

**Salhouse Parish Council – Working Group – Assets of Community Value (ACV)**

**1<sup>st</sup> July 2021 7pm-7.16pm – Meeting**

**Attendees – Chair (Cllr Cooper), Cllr Redburn, Cllr Jarvis, Cllr Ball and Cllr Yallop**

**Objective 1 of meeting:** to identify potential buildings/areas where a nomination for ACV should be made and rationale for that nomination.

<b>No</b>	<b>Building/location</b>	<b>ACV -Y/N Expiry Date</b>	<b>Rationale</b>	<b>Next steps/action</b>
1	Jubilee Hall	?	Hub of the community	Need to check deeds to ensure no covenants that would prohibit ACV or indeed confirm that the asset cannot be sold and has to remain as a community hall. <b>A1</b>
2	School	N	Advice by ACV team.	Check with ACV team at Broadland. <b>A2</b> <ul style="list-style-type: none"> <li><b>Update from ACV team 24/6/2021:</b> A school's primary function would be considered educational, the aspects of a school which fulfil social and community purposes would be considered ancillary and therefore the asset would not be listed.</li> </ul>
3	Playing Field	Y	Hub of community	Have a seven year lease so no need to do anything about it until circa 2 years time. Speak to SUT about it now
4	Broads	N	Hub of community	Would never be able to raise funds to purchase. Ask at training.
5	Hairdressers	Y – but not at current time	Building structure lends itself to ACV.	Sale gone through? Best to wait until after sale and then the 18 month period and then nominate. Ask at training.
6	Prima Rosa	Y – already in place - 18th June 2024	Hub of community	Would re nominate when close to expiry.
7	Bell Inn	Y – already in place - 18th June 2024	Hub of community	For sale – but currently the SPC does not have funds to procure as asking price is £350k
8	Lodge Inn	N	Same premise as to reason re Bell Inn	Has gone up for sale since last meeting. Too expensive – would not be able to raise funds to purchase.

9	Garden Centre	N	Advice by ACV Team.	Unsure if this fits criteria – to ask ACV team for guidance. A3 <ul style="list-style-type: none"> <li><b>Update from ACV team 24/6/2021:</b> Gardens Centres typically are not listed as ACVs however, they may be considered as having an economic use which also provides a social benefit. Each nomination is judged on a case by case basis and decided by a panel.</li> </ul>
10	Radleys	Y – already in place  26th March 2022	Building lends itself to shop/PO and Advice from ACV team.	Would re nominate when close to expiry. <ul style="list-style-type: none"> <li><b>Update from ACV team 24/6/2021:</b> Should the council receive a nomination for a building which is currently not available for community use, we would consider whether it could realistically be of community value to residents in the next five years</li> </ul>
11	Cosseys Yard	N	Pottery workshop	Not considered a community asset
12	Black Farm – farm shop and soon to be camping site	Y – but not at current time.	If the shop and camp site come to fruition.	Need to establish what is happening as lots of activity around buildings and shops going up and being made ready for camp site. <b>A4</b> Once shop and camp site up and running to nominate.

**Objective 2 of the meeting:** to try to resolve the issue of lack of shop and PO in the village. Agreed to:

- Wait and see what outcome of planning appeal is.
- If the appeal is unsuccessful look to make an offer and secure it for the village – as per Councillor Jarvis draft business plan. In interim we could ask Broadland planning if they have a circa value they should share with us – **A5**. Could be funded from the capital we have in savings plus share option as per business case.

**Next steps/actions:**

- 1) Ask the clerk to action the above actions (A1). **Action: Clerk**
- 2) **Contact Pauline at SUT to discuss lease – Action: Cllr Yallop**
- 3) **Speak to new owner of Hairdressers – Action: Clerk**
- 4) Organise a meeting for circa 6 weeks time to continue discussions. **Action Cllr Yallop**
- 5) For next meeting focus to be on action the SPC would take if any of the properties then came up for sale – i.e. mini business plan for each.
- 6) Undertake ACV training – **all**
- 7) Circulate this document to all councillors for comment – **Action: Cllr Yallop**
- 8) Add a column referencing the SNP – **Action: Cllr Yallop**