did not provide detailed information about the length of time uses have taken place or volumes of people attending, the nomination and information available did identify a variety of frequent and current social interest uses and it detailed their benefits the wider community. The accessibility of the venue and the affordability of the activities could particularly benefit vulnerable groups. The evidence suggests the Methodist Chapel supports recognised as social interests regularly and on an ongoing basis. 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

6.19 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.

6.20 In terms of local community there are some references in the nomination including:

- The nominating group was Long Preston Parish Council
- A local music teacher hosts end of term concerts for her students to perform to their families.
- “The Chapel Hall is currently used on a regular basis as a venue for various activities which further the social wellbeing of both the village of Long Preston and the surrounding rural area.”
- “The venue is made available to local choirs for practice; it is most notably used by Craven Voices”

6.21 The nomination states that, as well as the people of Long Preston, it is used by people of the surrounding rural area.

- 6.22 As referenced in paragraph 4.2, there was a village hall situated in the immediate vicinity of the Methodist Chapel. The village hall also hosted various activities and was used by numerous village organisations, it was available to hire for functions, parties, children's parties and meetings. Another site a short distance from the Methodist Chapel was the Maypole Inn public house, this site was listed on North Yorkshire Council's Register of Asset of Community Value and held regular activities such as darts, quizzes, pool, as well as meetings for voluntary groups and more formal organisations. Given the other sites of very close proximity to the Methodist Chapel it is likely that if the Methodist Chapel was no longer available the activities could potentially be moved to another location. However, the other local venues may not be as affordable or accessible as the option of the Methodist Chapel.
- 6.23 The evidence demonstrates the site is used by the local community of Long Preston and the surrounding rural area, and there is evidence of the site being used to benefit this community. ***It is therefore reasonable to determine that the identification of the local community required by the legislation in Long Preston and the surrounding rural area and this criteria is therefore met.***
- b) **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.**
- 6.24 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**).
- 6.25 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**). It is common for nominations not to have a business plan put forward by those supporting the listing and judges have not regarded this as significant when considering whether future community use in the next five years is a realistic prospect.
- 6.26 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".
- 6.27 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. As condition one was satisfied, it is the assessment of whether the current uses identified under condition one can realistically continue that is required.

- 6.28 In terms of realistic continued use, the following information has been considered:
- At the time of the assessment, the nominated site was not being marketed for sale.
 - The activities taking place at the nominated site were organised by a committed team who were dedicated to its continued use.
 - The nomination confirmed the introduction of a new activity in March 2025 that was tailored to the changing needs of the local community.
 - There were other local sites that could potentially host some of the activities listed in the nomination, although they may not be as suitable, accessible or affordable.
 - The planning authority supported the nomination and noted that any change of use application would be against policies in the adopted Yorkshire Dales Local Plan Policy which would seek to protect the community use until such time as a compelling case could be made to demonstrate that the community use is no longer required.
 - At the time of the report, there were no recent planning history for the Methodist Chapel. The only recorded planning application was relating to 1970's when the front porch was added to the Methodist Chapel.
- 6.29 The nomination provided a specific example for how the team who organise events at the nominated site were responding to the changing and future needs of the local community. "They demonstrate a real dedication to the local community and are working to ensure this continues into the future. An example of this is their reaction to the increasing number of local people living with dementia, and their plans to create a 'Dementia Forward' coffee afternoon starting on 6th March this year."
- 6.30 The nominating group presented information that demonstrated a venue which was currently used by local residents, with a view this would continue into the future. The nominating group, Long Preston Parish Council, stated that "Long Preston Parish Council is fully committed to protect, maintain and enhance the community within the Parish".
- 6.31 The Methodist Chapel offered an accessible or affordable venue for activities that furthered the social interests and wellbeing of the local community, including vulnerable groups/individuals. Whilst there was a village hall and public house nearby, these venues may not be as suitable for the types of activity available at the nominated site.
- 6.32 In summary, the actual current uses that further the social wellbeing or social interests of the local community were well evidenced in the assessment of condition one. There is no evidence to suggest that the current uses would not continue. This is supported by the protections

offered by planning policy and the commitment of a dedicated team who organise activities at the site, who are adapting to the future needs of the local community. Future community use is therefore one of a number of realistic options.

6.33 ***Based on the information, 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.***

- **Conclusion**

6.34 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 village shops, community centres or pubs, but assessment is based on the evidence submitted and it is for the local authority to determine each nomination.

6.35 A valid nomination to register Long Preston Methodist Chapel 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 (1) 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 6.2-6.18)

6.36 The actual current use of the building was a chapel and sufficient information was provided to demonstrate significant actual use as a community facility for different groups to hold cultural, social and recreational activities. The uses detailed were evidenced to be current and frequent and examples were given as to how these were considered to further the social wellbeing or social interests of the local community of Long Preston and the surrounding rural areas.

6.37 The information provided demonstrates actual uses of Long Preston Methodist Chapel, that are non-ancillary, and further the social wellbeing or social interests of the local community. ***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 6.19-6.33)

- 6.38 The actual current uses that further the social wellbeing or social interests of the local community were well evidenced in the assessment of condition one. There was no evidence to suggest that current uses would not continue. This was supported by the protections offered by planning policy and the commitment of a dedicated team who organise activities at the site, adapting to the future needs. Future community use is therefore one of a number of realistic options.
- 6.39 The information provided demonstrates 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.***
- 6.40 The evidence demonstrates that the nomination meets the definition of community value as detailed in the Localism Act 2011. It is therefore recommended that Long Preston Methodist Chapel is listed as an Asset of Community Value and placed on the North Yorkshire Council List of Successful Nominations.
- 6.41 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.

7 ALTERNATIVE OPTIONS CONSIDERED

- 7.1 None. In considering the nomination for Long Preston Methodist Chapel the Council's responsibilities required by the Localism Act 2011 and The Assets of Community Value (England) Regulations 2012, are discharged.

8 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 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 LEGAL IMPLICATIONS

- 10.1 If the property is placed on the List of Successful Nominations all parties will be advised of the outcome of the decision, and the council's reasoning for it.

- 10.2 The owner will be advised of the implications of the listing, and the right to seek a review of the council's decision. This is required to be within 8 weeks of the decision.
- 10.3 The listing will be registered as a Local Land Charge against the property/land and an application made to the Land Registry to enter details on the title to the property/land.
- 10.4 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.
- 10.5 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).
- 10.6 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 EQUALITIES IMPLICATIONS

- 11.1 There are no equalities implications.

12 CLIMATE CHANGE IMPLICATIONS

- 12.1 There are no climate change implications.

13 CONCLUSIONS

- 13.1 The owner and other parties will be informed of the decision.

14 REASONS FOR RECOMMENDATIONS

- 14.1 The evidence demonstrates that the nomination for Long Preston Methodist Chapel meets the definition of community value as detailed in the Localism Act 2011.

15 ANY ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 15.1 None. In considering the nomination for Long Preston Methodist Chapel the Council's responsibilities required by the Localism Act 2011 and The Assets of Community Value (England) Regulations 2012, are discharged.

16. RECOMMENDATIONS

16.1 It is recommended that the Head of Localities:

- (i) Determines that the nomination for the Long Preston Methodist Chapel NYCAVC0058 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 and Site Plan

BACKGROUND DOCUMENTS:

Localism Act 2011

The Assets of Community Value Regulations (England) 2012

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

Head of Localities

County Hall

Northallerton

30 April 2025

Report Author – Claire Wilson & Charlotte Large

Presenter of Report – Claire Wilson & Charlotte Large

Website/references:

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

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

<https://longpreston.info/>

<https://www.ons.gov.uk/visualisations/customprofiles/build/>

https://longpreston.info/village/village_hall

1B. Organisation type

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

Organisation Type		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>	X	
<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>		

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>Long Preston Parish Council is fully committed to protect, maintain and enhance the community within the Parish.</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)	
Other (Standing Orders)	X

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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?

The Chapel Hall is currently used on a regular basis as a venue for various activities which further the social wellbeing of both the village of Long Preston and the surrounding rural area. A wide range of ages and different needs are catered for.

Those activities are:

Little Footsteps – every Monday morning a free playgroup is provided for under 5s, giving young children the chance to learn and play with others, and for their parents to gain some mutual support.

Warm Space Lunch Club – every Monday a two-course meal is provided at exceptional value of £3 for anyone to socialize, keep warm and enjoy a wholesome meal.

Strong and Steady – every Tuesday a qualified instructor leads a class of gentle exercises for older people to build fitness and strength.

Craft Club - every Friday the craft club enables people to meet and share their work on whatever crafts they are interested in. They are able to chat and socialize in a safe, quiet environment, reducing risk of isolation in their own home.

Music Events - the venue is made available to local choirs for practice; it is most notably used by Craven Voices whose aim is "to bring together the local community through the power of song". In addition, a local music teacher hosts end of term concerts for her students to perform to their families.

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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 social and community activities at Long Preston Methodist Chapel Hall are well organized by a committed team who are dedicated to its continued use.

They demonstrate a real dedication to the local community and are working to ensure this continues into the future. An example of this is their reaction to the increasing number of local people living with dementia, and their plans to create a 'Dementia Forward' coffee afternoon starting on 6th March this year.

There are many people in our village and local area whose social welfare, education and enjoyment is enhanced by the activities taking place in the Chapel Hall and as such, Long Preston Parish Council would like to see it protected as an Asset of Community Value.

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?

N/A

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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	
A clear plan defining the land/premises being nominated	

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.

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