

North Yorkshire Council

5 September 2025

Assessment of Asset of Community Value Nomination *NYCACV0065 Elmete Social Club, 12 Low Street, Sherburn in Elmet, LS25 6BG*

Report to the Head of Localities

1. PURPOSE OF REPORT

1.1 To determine whether Elmete Social Club, Sherburn in Elmet should be placed on the Council's List of Assets of Community Value (ACVs) under the Localism Act 2011, following a valid nomination form received on 10 July 2025 by Sherburn in Elmet Town Council, a qualifying nominator.

2. SUMMARY

2.1 The nomination is for Elmete Social Club, 12 Low Street, Sherburn in Elmet, LS25 6BG. The recommendation is that the Head of Localities:

- (i) Determines that the nomination for Elmete Social Club, Sherburn in Elmet (NYCACV0062) 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. 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). The purpose is to create a "window of opportunity" for a community interest group 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 Elmete Social Club, Sherburn in Elmet, as required by the Act.

4. NOMINATION CONSIDERATION

a) Description of asset

4.1 Sherburn in Elmet is located between York and Leeds and is 15 miles east of Leeds. It is close to the villages of South Milford and Lumby. The population in 2024 was 6,400, according to the Sherburn in Elmet Parish Council website.

4.2 Elmete Social Club is located in the centre of Sherburn in Elmet, it has a prominent position on the main street. There is a public car park at the front of the building. It is close to several shops, cafés, churches, a pub, a doctor's surgery and a large area of open space. There are two community centres a short walk away.

4.3 Elmete Social Club is a member's club, open daily. It has a bar, a large function room with a stage and seating and a snooker/pool room. The venue offers room hire suitable for functions. The club hosts bingo twice weekly and live music every Saturday night.

4.4 There are two businesses operating from the site, one is a hairdresser operating from a portacabin at the rear of the site, the other is a roofing business that operating from a small office in the main building but with a separate, external entrance, this was on the left of the building when looking at the site from the main road/front.

4.5 Elmete Social Club Limited is a Registered Society, registered under the Co-operative and Community Benefit Societies Act 2014 (Registration Number: 12515R). It has been registered since November 1940 and is a Licensed Club.

b) Nomination and Validation

4.6 The nomination to list Elmete Social Club as an Asset of Community Value was received on 10 July 2025 and validated on 14 July 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 7 September 2025. The nomination from Sherburn in Elmet Town Council was accepted on the basis of the nominating group qualifying as a Parish Council. The nominating group therefore satisfies Section 89(2)(b) of the Localism Act 2011.

4.7 The nominating group confirmed that the exact boundary of the site nominated aligned with Title Number NYK204286. The nomination does not include the public carpark at the front of the building, which is Title Number NYK368868.

4.8 It was established that the property and site nominated (Title Number NYK204286) is owned and occupied by Elmete Social Club Ltd. Elmete Social Club Ltd is owned and managed by its members, through a management committee. Two small businesses leased areas of the nominated site from Elmete Social Club.

c) Site Visit

4.9 A site visit was undertaken on 24 July 2025, this was a weekday lunchtime during the school summer holidays. The following observations were made:

- During an informal discussion with a member of staff the following comments were noted:
 - Membership cost £15 per year or £8 per year for a pensioner. Anybody can enter the club as long as they are with a member.
 - Non-members could attend various events or activities that were hosted at the venue e.g., market, Gala events, Slimming World.
 - Non-members could also hire the venue for events or functions.
 - Sherburn Bears Rugby Club held their awards event at the club.
 - The kitchen in the building no longer serves food.
 - There was a secretary in place.
- There was a council owned carpark at the front of the building, this provided free 2 hour parking in the centre of Sherburn in Elmet, and was busy at the time of the visit. The site is very central and the whole area was very busy.
- A blackboard in the carpark signposted parking for Elmete Social Club Member's (and two businesses) was separate to the council carpark, at the rear of the building.
- On the site there were two separate businesses operating, one from the main building but with a separate entrance (roofing business) and the other was a hairdressers that operated from a portacabin at the rear of the building.
- There were three main rooms that were used, the bar, a large function room with a stage and a snooker/pool room. There were also toilets, storerooms and a kitchen.
- The site had various entrances, with the entrance from the rear carpark being the one that was in use at the time of the visit. This entrance led into the bar, from here you could access a hallway which had toilet facilities and a door into a large main function room with seating and stage, and another door leading to the snooker, pool and darts room. The snooker room also had televisions and projection equipment.
- The venue was open at the time of visiting and the member of staff was welcoming, providing a tour of the building and answering some questions.

There were no other people there during the site visit, it was a weekday lunch time.

- The large function room was set-up for a local weight-loss group who used the space regularly with three meetings taking place on three days every week.
- The interior and exterior of the building was in fair condition, with visible signs of age. The main façade and window frames at the front of the building looked particularly worn. Inside the rooms décor and fixtures were dated but appeared clean and well-used.
- Photographs and trophies were on display and there was a memorial book commemorating past members.
- Outside there was picnic tables and a shelter, the area outside was concrete and close to carparking, with no grass or open space.
- On railings opposite the site, there were banners advertising community events in the local area.
- The local area had many facilities and shops, typical of a high-street, there was a methodist church opposite that was active with a community coffee morning taking place, there was another church, a large park and an active community centre and café a short walk away from the site.

d) Community Value Consideration

4.10 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). 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.”

4.11 There are examples of member clubs, as having community use and assets have been listed on this basis by 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.

5. CONSULTATION UNDERTAKEN AND RESPONSES

5.1 The following consultees were notified of the nomination:

- NYC Planning
- Local Land Charges
- NYC Environmental Protection
- NYC Community Safety and CCTV
- NYC Food, Farming and Health & Safety
- NYC Licensing
- NYC Localities
- Local Councillor

NYC PLANNING

5.2 The planning service were consulted and provided the planning history and comments:

Planning history

CO/1974/24295- Double sided illuminated box sign fixed on gibbet post at Elmete Social Club. Permitted 22.05.1974

CO/1978/24607- Display of an illuminated projecting sign. Permitted 03.04.1978

CO/1984/0914- Proposed display of illuminated fascia box sign and illuminated pole mounted sign at Elmete Social Club. Withdrawn.

CO/1986/1001- Proposed display of illuminated pole mounted sign. Refused 17.09.1986

CO/1992/1027- Proposed change of use from car park to car park and market area. Permitted 21.07.1992

CO/1994/1043- Renewal of consent for change of use from car park to car park and market area. Permitted 22.09.1994

CO/1996/0555- Renewal of consent for change of use from car park to car park and market area. Permitted 16.08.1996

CO/1997/0435- Proposed erection of a store/utility room. Permitted 14.07.1997

IC/1997/0953- Proposed alterations and use of building as a taxi office and use of land for the associated parking of vehicles. Withdrawn

CO/2001/1174- Proposed continued use of social club annex as a taxi office. Permitted 16.01.2002

CO/2002/0146- Proposed retention of a portacabin used as a hairdressers on land. Permitted 28.03.2002

Comments

The Use Class of the main site would fall under Class F- Local Community and Learning, with an annexe at the site having permission for a Taxi Business granted in 2001 which would fall under Sui Generis Use Class, and also an outbuilding having permission granted in 2002 for a hairdressing business this would fall under Use Class E.

There have been no recent planning applications at the site, and there is no information to indicate that the use of the site would change in the near future.

Sherburn in Elmet is designated as a Local Service Centre in the Core Strategy.

LOCAL LAND CHARGES

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

- There were eleven conditional planning consents from 1977 and 2024 all linked to the planning history items listed above.
- There was one smoke control order.

NYC ENVIRONMENTAL PROTECTION

5.4 The Environmental Protection service were consulted and confirmed they had no concerns regarding the nomination.

NYC COMMUNITY SAFTY AND CCTV

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

Although Sherburn in Elmet is known to the Community Safety Hub for sporadic pockets of Anti-Social Behaviour (ASB), including within the vicinity of the club, the club itself and the surrounding car parks do not get reported into us as areas that specifically attract ASB.

The CCTV in the area is provided by Sherburn Town Council and not North Yorkshire Council.

NYC FOOD, FARMING AND HEATH & SAFETY

5.6 The Food, Farming and Health & Safety service were consulted and confirmed there were no concerns about food hygiene at Elmete Social Club.

NYC LICENSING

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

Elmete Social Club have a Club Licence and therefore is only open to bonafide club members and their authorised guests, who need to be signed in by a member. No members of the public are permitted to use the premises. The club is run by the club committee and has been in place since 2005.

The club is permitted to supply of alcohol to club members and guests during the following times: Monday – Saturday 11.00 – 00.00 and Sunday 11:00-23:30. On sales only.

Regulated entertainment is permitted during the following times: Monday – Saturday 11:00-00:30 and Sunday 11:00 – 23:00

The maximum occupancy is 205.

NYC LOCALITIES

5.8 The Localities service were consulted and made the following comment:

The Social Club is a significant venue in Sherburn, in a central location. The Community Trust in Sherburn currently run the library and the Old School Community Centre and the Methodist Church is well used for community activities including the Sherburn Visiting Scheme luncheon club and the new Food Larder but there is definitely a need to maximise community space in this expanding community. Finding appropriate venues for young people has been a struggle although the White Rose Football Club has stepped in there.

LOCAL COUNCILLOR

5.9 The Local Councillor was consulted and confirmed they had no issues with the nomination.

6. ASSESSMENT INFORMATION

6.1 In assessing the community value of Elmete Social Club 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.**

a) Actual current use that is not an ancillary use

6.2 According to the Financial Conduct Authority, Elmete Social Club is a Licensed Member's Club. The actual uses were specified in the nomination

and are considered in detail in the following sections. 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 Club provides “informal social opportunities and structured, community-focused activities”. The nomination also referenced the Club’s purpose as outlined in their constitution, which was to provide “the means of social intercourse, mutual helpfulness, mental and moral improvement, rational recreation, and the other advantages of a club.” The nomination stated there were almost 500 members of the club.

6.4 The nomination detailed a number of uses, these are listed below:

- Facilities open seven days a week:
 - Large lounge with a stage
 - Bars
 - Kitchen
 - Dance floor
 - Ample seating
 - Games room with snooker, pool tables, darts board
 - Different age groups could use the facilities including young people
- Meetings of resident and community groups:
 - Monthly meetings of Sherburn Gala Association, including their open AGM
 - Bramley Park Avenue residents meeting (50 people attended)
- Venue hosting community events:
 - Sherburn Gala Associations Halloween event
 - Sherburn Gala Associations Christmas event
 - Charity event for St Leonard’s Hospice
- Venue for:
 - Weight loss support programme – up to five times weekly
 - Private functions
 - Indoor market
 - Live music
 - Bingo
- A space that serves smaller or independent business operators

6.5 The nomination form noted that Sherburn Gala Association use the venue to “plan and deliver local events, including the town’s flagship annual event — the Sherburn Gala, which has run for almost 50 years.” This association also held Halloween and Christmas events that were noted as “popular”. The poster for the Sherburn Gala Association AGM stated “all welcome, members and non-members – no obligation to join”.

- 6.6 The nominating group provided copies of posters used to advertise events that take place at the nominated site. The Halloween party poster showed the cost was £2 for adults and children were free. “150 people max – first come first serve”. The Christmas party was £1 for children and £2 for adults with all children receiving a gift. The nominating group also included a photograph of a poster for the mini market that was held on Saturday 5 July, this stated “support a small business by shopping local”. The nominating group stated that “Community events are widely advertised and attended by the general public, not restricted to Club members.”
- 6.7 As noted at paragraph 4.7, Elmete Social Club was used by another local organisation (community sports club) as a place to host the Sherburn Bears Rugby Club awards.
- 6.8 The site visit confirmed the club to be welcoming, and accessible (level access and car parking). There was live music weekly, club facilities were open seven days a week, and these could be accessed by members and non-members if they attended with a member. The annual costs for membership were low at £15, or £8 for a pensioner, making it affordable and accessible. There were Slimming World meetings taking place three times a week (attended by non-members).
- 6.9 Consultation with NYC’s Planning team noted that the lawful use of the building was Class F – Local Community and Learning, there was no recent planning applications and no information to indicate that the use of the site would change in the near future. In terms of planning policy, the site was in Sherburn in Elmet which was designated as a Local Service Centre in the Core Strategy.
- 6.10 Consultation with NYC’s Communities Team noted that the Club is “a significant venue in Sherburn, in a central location.”
- 6.11 The nomination is for a private members club. Christopher Cant considers private members clubs in the sixth edition of his Assets of Community Value Guide. The Guide states: “These are open to the local community even if on payment of a membership fee and so use by the club may be regarded as furthering the social wellbeing and social interest of the local community.”
- 6.12 In **Higgins Homes plc v Barnett LBC (23 Oct 2014)** it had been argued that use by a private members club could not qualify but this argument was withdrawn by the appellant, and the judge considered the withdrawal of this argument to be appropriate. It was also argued in this case that only use by the private members could be considered on the basis that non-member/visitor use was ancillary, but this was not supported by the judge. The judge’s Decision Notice stated the following at paragraph 14, “I am not attracted by the idea that when a club member and his or her guest share a drink together one of them is making ancillary use of the premises while the other is making non-ancillary use.”

6.13 Despite the information provided in the nomination being not very detailed, the site visit confirmed evidence of non-ancillary community uses. This included frequent and regular use by weight loss support groups and as a venue for live music, socialising and recreation. The site nominated is used by members and non-members and there is no legal precedent to exclude private member's clubs from ACV registers, or to consider use by non-members to be an ancillary use. The information available indicates there are current community uses for the building, that were frequent, regular and catered for different interests. The venue was accessible, affordable and located in the heart of Sherburn in Elmet. **There is sufficient information provided to demonstrate actual use as a social club and community venue, where non-ancillary social, recreational and health-related activities take place, and therefore this criteria is met.**

b) Furthering social wellbeing or social interests

- 6.13 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'.
- 6.14 The nomination included a range of cultural, social and recreational activities currently taking place at Elmete Social Club. These are listed at paragraph 6.4 and were evidenced on visiting the site. The activities included live music, bingo and private functions. Also, the nomination references the purpose of the club as "the means of social intercourse, mutual helpfulness, mental and moral improvement, rational recreation, and the other advantages of a club."
- 6.15 The nomination and site visit demonstrated that the site was used regularly by non-members for weight loss support programmes, the nomination described the value of this as "providing a welcoming space for residents to engage in health and well-being initiatives." The nomination also provided evidence of recent, themed community events, and noted that "Community events are widely advertised and attended by the general public, not restricted to Club members."
- 6.16 The facilities available at the Club included a large lounge with a stage, bars and a separate games room which supported activities like snooker, pool and darts. The nomination stated the venue "offers additional leisure options for year-round use".
- 6.17 The nomination made some general statements about social wellbeing, that lacked evidence to support them, such as: "The Club provides both informal social opportunities and structured, community-focused activities, all of which contribute to the social well-being of local residents." The nomination mentions that the Club has existed since 1940 but does not explain the impact of the site over time or include statements from local people or organisations. Since it has been in consistent use since then, the activities listed in the nomination have likely been in place for a long period. Elmete Social Club's presence at the centre of the community is evidenced by its longevity and its

membership, 467 in 2024, representing 7% of the local population, which demonstrates continued interest and a longstanding contribution as a community venue in Sherburn in Elmet.

- 6.18 The site visit confirmed that the Club offers different opportunities for social wellbeing and social interests (in particular through the weight loss support group and affordable access to facilities and activities like mini-markets of local businesses, live music and bingo). Consultation with NYC Communities confirmed it was a significant venue and finding suitable venues, especially for young people, was a challenge in the area, this was particularly important as the community was growing in size.
- 6.19 Elmete Social Club also contributes to the social interests and social wellbeing of the community by hosting community events organised by the Sherburn Gala Association, these could be accessed by non-members. The nomination stated these were popular events that took place at Halloween and Christmas. The Sherburn Gala Association also used the site as a meeting place for planning events and this facilitated the “town’s flagship annual event — the Sherburn Gala, which has run for almost 50 years.”
- 6.20 Whilst the nomination did not explain in detail how the activities such as live music, bingo nights, pool, snooker, darts, themed community events and others, further social wellbeing and social interests. However, many of these are recognised social interests and there are other examples of ACVs where the uses mentioned have been shown to further social wellbeing and social interests, such as:
- The site hosted live music and bingo every week, these are recognised cultural and recreational activities.
 - Themed activities (Halloween and Christmas) enhance social wellbeing by providing opportunities to entertain, support and provide opportunities to socialise for families and children, that are affordable and accessible.
 - There was no detail about the types of private functions that took place at the site, but it is likely that these were gatherings of families and friends for celebrations. The layout and facilities at the venue would be suitable for varied, intergenerational events.
 - The Town Council sees the value in the site as a whole, including any leasehold areas, both in terms of supporting the site’s long-term sustainability for community use, and in offering space that serves smaller or independent business operators.
- 6.21 It is recognised in the ACV regime that “social interests” includes in particular cultural, recreational and sporting interests. The nomination and information available identified a good number and variety of social interest and social wellbeing uses that are likely to be important and valuable to the local community. The nomination did not include large amounts of detail but evidence was provided by the nominating group and was available due to the site visits and current uses. The evidence suggests that the differing uses/activities cater for a good age range of residents and provide

opportunities for members and non-members to socialise, use the facilities for cultural and recreational activities and to improve their health and wellbeing. It is possible to conclude that the Elmete Social Club supports recognised social interests and enhances social wellbeing, potentially over a long period of time. **The uses detailed are therefore considered to further social wellbeing or social interests and this criteria is therefore met.**

c) Local Community

6.22 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.

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

- Elmete Social Club is in the heart of Sherburn in Elmet's town centre
- The building is likely owned by the Member's through a share model, and is therefore already owned and run by the local community
- The venue is used to plan and deliver local events
- It provides a welcoming space for residents to engage in health and wellbeing initiatives
- The Club has been located at the same site since 1940

6.24 The nomination was submitted by the local parish council and noted from the nomination and information that it was used by some local organisations and groups:

- Sherburn Gala Association
- Sherburn Bears Rugby Club
- Charity event for St Leonard's Hospice
- Residents of Bramley Park Avenue
- Local weight loss support groups
- Member's of Elmete Social Club and their guests
- Non-members who attend events, meetings, including themed events or private functions
- Smaller or independent business operators

6.25 The nomination form stated that the Club is in the heart of the town centre. The location of the venue is easily accessible by the local community with ample parking and public transport. The site visit indicated that Sherburn in Elmet was a busy, vibrant town and there were limited other venues that could support social, cultural or sporting interests. The location, layout and facilities of the Club were unique.

6.26 The consultation with NYC's Licensing team confirmed that the Club is run by a committee that has been in place since 2005.

6.27 It was noted that in 2024 there were 467 members of the Club and this represents 7% of the local population. The ruling in **Higgins Homes plc v Barnett LBC (23 Oct 2014)** confirmed that evidence of the membership of a local club which makes use of the asset of community benefit is not required. The local authority is not required to investigate the membership register to find out the proportion of members with a local address.

6.28 There were no details provided in the nomination or from the owner about the demographics of people using the Club, however, case law indicates there is no reason that this should be a barrier to listing the site as an ACV. This is outlined in **Haddon Property Development Ltd v Cheshire East Council and Wychwood Community Group**. Although this case involves a golf club there are parallels with the history of this nominated site as a working men's club. See specific references from the Decision Notice below:

- "There is nothing in the 2011 Act which requires one to conclude that a private members' club, such as a golf club, cannot, as such, further social wellbeing or interests. A highly exclusive establishment, charging many thousands of pounds in annual membership, might not, on the facts, have a sufficient relationship with the local community to satisfy the test in section 88."
- "The fact that the overwhelming majority of golfers were male and middle aged or older is immaterial. Teetotallers and children may be inherently less likely to make use of the facilities of a village pub; but it has never been suggested (nor would it be correct) to refuse to list an asset merely because it is not equally valuable to all sectors of the local community."

6.29 This legal interpretation reinforces that the value of a community asset lies in its role in fostering social interaction and wellbeing, regardless of whether it serves a broad or narrow demographic. In the context of the nominated site:

- The absence of demographic data should not undermine its potential designation as an ACV.
- Its historical and social role within the community appears sufficient to justify its listing.
- The Club contributes to community life, through social gatherings, facilitating the enjoyment of shared interests, and local identity.

6.30 Whilst the nomination lacks detailed information and support from local residents or community groups it does identify local groups and community uses. Also, it is clear from other information, including visiting the site and consultation responses, that Elmete Social Club is an important venue in the heart of the local community, that is owned and run by members of the local community. It plays a role in fostering social connections, hosting live music and special events that bring residents together. There are no barriers in terms of cost or accessibility meaning that it could benefit anyone living locally. Legal precedent exists that confirms members' clubs can still contribute to social wellbeing or interests and an asset does not need to serve all sectors of the community equally to be considered valuable. **From the**

information available it is therefore reasonable to determine that the identification of the local community required by the legislation is residents of Sherburn in Elmet and surrounding areas, including smaller or independent business operators, and this criteria is therefore met.

d) Section 88(1) Condition One – Conclusion

- 6.31 Condition One requires that there is actual use of the building or land, that is not ancillary, furthered the social wellbeing or interests of the local community. The conclusion is based on the assessment of each component of this condition in the previous sections. It is noted that the nomination form was not very detailed and, in some areas, lacked supporting evidence, however this was mitigated by information available through the site visit, consultation responses and relevant case law.
- 6.32 Elmete Social Club is actively used in ways that go beyond ancillary functions. The venue hosts a range of regular, structured activities including weight loss support groups, live music events, community group meetings, and recreational gatherings, that are open to both members and non-members. These uses are current, frequent and regular. Legal precedent confirms that community use does not need to be the primary or exclusive use of a site to meet the statutory test, and that use by non-members should not be dismissed as ancillary. Based on the available information, it is reasonable to conclude that Elmete Social Club is currently used in a way that furthers community interests through actual, non-ancillary use, and therefore this element of the criteria is satisfied.
- 6.33 The Club offers a wide range of cultural, recreational, and social activities, such as live music, bingo, games, and themed events, that are accessible to both members and non-members. These activities promote inclusion, reduce social isolation, and support intergenerational engagement. The venue also hosts health-related initiatives such as weight loss support programmes, contributing to residents' physical and emotional wellbeing. Its central location, affordability, and welcoming environment make it a valuable space for informal socialising and structured community-focused events. While the nomination lacked detailed testimonials, the consistent use of the Club by its members, some local groups and the variety of activities available demonstrate its ongoing contribution to recognised social interests. Therefore, the element of the criteria related to furthering social wellbeing and social interests is considered to be met.
- 6.34 The evidence presented in the nomination, alongside supporting observations and legal precedent, demonstrates that Elmete Social Club plays a meaningful role within the local community of Sherburn in Elmet. Although there is no statutory definition of "local community," case law confirms that it can encompass an entire town. The Club's central location, accessibility, and longstanding presence since 1940 support its relevance to local residents. It is used by a range of community groups and individuals, including sports teams, weight loss support groups, and event organisers. The fact that 467 members, approximately 7% of the local population, are affiliated with the Club further

illustrates it is embedded in the local community. Importantly, legal rulings affirm that an asset does not need to serve all demographics equally to be considered valuable. Based on the available information, it is reasonable to conclude that the local community, as required by legislation, is made up of residents of Sherburn in Elmet and nearby areas, and that this element of the criteria is met.

6.35 **Based on the information available it is therefore reasonable to determine that there is actual use of the building or land that is not an ancillary use furthers the social wellbeing or interests of the local community. Therefore, Condition One is 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.**

6.36 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**).

6.37 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”.

e) Section 88(1) Condition Two - Consideration

6.38 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. Therefore, it is the assessment of whether the current uses identified under Condition One, can realistically continue, that is required.

6.39 In terms of realistic continued use, the following information has been considered:

- The building was not currently for sale or to let.
- The building was owned by Elmete Social Club Ltd. and registered under the Co-operative and Community Benefit Societies Act 2014.
- The Club had been run by a committee for 21 years.
- There Club had been at the same location since 1940.
- The Club had 467 Members in 2024.
- The Club was centrally located with good accessibility (parking, public transport).
- Sherburn in Elmet was a busy, vibrant town.
- From the information available there was no reason to believe that the local people who currently used the nominated site would not continue to use it in the future.

- There were no other similar venues/facilities locally.
- In planning terms, the lawful use of the site was for Local Community and Learning and there were no current or historic planning applications for change of use.
- The nomination included future ideas for the venue.
- The nomination was submitted by Sherburn in Elmet Town Council who stated that they hope to “ensure that the asset remains available for community benefit.”

6.40 It is clear that the nominating group consider future use to be a realistic prospect: “The Elmete Social Club is a uniquely located and versatile space in the heart of Sherburn in Elmet, and its continued use — whether in its current form or in a reconfigured setup — has strong potential to further the social well-being of residents.”

6.41 The nominating group provided a number of suggestions for potential future uses: “Should the opportunity arise, the [Parish] Council would support the asset evolving into a multi-use facility, with community access and benefit at its core”. The nominating group noted that commercial and community uses could run alongside each other. Some of the suggestions were:

- Arts and cultural programming (making use of the existing infrastructure e.g., stage and function spaces):
 - Theatre
 - Cinema
 - Music
 - Public events
- Meeting rooms
- Conference spaces
- Base for youth provision (which was in demand)
- Shared workspaces
- Café
- Retail including restarting the outdoor market

6.42 It was noted that an outdoor market used to take place in the carpark in front of the Club. The nominating group highlighted the potential benefits of restarting this: “Reviving this would not only support local traders and attract footfall to the town centre, but also increase opportunities for residents to support local businesses and engage in community life.”

6.43 The site visit and consultation confirmed there were active community venues/groups locally, including at the Methodist Church which is opposite the Club and the nearby Old School Community Centre and Café. Elmete Social Club has different facilities and opening times to these other venues and is likely that the different venues and groups provide the local community with events, activities and options which differ and complement each other.

6.44 From a planning perspective the use class of the main site falls under Class F - Local Community and Learning, and there was no recent or current planning

applications at the site and no information to indicate that the use of the site would change in the near future.

- 6.45 The nomination indicated that the Club currently provides informal social opportunities and structured, community-focused activities, all of which contribute to the social well-being of local residents. The Club owns the building, is run by a committee and has 467 Members, emphasising that current uses could reasonably continue to take place.
- 6.46 Whilst it is not currently for sale, and no comments on the nomination were provided by the owner, the nominating group indicate that there is an appetite to support the evolution of the site to ensure it remains available for community benefit. The nomination stated:
- “In all scenarios, the Council’s priority is to ensure that any future use retains community value, and that the building continues to serve as a welcoming, inclusive, and accessible asset for the people of Sherburn in Elmet.”
 - “The Council believes there is real potential for the building to evolve into a modern, multi-use community space, should the opportunity arise.”
- 6.47 The nomination considers alternative, potential future uses and identifies that funding would likely be required to adapt the building. The nomination states: “It is recognised that, to fully realise this potential, some investment may be required to update both the interior and exterior of the building to suit evolving needs. These works would aim to enhance accessibility, improve the condition of the premises, and adapt the space for flexible, inclusive use — all while building on the strong foundation of community connection that already exists.”
- 6.48 The nomination identifies the existing infrastructure and ongoing local interest at the site as reasons that prove future community use is “entirely feasible”.
- 6.49 The nominating group confirmed they had not made the owner/occupiers of the club aware of their nomination prior to submitting it, but the local authority informed them as part of the validation activities. The Club’s secretary was contacted during the assessment period. The Club’s secretary provided a floorplan of the main building.
- 6.50 There are a range of facilities, activities and events supported by Elmete Social Club that are current and ongoing, with no reasons provided to indicate they would not continue. The Club was clearly still used by its Members and the local community. In consideration of Condition One, the uses detailed were found to further the social interests and social wellbeing of the local community. If a scenario where the current Club ceased to exist is considered, the nominating group (Sherburn in Elmet Town Council) provided numerous suggestions for alternative uses and a commitment to ensure the asset remains available for community benefit.

6.51 **Based on the information available it is therefore reasonable to determine that 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.**

f) Section 88(1) Condition Two - Conclusion

6.35 As referenced at paragraphs 6.36 – 6.38, assessment is based on whether it is 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.

6.36 Elmete Social Club Limited is a Registered Society, registered under the Co-operative and Community Benefit Societies Act 2014 (Registration Number: 12515R). It has been registered since November 1940 and is a Licensed Club.

6.37 The building is not for sale, has a substantial membership base and currently continues to operate as a valued community venue, with no indication that its current use is likely to cease.

6.38 The nomination from Sherburn in Elmet Town Council outlines a clear vision for future community use, supported by realistic proposals and a commitment to maintaining the asset for public benefit.

6.39 Given the low threshold required to satisfy the “realistic to think” test, and the absence of any planning applications or intentions to change use, it is realistic to think that non-ancillary use of the building or land will continue to further the social wellbeing or social interests of the local community.

6.38 Overall, the evidence supports a conclusion that Elmete Social Club can realistically continue to further the social wellbeing and interests of the local community, and therefore Condition Two is met.

g) Conclusion

6.39 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.

6.40 A valid nomination to register Elmete Social Club, Sherburn in Elmet 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 - 6.35)

6.41 The nomination and information available provided adequate evidence that Elmete Social Club currently furthered the social wellbeing and interests of the local community in a non-ancillary way. This is summarised below:

- **Current Non-Ancillary Use:** Elmete Social Club is actively used for regular, structured activities such as weight loss groups, live music, and community meetings and themed events, which go beyond ancillary functions and are open to both members and non-members.
- **Furthering Social Interests and Social Wellbeing:** The Club promotes inclusion, reduces social isolation, and supports recognised cultural, recreational, and health-related activities, contributing positively to the community's social interests and wellbeing.
- **Local Community Impact:** The Club has served the Sherburn in Elmet community since 1940, with 467 members (around 7% of the local population), is registered under the Co-operative and Community Benefit Societies Act 2014, and used by various local groups, demonstrating its embedded role and relevance within the town.

6.42 The information provided demonstrates actual uses of Elmete Social Club, 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 6.36 - 6.40)

6.43 The nomination and information available provided adequate evidence to support the conclusion that it is realistic to expect continued community use of Elmete Social Club. This is summarised below:

- **Current Viability:** Elmete Social Club is a long-established, registered society with a strong membership base, is not for sale, and continues to operate actively with no signs of closure.
- **Community Support and Vision:** Sherburn in Elmet Town Council has proposed realistic plans for future community use, showing commitment to maintaining the venue for public benefit.

6.44 Therefore, and given the low threshold of the “realistic to think” test, it is 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.***

6.45 The evidence demonstrates that the nomination meets the definition of community value as detailed in the Localism Act 2011. It is therefore recommended that Elmete Social Club is listed as an Asset of Community Value and placed on the North Yorkshire Council List of Successful Nominations.

6.46 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 Elmete Social Club 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 APPLICATIONS

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 Elmete Social Club, Sherburn in Elmet (NYCACV0065) meets the definition of community value as detailed in the Localism Act 2011.

15. RECOMMENDATIONS

It is recommended that the Head of Localities:

- (i) Determines that the nomination for Elmete Social Club, Sherburn in Elmet (NYCACV0065) 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 - Marie-Ann Jackson

County Hall

Northallerton

5 September 2025

Report Author – Claire Wilson & Charlotte Large (Devolution & Community Rights Officers)

Presenter of Report – Claire Wilson & Charlotte Large (Devolution & Community Rights Officers)

Website/references:

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

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

<https://www.sherburninemet-tc.gov.uk/the-council/>

<https://mutuals.fca.org.uk/Search/Society/5164>

<https://mutuals.fca.org.uk/Documents/Download/146319>

<https://christophercant.co.uk/wp-content/uploads/2023/03/Assets-of-Community-Value-guide-6th-Ed-8.6.18-oriiginal-6th.pdf>

https://www.bailii.org/uk/cases/UKFTT/GRC/2014/CR_2014_0006.html

<https://www.bailii.org/uk/cases/UKFTT/GRC/2016/CR-2015-0017.html>

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	SHERBURN IN ELMET TOWN COUNCIL
Organisation postal address	COUNCIL OFFICE, EVERSLEY PARK CENTRE, LOW STREET, SHERBURN IN ELMET, LS25 6BA, NORTH YORKSHIRE
Organisation website	https://www.sherburninemet-tc.gov.uk/
Named contact for the organisation	████████████████████
Position of named contact within the organisation	DEPUTY CLERK
Telephone number for named contact	████████████████████
Email address for named contact	clerk@sherburninemet-tc.gov.uk

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>	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>Sherburn in Elmet Town Council is the first tier of local government for the parish of Sherburn in Elmet. The Council's activities are wholly concerned with the local community, including the maintenance of public spaces, provision of community events and amenity provision for sports and recreation, and representing residents on matters of planning, infrastructure, and local services. It has a direct interest in the well-being and development of Sherburn in Elmet and its amenities, and regularly works with local organisations and stakeholders to support and enhance community life. The Town Council regularly collaborates and partners with local community groups and representatives of North Yorkshire Council.</p> <p>As a democratically elected body serving the residents of Sherburn in Elmet, the Town Council has a strong and longstanding local connection with the local area.</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 – <i>Standing Orders and Financial Regulations attached to this application</i>	X

Section 2: About the asset

Section 2A: Basic details

Please provide basic details about the asset

Type of land/building (for example, pub, shop)	Land and building (social club)
Name of the premises	Elmete Social Club
Address of the premises	12 Low Street, Sherburn in Elmet, North Yorkshire, LS25 6BG

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	Elmete Social Club (Member of Club & Institute Union Ltd)
Address of the owner	12 Low Street, Sherburn in Elmet, LS25 6BG
Contact details for the owner	01977 682293
Name of any other occupier	North Yorkshire Council (land transfer from Selby District Council in 2021?)
Name of any other person with an interest in the premises	As of their Annual Return to 31/03/2024, the Club had a membership of 467. A list of directors can be found on the FCA records here: https://mutuals.fca.org.uk/Search/Society/5164
Address of any other person with an interest in the premises	Unknown
Contact details for any other person with an interest in the premises	unknown

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 nominated Asset of Community Value is located in the heart of Sherburn in Elmet's town centre on Low Street. To the best of our knowledge, the building is owned through a community share model comprising almost 500 members, while the land is owned by North Yorkshire Council (formerly Selby District Council). Further information about the Club's structure is available via the FCA: <https://mutuals.fca.org.uk/Search/Society/5164>

According to the FCA's records, the Elmete Social Club was registered in 1940 and operates as a Licensed Members Club.

The Club provides both informal social opportunities and structured, community-focused activities, all of which contribute to the social well-being of local residents. Its purpose, as outlined in the Club's constitution, is to provide "the means of social intercourse, mutual helpfulness, mental and moral improvement, rational recreation, and the other advantages of a club".

Open seven days a week, facilities include a large lounge with a stage, bars, kitchen, ample seating, dance floor and toilets. A separate games room with snooker and pool tables, darts board, and shared bar access offers additional leisure options for year-round use.

Current uses include regular meetings of resident and community groups such as the Sherburn Gala Association, who use the venue to plan and deliver local events, including the town's flagship annual event — the Sherburn Gala, which has run for almost 50 years. The venue hosts the Gala Association's popular Halloween and Christmas events, and is also used by weight loss support programmes such as Slimming World, providing a welcoming space for residents to engage in health and well-being initiatives. Broader recreational and cultural activities are also available, including an indoor market, live music, bingo nights, and private functions.

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.

While there is no fixed plan for future use at this stage, the Town Council hopes to ensure that the asset remains available for community benefit. The Elmete Social Club is a uniquely located and versatile space in the heart of Sherburn in Elmet, and its continued use — whether in its current form or in a reconfigured setup — has strong potential to further the social well-being of residents.

Should the opportunity arise, the Council would support the asset evolving into a multi-use facility, with community access and benefit at its core, while also looking at ways to maximise the potential of the external space for public parking (a continued challenge in Sherburn). The existing infrastructure, including the stage and function spaces, lends itself well to arts and culture programming such as theatre, cinema, music and public events. Alternatively, or in parallel, the space could be adapted to include meeting rooms, conference spaces, or perhaps offer a base for youth provision — uses that are increasingly needed given the scale of residential development in the area over the past 15 years.

Commercial and community uses need not be mutually exclusive, either. The building could also support shared workspaces, a café or limited retail uses alongside continued community access, addressing an increasing demand for flexible working and enterprise space within the town.

There is also renewed interest locally in restarting the outdoor market that previously operated from the car park in front of the club (this was operated by the Club but facilitated on NYC's carpark through a legal agreement). Reviving this would not only support local traders and attract footfall to the town centre, but also increase opportunities for residents to support local businesses and engage in community life.

In all scenarios, the Council's priority is to ensure that any future use retains community value, and that the building continues to serve as a welcoming, inclusive, and accessible asset for the people of Sherburn in Elmet.

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?

The building is currently used as a social club, and its central location, internal layout, and community ownership model make it well-suited for continued or adapted community benefit.

The facility lends itself to a broad range of future uses, including cultural events, youth services, meeting and wellbeing space, hospitality or support for small local enterprises. The Council believes there is real potential for the building to evolve into a modern, multi-use community space, should the opportunity arise.

It is recognised that, to fully realise this potential, some investment may be required to update both the interior and exterior of the building to suit evolving needs. These works would aim to enhance accessibility, improve the condition of the premises, and adapt the space for flexible, inclusive use — all while building on the strong foundation of community connection that already exists.

Given the location, existing infrastructure, and ongoing local interest, it is entirely feasible that the asset could continue to serve the social and well-being needs of the community within the five-year timeframe.

Section 3: Checklist and Declaration

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

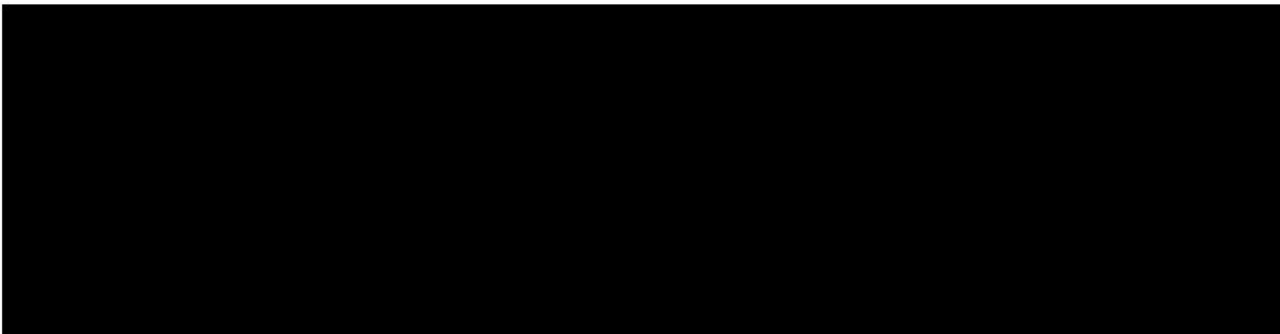
Document	X
Copy of organisation's constitution/rules/other	X
A clear plan defining the land/premises being nominated	X

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	██████████, DEPUTY CLERK
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:

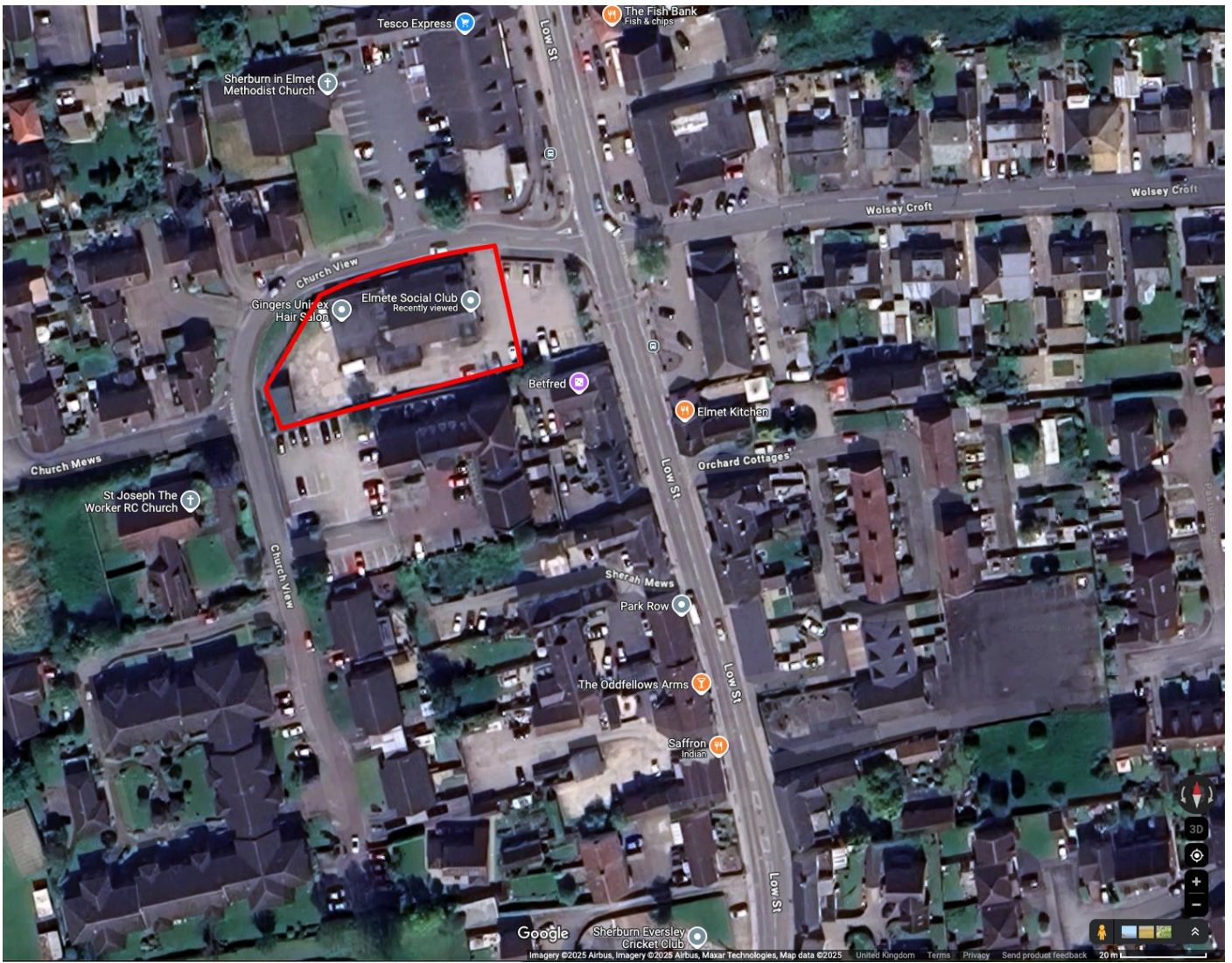


Before completing this form, please check the guidance notes at the end of the document. If you require any assistance, please contact AssetsofCommunityValue.NYC@northyorks.gov.uk

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.



OFFICIAL

From: [REDACTED]
To: [Assets of Community Value NYC](#)
Cc: [REDACTED] [Sherburn in Elmet Parish Council Clerk](#)
Subject: FW: RE: ACV Nomination
Date: 09 August 2025 08:30:03

Hi [REDACTED]

Sorry for the delay in responding. We have a few staff on leave at the moment — I have gathered as much information as possible in response to your query, but need to try and get the site plan when staff are back in the office on Monday.

In response to your other queries:

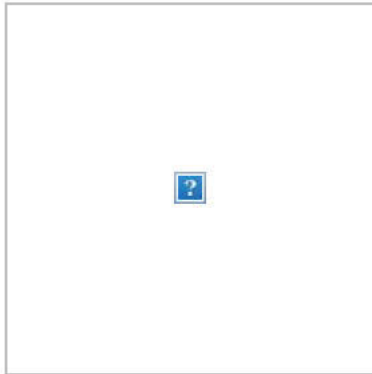
- Confirmation about the inclusion of the separate building structure behind the main building, I think this is Ginger's Hair Salon, also Google says J L Travel – taxi business operates from here? **We do not intend for Gingers Hair Salon to be part of the ACV nomination (they operate from a temporary structure under a leaseholder agreement with the Club).**
- Current uses – frequency, regularity and numbers attending, calendar of events, statements that evidence community value and that it is an important asset (from individuals or groups, from the club itself)
 - **The Club hosts a broad range of regular activities that serve the local community. While we don't have access to a full calendar, some examples are provided below, as well as example posters:**
 - **Slimming World currently runs sessions at the Club five times per week — on Mondays, Tuesdays (two sessions), and Fridays (two sessions). While we haven't been able to confirm attendance numbers, the frequency of sessions reflects sustained community demand.**
 - **The Club is also used as a venue for meetings by residents and community groups. A recent example includes a residents' meeting of Bramley Park Avenue, which almost 50 people attended. The venue offers a flexible, affordable (free to members) and, importantly, central space for local people to come together.**
 - **The Sherburn Gala Association, a long-standing voluntary group (with over 50 years of local history), holds their monthly meetings as well as their AGM at the Club. In addition, the Association holds at least two major community events at the venue each year (a Halloween and a Christmas party). These are well-attended, family-oriented events, typically attracting hundreds of children, parents, and carers. The events form an important part of the local calendar.**
 - **The Club's stage and function space is also used for weekly live music, as well as bingo, private functions, and markets. The calendar of events changes frequently, but attached is an example schedule from the Christmas period last year, as well as a Charity event for St Leonard's Hospice. We haven't been able to get attendance numbers but again, the frequency of events would indicate that there is a sustained audience that makes running them viable.**
- How does it work in terms of membership and non-members, any info about numbers/breakdown for members/non-members or

numbers of events/clubs that are open to the general public

- The Club has nearly 500 members with access to the Club's facilities, including the ability to book or arrange events and meetings. Non-members are frequently involved in activities held at the Club — both arranging and attending. This includes sessions by external groups such as Slimming World, community groups, and public events. Community events are widely advertised and attended by the general public, not restricted to Club members.

Best wishes,

[Redacted]



[Redacted]

sherburninelmet-tc.gov.uk

[Redacted]

Council Office, Eversley Park Centre, Low Street, Sherburn in Elmet, LS25 6BA

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[Redacted]

[Redacted]

[Redacted]

[Redacted]

- [Redacted]
- [Redacted]
- [Redacted]



SHERBURN IN ELMET MINI MARKET

Elmet Social Club

Saturday 5th July 9:30-2:30

With The Pink Flamingo, Jewellery,
Candles, Wax Melts, Drinkswear,
Dog Accessories, Cosmetics and
more



SUPPORT A SMALL BUSINESS
BY SHOPPING LOCAL

ELMETE SOCIAL CLUB

12 Low Street, Sherburn In Elmete. LS25 6BG

DECEMBER 2024

SATURDAY

7th

MEGHAN

GREAT FEMALE VOCALIST



SATURDAY

14th

NIKK

 AMAZING MALE VOCALIST

MAGER



SATURDAY

21st

Sasha Lawrence

Brilliant Female Vocalist



SATURDAY

28th

Emily Snooks

Brilliant Female Vocalist



Merry Christmas & Happy New Year from

ASHLEY WHEELHOUSE AGENCY 01274 680095

SHERBURN GALA ASSOCIATION

AGM

Thursday 18th September 2025

7pm - 8pm

Elmete Social Club



**All welcome, members and
non members - no obligation to join**

sherburngalaassociation@yahoo.com



SHERBURN GALA

Christmas Party

**Sunday 15th Dec | 4pm - 6pm
ELMETE SOCIAL CLUB**

Santa will be here!

£1 Kids / £2 Adults

all children get a selection box

150 people max



HALLOWEEN

NOV
1st Nov
1ST

PARTY

6 - 8
PM

ELMETE SOCIAL CLUB

£2 ADULTS | KIDS FREE

150 people max - first come first serve

All children must be supervised at all times