

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

13th May 2021 – 7pm-7.30pm

Attendees – Councillor Redburn, Councillor Jarvis and Councillor Yallop

Apologies – Councillor Ball and Councillor Cooper

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

No	Building/location	ACV -Y/N	Rationale	Next steps/action
1	Jubilee Hall	Y	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. A1
2	School	?	Unsure of rules if owned by Norfolk County Council	Check with ACV team at Broadland. A2
3	Playing Field	Y	Hub of community	Nominate at next meeting
4	Broads	Y	Hub of community	Nominate at next meeting
5	Hairdressers	Y – but not at current time	Building structure lends itself to ACV.	If we nominate now as soon as sale goes through the ACV is revoked. Best to wait until after sale and then the 18 month period and then nominate.
6	Prima Rosa	Y – already in place	Hub of community	Would re nominate when close to expiry.
7	Bell Inn	Y – already in place	Hub of community	For sale – but currently the SPC does not have funds to procure as asking price is £350k
8	Lodge Inn	Y	Same premise as to reason re Bell Inn	Nominate at next meeting
9	Garden Centre	?		Unsure if this fits criteria – to ask ACV team for guidance. A3
10	Radleys	Y – already in place	Building lends itself to shop/PO	Would re nominate when close to expiry.
11	Cosseys Yard	N	Pottery workshop	Not considered a community asset
12	Black Farm – farm shop and soon to be camping site	Y	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. A4 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) Share output from this meeting with other councillors for views - have we missed obvious buildings – challenge on rationale and next steps. **Action: Councillor Yallop**
- 2) Ask the clerk to action the above actions (A1-A5). **Action: Clerk**
- 3) Organise a meeting for circa 6 weeks time to continue discussions. **Action Councillor Yallop**
- 4) 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.

Working group ended 7.30pm.