

North Yorkshire Council

30 March 2026

Assessment of Asset of Community Value Nomination *NYCACV0074 Borough Bowling Club, Scarborough*

Report to the Head of Localities

1. PURPOSE OF REPORT

1.1 To determine whether the Borough Bowling Club, Manor Road, Scarborough, YO12 7RY 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 22 January 2026 by Borough Bowling Club, a qualifying nominator.

2. SUMMARY

2.1 The nomination is for the Borough Bowling Club, Manor Road, Scarborough, YO12 7RY. The recommendation is that the Head of Localities:

- (i) Determines that the nomination for the Borough Bowling Club 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) 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 Borough Bowling Club, Manor Road, Scarborough, YO12 7RY, as required by the Act.

4. NOMINATION CONSIDERATION

a) Description of asset

- 4.1 Borough Bowling Club located in the town of Scarborough on Manor Road. Surrounded by houses and areas of woodland the bowling club is situated on a busy road.
- 4.2 The nominated site is set back from the main road. Directly next to the bowling green is a day care centre and a small business park. Both the bowling green and the buildings are accessed via a small public footpath surrounding the bowling green.
- 4.3 The nominated asset comprises a bowling green which is surrounded by a small picket fence, several seating areas to the left and right of the green, a shed which appears to be used for storage, and a club house. The site is enhanced by landscaped borders featuring flowers and small green spaces.
- 4.4 The clubhouse is to the rear of the bowling green opposite the road. On the building is a defibrillator, signs and a notice board. Images from within the clubhouse show lockers, trophies, a board with Borough Bowling Club Presidents listed, tables and seating.
- 4.5 Public transport is available in the area and the nearest bus stop is a three-minute walk away from the bowling green. The popular Cinder Track walking/cycling route from Whitby to Scarborough, runs through woodland to the rear of the site.

b) Nomination and Validation

- 4.6 The nomination to list Borough Bowling Club as an Asset of Community Value was received on 22 January 2026 and validated on 2 February 2026. 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 29 March 2026. The nomination from the Borough Bowling Club was accepted on the basis of the nominating group qualifying as an unincorporated group of at least 21 local people who appear on the electoral roll, whose activities take place in the local authority area or neighbouring area and do not distribute surplus profits to their members.

4.7 It was established that the property is owned by North Yorkshire Council.

4.8 The bowling club is managed by Borough Bowling Club and was established in 1902.

c) Site Visit

4.9 A site visit is usually undertaken as part of the ACV assessment. However, as the asset is owned by the Council, the internal consultation process provided comprehensive and up-to-date information, including photographic evidence already held on file. This was sufficient to inform the assessment, and therefore a separate site visit was not required.

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 Bowling 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 Property
- NYC Parks and Grounds
- NYC Environmental Protection
- NYC Community Safety and CCTV

- NYC Food, Farming and Health & Safety
- NYC Licensing
- NYC Localities
- Interested Parties
- Local Councillor

NYC PLANNING

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

- Our records show the following planning history for the site post 1974:
 - SCA88/00787/FL - Demolish obsolete club house and build new pavilion, 11.05.1988
 - SCA98/00829/FL - Installation of security shutters, 11.01.1999
 - SCA12/02187/RG4 - Erection of single storey pre-cast concrete storage building for green maintenance equipment 10.01.2013
 - SCA18/00824/RG4 - Erection of shelter, 01.08.2018
- It appears from this planning history, that the site has been a bowling club for some time and that is likely to be its lawful land use.
- In terms of relevant Local Plan Policy, the Scarborough Borough Local Plan - Policy SH1 (Settlement Hierarchy) outlines that Scarborough Urban Area will be the main centre on the North Yorkshire coast and the prime focus for housing, employment, shopping, leisure, education and health facilities along with cultural activities.
- In relation to community facilities such as the bowling club, Local Plan Policy HC8 (Community Facilities) states that:
 - Proposals that will lead to the loss of community services and facilities for non-community based uses will only be permitted where it can be demonstrated that the facility is no longer required, having been vacant and marketed for a community use without success; or
 - a replacement facility of at least an equal quality and suitable scale, in an equally or
 - more accessible location will be provided through redevelopment of the existing site; or
 - the proposal will result in the significant enhancement to the capacity, nature and quality of a separate existing facility, which serves the same community.
- Community facilities such as sports venues like the Bowling Club play an important role in facilitating social interaction and creating inclusive communities within Scarborough and the wider area. Its loss would only be permitted whereby the criteria of Local Plan Policy HC8 is met.

LOCAL LAND CHARGES

5.2 A search for Local Land Charges was undertaken, the results included two conditional planning consents

NYC PROPERTY

5.3 The Property Service were consulted and shared photographs and summary information about the site from a Property perspective.

NYC PARKS AND GROUNDS

5.4 The Parks and Grounds Service were consulted, and no comments were received.

NYC ENVIRONMENTAL PROTECTION

5.5 The Environmental Protection service were consulted, and noted that there were no Environmental Protection objections to this nomination.

NYC COMMUNITY SAFTY AND CCTV

5.6 The Community Safety and CCTV service were consulted and confirmed there were no issues from a Community Safety and CCTV perspective. made no comments.

NYC LICENSING

5.7 The Licensing Service reviewed the nomination and confirmed there were no comments from a licensing perspective.

NYC LOCALITIES (COMMUNITIES) TEAM

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

The application is positive and is considered to be beneficial to the community. The nominating group have a good reputation, and the site is very central to Scarborough and will support the health and wellbeing of a large number of people and be key in combatting loneliness.

LOCAL COUNCILLOR

5.9 The Local Councillor was consulted, and no comments were received.

6 ASSESSMENT INFORMATION

6.2 In assessing the community value of Borough Bowling 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.

(i) **Actual current use that is not an ancillary use**

- 6.3 The actual uses were specified in the nomination and were typical of a bowling club. 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.
- 6.4 The nomination states that the asset is typical of a bowling club, and provided examples of uses at the site, these are listed below:
- Organised social bowling sessions, four times a week throughout the year
 - The club caters for all levels of ability
 - Coaching sessions are available informally
 - Organised coaching is available outside of social bowling times
 - Junior coaching programme is provided free of charge during school holidays.
 - Young players are integrated into the league competitions as appropriate
- 6.5 The site is primarily used for the sport of bowls, with regular activities. It serves as a valuable recreational facility for individuals of all ages and backgrounds, fostering community engagement and social interaction. The use of the site is consistent and frequent.
- 6.6 The club has a long-standing presence in the community since being established around 1905 and maintains a diverse membership across age and gender groups.
- 6.7 The planning history for Borough Bowling Club a consistent pattern of development supporting the site’s long-standing use as a bowling club. These permissions confirm active, ongoing use of the land as a community sports facility, this established use aligns with Local Plan Policy SH1, which supports community and leisure facilities in the Scarborough Urban Area, and Policy HC8, which protects community facilities such as sports venues. The site’s lawful use is therefore likely that of a bowling club, and any loss of the facility would only be acceptable where the strict criteria of Policy HC8 are met (see paragraph 5.2).
- 6.8 The nomination identifies the sole purpose of the site for bowling, with references and evidence from Planning supporting this use. For the purposes of assessment bowling is the non-ancillary use of the site and it is the actual, main and current use. ***There is therefore sufficient information provided to demonstrate significant actual use as a bowling club and therefore this element of the criteria is 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 and supporting evidence provides the following information linked to furthering the social wellbeing and interests of the local community:

- The nomination states that Borough Bowling Club offers opportunities suitable for all ages and abilities, promoting physical fitness and mental wellbeing.
- The nomination states bowling at the club provides "access for all levels of abilities from beginner to advanced". The bowling club is a non-gender specific club as the facilities are open to everyone and allows intergenerational participation.
- The nomination states the club can help with physical and mental health; "whatever an individual's physique, bowls being a non-contact sport is able to increase physical fitness levels and help with mental health issues" and "Gender differences have little effect on performance when bowling and women and men compete as equals" this supports sporting interests and reduces isolation.
- There is some indication from the nomination as to how many people use the site, "attendance at the social bowling sessions can be as high as 30 sometimes. It rarely falls below 10 even in the most adverse weather conditions". There is evidence in the nomination as to how many people are members "we currently have a mixed sex membership of 80" and it does highlight "The membership is currently increasing year on year".
- The bowling club is available for use by its members every day when weather conditions allow. Members are able to use the green and the facilities in the clubhouse at any time with lockers and keys provided free of charge.
- It can be inferred by the amount of league teams that the site is well used "Our league programme is well established and the 12 league teams representing the Borough Club may actually increase as the club continues to develop".
- The Borough Bowling Club also offers a junior coaching programme free of charge during school holidays. This shows the club is delivering benefit to the local community and enhances community cohesion.
- The nomination includes information on membership costs "Currently annual full membership fee is £75" and "A social membership is available for non playing members for £5 annually". With it also stating "the membership is heavily subsidised by the club in order to keep

access available to as many members of the local community as possible”, making it affordable and accessible.

- The history of Borough Bowling Club dates back to 1905 with the crown green opening in 1902.
- NYC Communities Team noted that the site was very central to Scarborough and would support the health and wellbeing of a large number of people and be key in combatting loneliness.

6.10 Bowling is a recognised sport and social interest. Borough Bowling Club is an actively used recreational facility operating up to seven days a week, providing regular bowling sessions for individuals of all ages, abilities and backgrounds.

6.11 Considering this information, it appears that the Club offers inclusive opportunities for participation across all ages, genders and abilities, promoting both physical fitness and mental wellbeing through a non-contact sport accessible to beginners and advanced players alike. Strong usage levels are reflected in regular attendance at social sessions, a growing membership of around 80, and a well-established league programme. The availability of the green and clubhouse to members on a daily basis, alongside subsidised membership fees designed to maintain affordability, shows a clear commitment to ensuring broad community access. The provision of free junior coaching during school holidays further enhances community cohesion and supports local families. The information provided indicates that the facility is beneficial, valued and well used.

6.12 It is recognised in the ACV regime that “social interests” includes in particular cultural, recreational and sporting interests, and bowling would be considered a recognised sporting and/or recreational interest. The nomination highlights a number of frequent social interest uses. The information provided indicates the Club provides a welcoming, inclusive environment where individuals of all ages, abilities, and genders can participate equally. As a non-contact sport, bowls supports physical activity and mental wellbeing without requiring high levels of fitness, making it accessible to a broad section of the community, including older people. Its intergenerational appeal fosters mutual respect, learning, and social cohesion. **The uses detailed are therefore considered to further the social wellbeing or social interests of the local community and this element of the criteria is therefore met.**

(iii) Local Community

6.13 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.

6.14 Borough Bowling Club was established in 1905 and “is the oldest of its kind in the area”, it has since become a part of the local community. The club has run

multiple league teams and has weekly social bowling sessions to help develop bowling skills. Coaching is also available outside of these sessions and a junior coaching programme is provided free of charge during school holidays.

6.15 Borough Bowling Club is a member of the Scarborough and District Bowling Association, British Crown Green Bowling Association and the Yorkshire County Crown Green Bowling Association.

6.16 In terms of local community there are some references and comments from local people in the nomination and supporting evidence including:

- The Borough Bowling Club subsidises membership “in order to keep access available to as many members of the local community as possible”
- The Borough Bowling Club is “well integrated within the local community” with high attendance and “the membership is currently increasing years on year”
- “members of the community can meet, socialise and play bowls”
- “members can use the green and the clubhouse facilities at any time of their choosing”
- The bowling green and clubhouse “are situated in central Scarborough and are within the traditional urban heartland”
- The membership is mainly drawn from the “residents within a 2-mile radius of Manor Road”

6.17 The uses detailed in paragraph 6.3 demonstrate a level of inclusivity and accessibility, indicating that most members of the local community could access the site. NYC’s Communities Team confirmed that the site’s central Scarborough location would support a large number of local residents.

6.18 The bowling green is situated in a well-established residential area. Its position within a built-up residential area makes it highly accessible to many residents, while remaining away from the bustle of the high street. This setting provides a tranquil environment that enhances its value as a community asset. The proximity to local businesses offers opportunities for complementary use, allowing individuals to enjoy local businesses and bowling without the need to travel significant distances. Together, these factors contribute to the site’s potential to deliver enhanced social and recreational benefits to the local community.

6.19 During summer months Borough Bowling Club run thirteen teams in seven different local East coast leagues. Over the winter months several inter league competitions are held, welcoming players from other districts providing opportunity for club members to play against bowlers from other areas. This means that the bowling green is attended by people outside of the local community.

6.20 If this site were lost, the community would lose a vital, inclusive space that promotes physical activity, mental wellbeing, and social connection. The club

encourages intergenerational participation and provides a welcoming environment for people of all ages and abilities, both locally and from the wider area. Its closure would significantly reduce opportunities for regular social interaction, increase isolation, and remove a long-standing community hub that has served Scarborough since 1905.

- 6.21 The local community served by the club comprises residents and groups within Scarborough and its surrounding areas who benefit from accessible opportunities for recreation and connection.
- 6.22 ***It is therefore reasonable to determine that the identification of the local community required by the legislation is Scarborough, in particular the Manor Road area, and that its members use the site on a regular basis with other local residents able to use the site on a regular or ad-hoc basis, therefore this element of the criteria is 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.**
- 6.23 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**).
- 6.24 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.
- 6.25 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”.
- 6.26 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.
- 6.27 In terms of realistic continued use, the following information has been considered:

- The site is owned by North Yorkshire Council and is not currently for sale.
- The site is managed by Borough Bowling Club who manage the activities held on the site.
- The site has a long-standing history as a bowling green (since 1905) and there is no reason to believe this will cease to exist into the future.
- The longevity of the club suggests that it is likely to hold cultural and historical value.
- There are no current planning applications relating to this site. There have been no applications for a change of use.

6.28 There are no current planning applications on the site. There were only three previous historic applications and these all related to development of the bowling green facilities:

- Demolish obsolete club house and build new pavilion, 11.05.1988
- Installation of security shutters, 11.01.1999
- Erection of single storey pre-cast concrete storage building for green maintenance equipment 10.01.2013
- Erection of shelter, 01.08.2018

6.29 In relation to the continued use of the site, any future planning application proposing a change of use would be assessed on its individual merits. The response from Planning (paragraph 5.2) confirmed that local planning policy afforded some protections in terms of future use of the site: “Community facilities such as sports venues like the Bowling Club play an important role in facilitating social interaction and creating inclusive communities within Scarborough and the wider area. Its loss would only be permitted whereby the criteria of Local Plan Policy HC8 is met.”

6.30 The nomination states that the membership for Borough Bowling Club is currently increasing year on year, this shows that there is demand for bowls in the area. The nomination also suggests “we anticipate all of this will continue”.

6.31 It is a positive indication that the Bowling Club continues to attract a substantial membership from within a two-mile radius and has sustained community use for over 120 years. This level of local support demonstrates that the club remains both relevant and valued by residents, this current demand indicates future viability.

6.32 The nomination suggests that the “league programme is well established” and that there is potential to increase the amount of league teams representing Borough Bowling Club as the club continues to develop. This indicates that the club already has a stable foundation of organised activity and sufficient demand to support future growth.

- 6.33 As stated previously the test for this condition does not require the likely future use of the relevant land or building to be determined but rather to determine whether future community use is one of a number of realistic options.
- 6.34 In summary here are no current planning applications affecting the site, previous applications have been minor (and related to maintenance and improvements linked to its use as a bowling green), planning policies also offer some protection due its status as a community facility in planning terms. The nomination outlines realistic future community uses, including continuing use as an active bowling club, junior training events, coaching and league competitions. With 120 years of continuous use and support from residents, the bowling green is clearly well-established and valued. This enduring engagement, combined with its social and recreational role, makes future community use a realistic and viable option within the next five years. Future community use is therefore one of a number of realistic options.
- 6.37 ***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, and this criteria is therefore met.***

c) Conclusion

- 6.38 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.
- 6.39 A valid nomination to register Borough Bowling Club 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 - 6.21)

- 6.40 The information available demonstrates actual uses of Borough Bowling 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 6.22 - 6.37)

- 6.41 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.***
- 6.42 The evidence demonstrates that the nomination meets the definition of community value as detailed in the Localism Act 2011. It is therefore recommended that Borough Bowling Club is listed as an Asset of Community Value and placed on the North Yorkshire Council List of Successful Nominations.
- 6.43 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 Borough Bowling Club, Manor Road, Scarborough, YO12 7RY 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).
- 10.7 The owner of the site is North Yorkshire Council.

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 Borough Bowling Club 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 the Borough Bowling Club, Scarborough (NYCACV0074) 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 March 2026

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Presenter of Report – assetsofcommunityvalue.NYC@northyorks.gov.uk

Website/references:

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

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

<https://www.boroughbowlingclub.co.uk/history/>

<https://www.ons.gov.uk/visualisations/customprofiles/build/#E04007408>

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 organization	Borough Bowling Club
Organisation postal address	Manor Road, Scarborough, YO12 7RY
Organisation website	www.boroughbowlingclub.co.uk
Named contact for the organisation	██████████
Position of named contact within the organisation	Treasurer
Telephone number for named contact	██████████
Email address for named contact	██

1B. Organisation type

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

Organisation Type Community Amateur Sports Club (CASC)	XX	Registration number of charity/company (if applicable)
Parish Councils This may be for an asset in its own area, or in the neighbouring Parish Council area		
Neighbouring Parish Councils If the Parish Council borders an un-parished area, then they may nominate an asset within the neighbouring District Council or Unitary Council.		
Un-incorporated groups 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. Please complete additional form in Appendix 1 if this applies to you.		
Neighbourhood Forums 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.		
Community interest groups with a local connection These must have one or more of the following structures: <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 	X	A Community Amateur Sports Club registered with HMRC as a not for profit organisation

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

Borough Bowling Club was founded at the beginning of the last century and it is the oldest surviving crown green bowling club on the Yorkshire East Coast. The bowling green on Manor Road opened in 1902 and is the oldest of its kind in the area, the club is 120 years old. The earliest surviving picture of the Manor Road green is dated 1907 and is recognizable today.

We are still based at Manor Road in Scarborough and are a member of the Scarborough and District Bowling Association. We are also members of the BCBGA, the YCCCBA and the SDCGBA.

The bowling green and clubhouse are situated in central Scarborough and are within the traditional urban heartland. We lease the green and the clubhouse area from North Yorkshire County Council who are our Landlords. The walkway around the green however is NYCC land and is available for anyone to use. There is decent quality seating available for anyone to use with good close up views of the play on the green. This facility is regularly used by local people for exercise and socializing. It is a very valuable community resource and is popular with locals and visitors.

We currently have a mixed sex membership of 80 drawn largely from the residents within a 2 mile radius of Manor Road and also a junior section. Ages range from 8 to 80 years plus. 13 teams bowl in 7 different local East Coast leagues who play in afternoons and evenings from April to September. The green however is open all year round. Club Cup competitions are organized throughout the year beginning with the Presidents cup each January and social bowling sessions are available 4 times a week for the whole year.

Between October and March several inter league competitions are held and we welcome players from other districts. This provides the opportunity for club members to play against bowlers from other areas (mainly South and West Yorkshire).

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	

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Section 2: About the asset

Section 2A: Basic details

Please provide basic details about the asset

Type of land/building (for example, pub, shop)	Bowling Green and clubhouse
Name of the premises	Borough Bowling Club
Address of the premises	Manor Road Scarborough

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	North Yorkshire County Council
Address of the owner	NYCC Northallerton
Contact details for the owner	
Name of any other occupier	
Name of any other person with an interest in the premises	
Address of any other person with an interest in the premises	
Contact details for any other person with an interest in the premises	

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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 Borough Bowling Club is available for use by its members every day when weather conditions allow. This is most days. The membership fee is kept as low as possible in keeping with the spirit of our constitution. Currently the annual full membership fee is £75. This is a playing membership. A social membership is available for non playing members for £5 annually.

Organised social bowling sessions are available 4 times each week at different times to accommodate as many members as possible. In addition members can use the green and the clubhouse facilities at any time of their choosing. Lockers and keys are provided free of charge.

The annual running costs of the club are around £15k. Clearly the membership is heavily subsidised by the club in order to keep access available to as many members of the local community as possible. This subsidization involves an extensive fund raising regime and we are able to break even financially most years.

The wide range of bowling opportunities provided within the club caters for all levels of ability from beginner to advanced. All levels of ability practice together during the social bowling session 4 times weekly throughout the year. During these sessions coaching is available informally. Organised coaching is also available outside of these sessions and a junior coaching programme is provided free of charge during school holidays. Young players are also integrated into the league competitions as appropriate.

Whatever an individuals physique, bowls being a non-contact sport is able to increase physical fitness levels and help with mental health issues. The strong social aspects of the sport at the club promote both physical and mental wellbeing as well as increasing individual skill levels. Gender differences have little effect on performance when bowling and women and men compete as equals. It is also a game where a ten year old can play an eighty year old on an equal footing

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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 Borough Bowling Club is well integrated within the local community and attendance at the social bowling sessions can be as high as 30 members sometimes. It rarely falls below 10 even in the most adverse weather conditions. The membership is currently increasing year on year and we anticipate all of this will continue.

Our league programme is well established and the 13 league teams representing the Borough club may actually increase during the forthcoming years as the club continues to develop. We are successful within the East Coast league system and confidently expect this to continue and to increase.

All of this makes it very likely the bowling club will continue to develop and the bowling green at Manor Road will continue to be a place where the members of the community can meet, socialize and play bowls. This is of great value to the development of a healthy community and we are confident this will continue for the foreseeable future.

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?

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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	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	[REDACTED]
Signature	[REDACTED]

Please return this form and any accompanying materials to the appropriate e-mail address below:

AssetsofCommunityValue.NYC@northyorks.gov.uk

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.

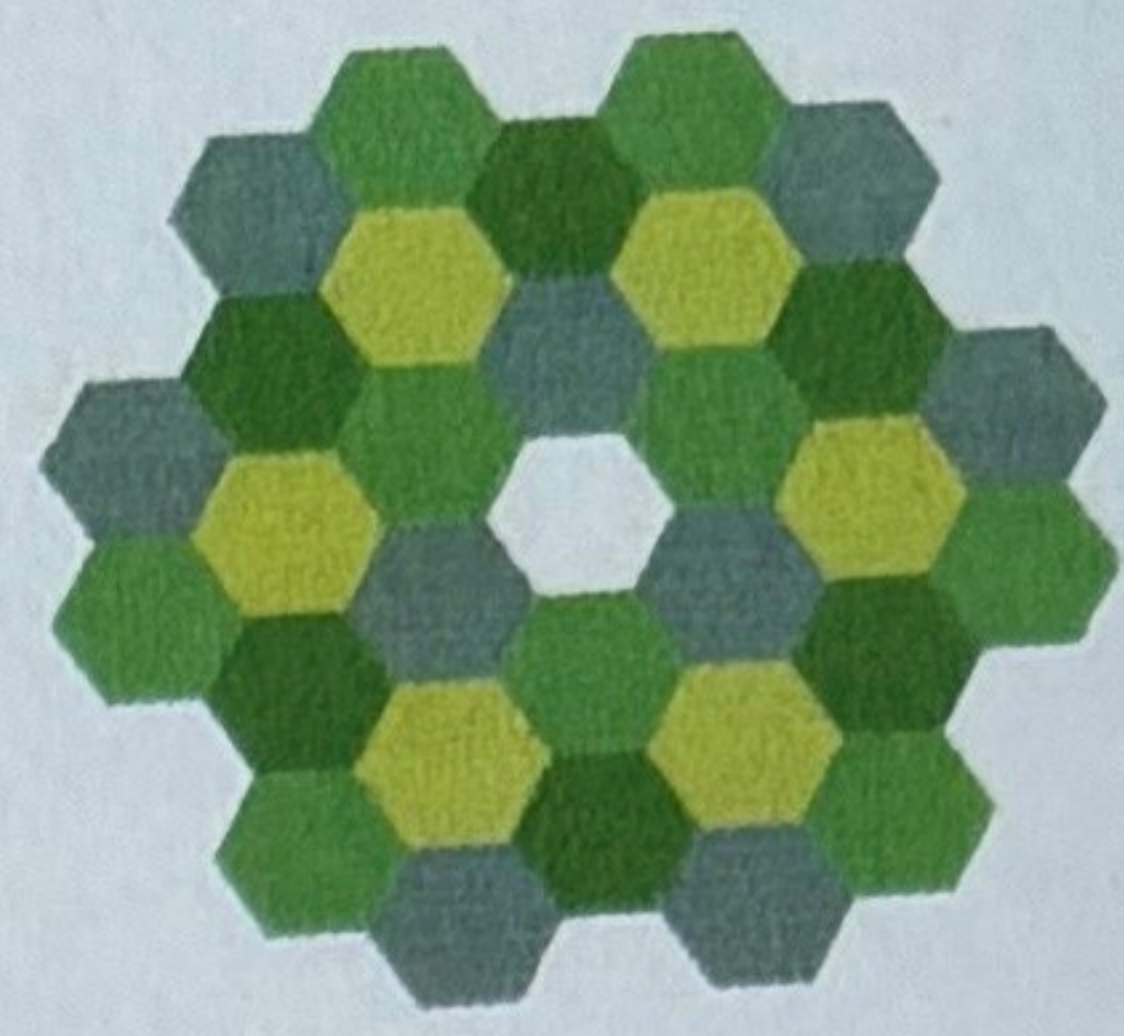
This information will be held in accordance with NYC Privacy Notices.

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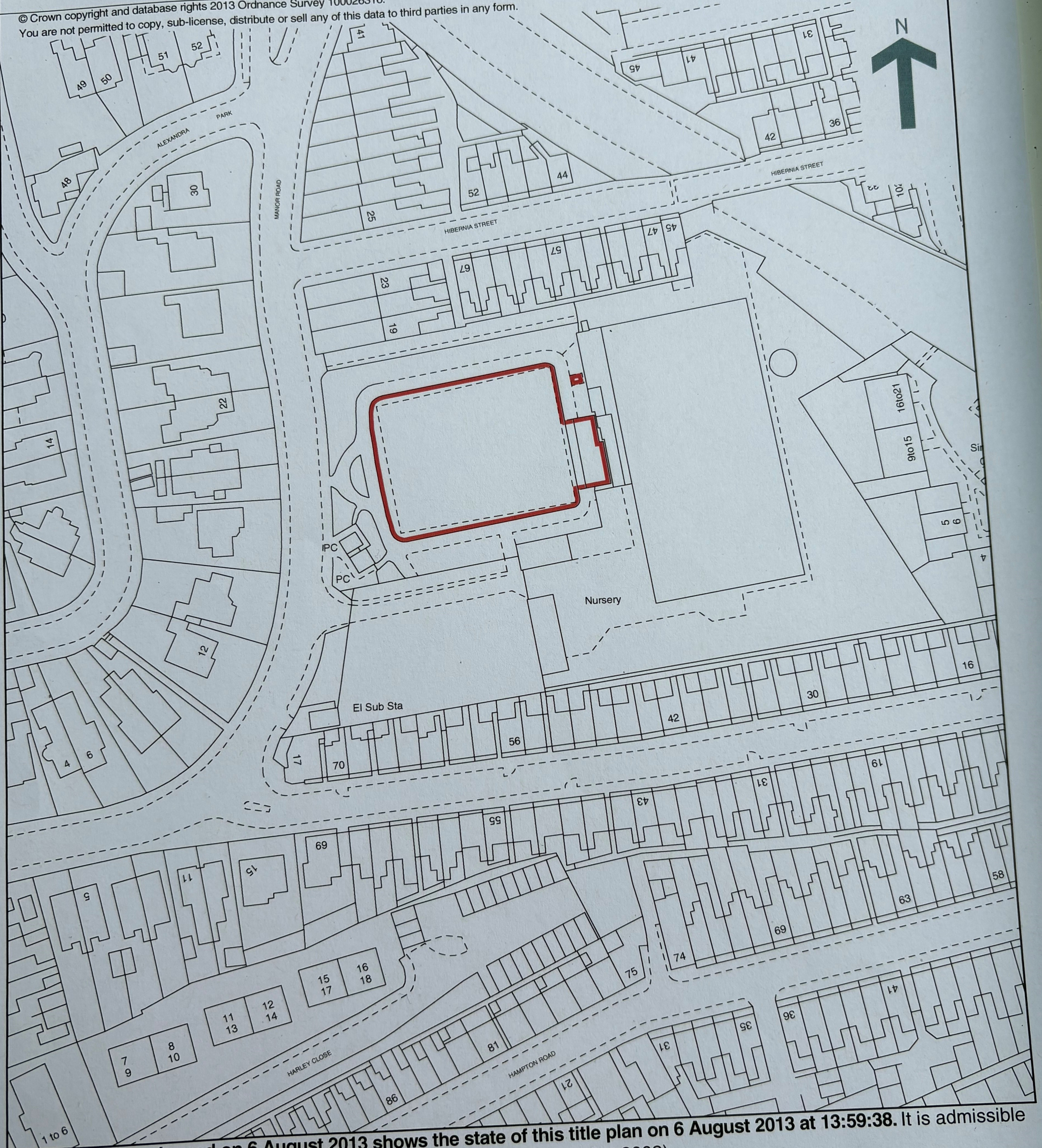
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Land Registry Official copy of title plan

Title number **NYK406934**
Ordnance Survey map reference **TA0388SW**
Scale **1:1250**
Administrative area **North Yorkshire: Scarborough**



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This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Durham Office.