



# Saxilby with Ingleby Parish Council

## Non-confidential

### Assets of Community Value

---

**Report to:** Planning & Development Committee 26-02

**Report by:** Administration Officer

**Power/duty which decision falls under:**  
Localism Act 2011

**Which council objective(s) it falls under:**

- Maintain and improve community facilities and amenities
- Preserve and enhance heritage assets, environmental assets, and wildlife
- Improve the well-being of residents
- Foster public participation and engagement

#### **Public Sector Equality Duty**

*Consider how policies/decisions affect those protected under the Equality Act)*

The nomination of Assets of Community Value (ACV) can positively impact equality by helping to retain inclusive and accessible community facilities. Public halls or open spaces often provide services or activities catering to older people, young families, or those with disabilities. Ensuring these assets remain in community use can support equal access and social inclusion.

#### **Duty to conserve and enhance biodiversity**

Where a proposed ACV includes land with ecological value, listing the asset can contribute to biodiversity preservation by discouraging development or land use changes that would harm habitats.

#### **Consideration on carbon reduction:**

Protecting local, walkable services and community hubs can reduce the need for travel by car and support more sustainable lifestyles. Safeguarding green spaces helps to maintain local carbon sinks and enhances climate resilience.

**Does the report consider any new activity? If 'Yes', has a risk assessment, including risk management proposals, been included for consideration and adoption by the council?**  
(Financial Regulation 17b)

**Yes.**

### **Consideration of risk management in relation to the proposal<sup>1</sup>**

*It is impossible to list every risk faced by a local council. Risk, in the general sense, means the likelihood of an event happening, and the severity of the negative consequences. The insurance industry regards risk as representing loss or damage. Risk always involves uncertainty. When protecting a local council effectively, it is important to consider if risk is present in the following areas:*

<b>Area</b>	<b>Risk Present?</b>	<b>Notes</b>
Decision Making	Yes	Council to ensure decisions around nominations follow a transparent and documented process.
Finances	No	No direct cost
Property	No	Nominations not being progressed where property owners not in support
Staff	No	Minor staff time implications.
Events	No	Not applicable.
Legal	No	ACV nominations must meet statutory criteria. WLDC to assess not parish council

### **Risk Management Proposals**

- Ensure all nominations are supported by clear evidence and owner input to reduce risk of rejection or challenge.
- Liaise with WLDC to understand and follow nomination procedures.
- Maintain audit trail of process and decisions

---

<sup>1</sup>Risk areas to consider - strategic/operational, likelihood/impact, add to risk register? Any contingency planning needed?

# REPORT

## 1. Purpose of the report

This report provides an update on progress since the previous resolution to engage with asset owners regarding potential registration of sites as Assets of Community Value (ACVs). It summarises previous resolutions, responses received to date, and proposes next steps, including draft information for nominations that will be shared with asset owners.

## 2. Background

Assets of Community Value are part of the Community Right to Bid under the Localism Act 2011. They allow communities to nominate buildings or land that further social wellbeing or social interests, providing a moratorium period if the asset is offered for sale.

Key points:

- ACVs must have a current or recent use that furthers the social, cultural, recreational, or sporting interests of the community, and could do so in the future.
- Listing as an ACV does not prevent sale or guarantee purchase, but provides time for the community to develop a bid.
- Nominations can be made by parish councils, community groups with at least 21 members, or charities/not-for-profit organisations with a local connection.
- Once listed, the asset remains on the district council's ACV register for five years<sup>1</sup>.

## 3. Previous Committee Resolutions

### May 2025 (P25/087)

- Contact owners of identified sites to ask whether they wish to pursue ACV nomination
- Sites identified:
  - o Hardwick Scrub
  - o Ingleby Clay
  - o Saxilby Community Wood
  - o Saxilby Public Recreation Ground
  - o Mill Lane Sports Field (later removed: see below note)
  - o Plus some public facilities and community buildings
- Parish-owned assets (such as Mill Lane Sports Field) do not typically require ACV nomination, as they are already protected by public ownership and local democratic oversight

### September 2025 (P25/164)

- Note the responses received from asset owners to date
- Agree to prepare draft ACV nominations for Hardwick Scrub, Ingleby Clay, and Saxilby Community Wood, in conjunction with the owners and WLDC
- Agree to contact Star Pubs regarding The Anglers Public House to establish freeholder's position
- Agree to send reminders to asset owners who have not yet responded
- Agree that ACV listing is not necessary for parish-owned land at this stage
- Agree that a finalised list of supported nominations will be brought back to committee for approval prior to submission

#### 4. Engagement and Owner Responses

Asset owners were contacted regarding potential ACV nomination. Responses to date are summarised below:

<b>Asset</b>	<b>Owner Response</b>
Saxilby Public Recreation Ground/St Andrews Community Centre	ACV listing not necessary as already protected by charity law
Hardwick Scrub/Ingleby Clay/Saxilby Community Wood	Owners supportive of nomination. Hardwick Scrub removed as outside parish boundary. Further information has been shared to support drafting of nomination.
The Anglers Public House	Interested, but building owned by Star Pubs. No response received from Star Pubs.
The Sun Inn	No response to date
Saxilby Village Hall	Supportive of nomination. Further information requested to draft nomination.
Trent Valley Surgery	No response to date
Bridge Street Public Facilities	Co-op supportive of proposal
The Glebe Practice	No response to date

Parish council owned assets (Mill Lane Sports Field and other green spaces) do not require ACV listing at this stage.

#### 5. Draft ACV Nomination Information

Information provided by asset owners has been used to draft responses to the following key questions on the ACV nomination form:

- Is the asset in current use to further the social wellbeing or cultural, recreational or sporting interests of the local community?
- If Yes, please explain how the asset furthers the social wellbeing or cultural, recreational or sporting interests of the local community.

Draft responses have been provided for committee consideration. Once agreed, the draft nomination forms will be shared with the respective asset owners for their feedback prior to completing the remainder of the form and submitting the application to WLDC.

## **RECOMMENDATION(S):**

- a) Note the responses received from asset owners to date**
- b) Cease engagement with assets where no response has been received from owners**
  - a. The Anglers Public House**
  - b. The Sun Inn**
  - c. Trent Valley Surgery**
  - d. The Glebe Practice**
- c) Agree nomination of Saxilby Waterfront Public Facilities, taking into account: owners (Lincolnshire Co-op) being supportive of the nomination**
- d) Share draft ACV nomination forms with asset owners for feedback prior to completing and submitting formal applications**
  - a. Saxilby Community Wood**
  - b. Ingleby Clay**
  - c. Saxilby Waterfront Public Facilities**
  - d. Saxilby Village Hall**