

NORTH LINCOLNSHIRE COUNCIL

DIRECTOR: COMMUNITIES

ASSETS OF COMMUNITY VALUE – NAG’S HEAD PUBLIC HOUSE, THORNTON ROAD, WOOTTON, DN39 6SJ

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 Buildings or land can be nominated by a local community body as an Asset of Community Value under the Community Right to Bid initiative.
- 1.2 To consider the nomination of the following asset.
 - Nag’s Head Public House, Thornton Road, Wootton, DN39 6SJ
- 1.3 The nominated site is shown edged red on the attached plan (Woo- 4-0001)
- 1.4 The key points in this report are:
 - The council received the Asset of Community Value nomination from Wootton Parish Council on 22 February 2024.
 - The nomination satisfies the qualifying criteria and is from an eligible body.

2. BACKGROUND INFORMATION

- 2.1 Local community groups and Town or Parish Councils can nominate buildings or land for listing by North Lincolnshire Council as an Asset of Community Value, under the Community Right to Bid initiative.
- 2.2 For a group to be able to nominate a property it will have to demonstrate that:
 - Its activities are wholly or partly concerned with the local authority area (or a neighbouring authority); and
 - It is a group that is qualified to make a nomination.
- 2.3 Wootton Parish council satisfies all the above criteria with their nomination.
- 2.4 A property can be listed if it improves (or has recently improved) the community’s social well-being or social interest (which include cultural, sporting or recreational interests) and is likely to do so in the future.
- 2.5 The Parish Council’s nomination clearly demonstrates the pub’s positive impact on community well being in terms of past and current functions but also the potential for widening community focused uses in the future.

3. OPTIONS FOR CONSIDERATION

- 3.1 To consider if the nomination should be successful and the asset added to the council's list of Assets of Community Value.
- 3.2 The pub remains open but has had many changes of landlord in the recent past leading to uncertainty about its future.
- 3.3 There is a residential element on the first floor of the property. Access is gained from the ground floor of the pub and therefore is deemed integral and not exempt from nomination.
- 3.4 The Parish Council have indicated that the owners of the freehold, Punch -who own 1250 pubs in England, Scotland and Wales- have been very difficult to engage in terms of identifying their future strategy for the pub.

4. ANALYSIS OF OPTIONS

- 4.1 Wootton Parish Council have highlighted how the pub, which is the only one in the village, has furthered the social well-being of the community for several years and will continue to do so, by way of the following activities.
 - The pub hosts music nights, and other social activities including dining, the annual 'Wootton Stock' quiz, and other quiz events.
 - As a meeting place for groups within the village, the pub enables social interaction and adult only entertainment. They highlight the age demographics of the community and the possibility that the village population will grow significantly with the development of up to 70 extra dwellings. Thus, a greater future demand for such a function.
- 4.2 The Parish council have also indicated that they envision the future use of the pub to further expand the local well-being and social interests of the community by
 - including a post office and possible banking facilities. The nearest post office is in Ulceby. This will reduce car journeys.
 - providing a meeting place that will support local sporting activities and other groups who could benefit from this environment.
 - The lack of transport options and other amenities in the village will help to ensure the viability of their envisaged enterprise.
- 4.3 The Parish council have also indicated how the pub could be potentially acquired or used in the future and offer the following options in this regard.
 - The future ownership of the Nag's Head, either by the community or the existing owners, can be managed and achieved by several options.
 - The owners can work in partnership with the community to ensure the economic viability of the pub is protected. This will be by way of an achievable business model that maintains value while simultaneously serving community needs.

- By the formation of a company/charity to purchase the premises with capital raised by issuing shares. The formation of a management committee would involve suitably qualified retained individuals to manage the day to day running of the pub.
- The Parish Council will purchase the business on behalf of the residents and will run it as a community asset on a not-for-profit basis.

4.4 Given the above submission, it is realistic to think that there will be a continued social use of the building.

5. FINANCIAL AND OTHER RESOURCE IMPLICATIONS (e.g. LEGAL, HR, PROPERTY, IT, COMMUNICATIONS etc.)

5.1 The Assets of Community Value Register is continually updated by officers within the Asset Management group as part of the ongoing Community Right to Bid initiative.

5.2 If the owner decides to market the asset for sale or long lease, qualifying interest groups will have to be given the opportunity to bid to acquire the asset. The timing associated with such a bid is in accordance with the initiative and will be monitored by council officers. At the present time the pub does not appear to be for sale, nor does there appear to be any planning activity looking to apply for a change of use, but this cannot be guaranteed. The Parish Council wish to protect and preserve the future use of the building by achieving Asset of Community Value status.

5.3 Financial – The Parish Council has indicated how a purchase, or partnership, could be potentially funded.

5.4 Property – The site is currently in private ownership. There is no guarantee that the owner will sell to the nominator during or following any subsequent moratorium period.

6. OTHER RELEVANT IMPLICATIONS (e.g. CRIME AND DISORDER, EQUALITIES, COUNCIL PLAN, ENVIRONMENTAL, RISK etc.)

6.1 A proposed nomination may help support the delivery of our emerging local plan in terms of providing a community facility for a growing populous, thus furthering the health and well-being of the local community.

7. OUTCOMES OF INTEGRATED IMPACT ASSESSMENT (IF APPLICABLE)

7.1 Not applicable.

8. OUTCOMES OF CONSULTATION AND CONFLICTS OF INTERESTS DECLARED

8.1 Appropriate council officers and Ward members have been consulted. To date, no objections have been raised to the property being listed. One Ward member has indicated their support for the listing.

8.2 No objections to the nominations have been received from the owner to date, although objections may be received and a 'listing review' sought within 8 weeks of receiving notice of any listing.

9. **RECOMMENDATIONS**

9.1 That the Nag's Head public house in Wootton, meets the criteria set out in the Act and be listed as an asset of Community Value.

REPORT OF THE HEAD OF DEVELOPMENT

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Background Papers used in the preparation of this report: N/A