

South Lakeland District Council - Asset of Community Value Nomination Form

Before completing this form please read the material at www.southlakeland.gov.uk

Section A – Organisation

Name of organisation	Ulverston Community Enterprises Ltd
Address (including postcode)	Coronation Hall, County Square, Ulverston, Cumbria, England, LA12 7LZ
Contact (name)	Ceri Hutton
Position in organisation	Chair
Address of contact (including postcode)	76 Market Street Ulverston LA12 7LT
Telephone no.	01229 583667 07899 996374
Email address	cerihutton@mac.com

Type of organisation

Description	Applying as:	Registration no. of charity and/or company (if applicable)
Neighbourhood forum (as defined by in Localism Act)	✓	
Parish Council		
Charity		
Community interest group		
Unincorporated body		
Company limited by guarantee	✓	08904327
Industrial and provident society		

A1. Local Connection

Ulverston Community Enterprises is a company limited by Guarantee which at present manages the Coronation Hall and the Ulverston Indoor and Outdoor Markets, on a lease from South Lakeland District Council. This 'asset transfer' was agreed by SLDC in 2016 and UCE is currently in its first trial 5 year period of managing these assets for and by the community. UCE is now in active discussion with SLDC to put all leases on a much longer footing, the transfer having gone very well and income and community engagement having been generated.

A2. Number of members registered to vote locally (unincorporated bodies only)

N/A

A3. Distribution of surplus funds (certain types of organisations – see below)

UCE is a non-profit making entity, and all surplus funds go back into the company for distribution amongst the assets it manages for the community.

A4. Your organisations rules: Please send us the relevant type of document for your organisation and indicate which it is:

	Please tick:
Memorandum and Articles of Association (for a company)	✓
Trust Deed (for a trust)	
Constitution and/or rules (for other organisations)	

Section B – Information on the nomination

What is being nominated	The 'Roxy': this is the Art Deco building (originally a cinema, then a bingo hall, now currently contains the Roxy Cinema and the Laurel & Hardy Museum. The building also currently has in the rooms at the back a health club tenant (Henry Armer gym).
Name of the premises/land	Roxy Cinema and Laurel & Hardy Museum
Address (including postcode)	Brogden St, Ulverston LA12 7AH

--	--

B1. The nomination form **must** include a map, which clearly states the boundaries of the premises or land that you are nominating. Please include with the nomination form.

B2. Owners and other with interests in the building or land:

	Name(s)	Address(es)
Current occupants	Roxy Cinema Laurel & Hardy Museum Henry Armer Fitness	Roxy Cinema, Brogden St, Ulverston LA12 7AH
Current or last known details of those owning the freehold of the land	David Armer	
Current or last known details of those having a leasehold interest in the land		

B3. Why do you think the building or land is of community value?

<p>Does this use further the social well-being and social interest of the community?</p> <p>Include information on:</p> <ul style="list-style-type: none"> • the current level of use and who uses it • any used by particular communities of interest or need 	<p>The Roxy Cinema and the Laurel & Hardy Museum are vital features of the cultural life of the town. The 80 year-old Roxy Cinema is the only cinema in the town, and has a beautifully preserved art deco interior.</p> <p>The building also houses the Laurel & Hardy Museum which brings tourism, and increasingly so after the Stan and Ollie film was premiered at the Roxy.</p> <p>More than this, however, both the cinema space and the Museum space are essential hubs of community life. Festivals use them free of charge as places to stage acts (for instance, both the Museum space and the cinema space have been used extensively during Ulverston's weekend-long 'Another Fine Fest' which takes place each year). The Cinema space is hireable at a very reasonable rate for community groups to show films. There is an Ulverston Film Club which does</p>
--	---

	<p>screenings at the cinema every month. And there are a variety of 'community events' staged in the Roxy Cinema each year, notable amongst which is that it is a hub for community life at Christmas when the cinema screens much-loved Christmas favourites and staff and volunteers bake mince pies for the town!</p> <p>Downstairs in the Laurel and Hardy Museum the community level of use is even greater. There is a small stage, and people use the space for significant events (celebrations) as well as a number of fundraising events. For example just in the first part of this year there have been three screenings of special-interest films in the Museum (they have a screen too) which have been fundraisers for local groups. Another screening is coming up for Furness Refugee Support in April of Ai WeiWei's 'Human Flow' – the space is offered for free, so that the local group can afford to show the film and raise a bit of money for their cause. Variety shows and comedy nights are also held there in order to raise funds for different groups, and local artists use it to showcase their work, for example Furness Tradition Festival had a Sunday evening concert recently in the museum space, and various historical groups have had evenings discussing and celebrating both local and international history. The space is the first port of call often for cash-strapped local groups which cannot afford to use the paid venues and need somewhere relatively big to attract an audience for their cause. Finally, meetings can be held there as well and Ulverston is short of meeting spaces for large groups.</p>
<p>What do communities gain from their use of the asset and what would be the impact if it were lost?</p>	<p>The cinema is well-used as the only one in town, and the museum is a major tourist attraction for the town. People come from far and wide to visit the museum which brings visitors, interest and of course money into the town.</p> <p>The loss of the Laurel and Hardy Museum, and importantly also the space it provides, would impact very negatively on Ulverston's communities. There has been a general outbreak of dismay now people are aware that the building is for sale, and this is because the Laurel and Hardy Museum space in particular ('The Bowler Bar', as it is called) provides an incredible community resource for anybody and everybody to use for free (with a paid bar – that's how they earn some money though often the returns on providing the space must be minimal – see next section for the range of groups and communities which use the space). The Museum has a small stage for performances, screenings and music and as outlined above is both used as part of the indoor spaces for Ulverston's festivals and by innumerable community groups who</p>

	<p>rely on it as a space in which they can put on events and raise much-needed funds for their cause.</p> <p>The Roxy Cinema is also much loved. Clearly as a cinema it tries to 'wash its face' commercially but it still keeps prices incredibly low (£6 maximum a ticket) which enables a wide cross section of the community to continue to enjoy films on widescreen. The cinema cannot afford heating often, but there is a 'gung ho' spirit amongst Ulverstonians who bring blankets and buy hot teas and chocolate, and this combined with a wonderful team of staff and volunteers at the cinema and a good eye for getting good films in means it is an essential family and community resource right in the middle of the town. And also, as noted, the cinema will fall over backwards to accommodate other screenings to help festivals and those raising funds in town – so the Vintage Festival (Retro Rendezvous) for instance raises a lot of its funding by throwing a cocktail party downstairs and then trooping upstairs for a special screening of the film of the festival. Last year it was 'Some Like it Hot', as memory serves. The key thing is that community groups and festivals interact with the venue and it responds to them and gives them space to add value to the work they are doing to keep going and bring creative, community and economic value to the town.</p>
<p>What is the nature of social well being and social interest which the asset supports?</p> <p>Does the use of the asset do any of the following:</p> <ul style="list-style-type: none"> • Reduce isolation • Address the needs of disadvantage members of the community • Reach vulnerable people • Support community cohesion and involvement • Enable communities to be self supporting • Increase access to positive activities 	<p>By way of background to this question, Ulverston Community Enterprises, the group seeking to get this asset registered, has the following priorities for all its work and the assets it manages.</p> <ul style="list-style-type: none"> • <i>PRIORITY ONE: IMPROVING YOUTH OPPORTUNITIES. Young people in town enjoy a wider range of opportunities for skills, knowledge and confidence development</i> • <i>PRIORITY TWO: TACKLING SOCIAL ISOLATION. People who consider themselves socially isolated enjoy a greater level of regular, higher quality contact</i> • <i>PRIORITY THREE: WIDENING REACH TO ALL OF ULVERSTON'S RESIDENTS. People in more deprived areas of town are fully engaged in 'growth' of UCE'S activities and the town</i> • <i>PRIORITY FOUR: INTEGRATING AND WELCOMING NEW RESIDENTS. New residents moving into the</i>

	<p><i>area engage early on with the life of the town, and families move together to the town</i></p> <ul style="list-style-type: none"> • <i>PRIORITY FIVE: INCREASED ARTISTIC AND CULTURAL OPPORTUNITIES. Those interested in the arts (in broadest sense) enjoy more opportunities</i> • <i>PRIORITY SIX: MORE VISITORS AND TOURISTS. More people visit the town, and those who visit increasingly decide to stay over because of the attractions and ‘feel’ of the town</i> • <i>PRIORITY SEVEN: BEACON OF GOOD PRACTICE. Other organisations around the country take an interest in the model of engagement/inclusive growth developed in Ulverston, in a way which also enhances the reputation and inclusive development of the town</i> <p>Regarding the asset itself:</p> <p>I think we would want to argue that a cheap, friendly and community-focussed cinema in and of itself enables potentially isolated individuals to get out of their house and enjoy a viewing experience with others. You often see single individuals as well as more elderly people being ‘brought’ to the cinema as a night out as it is affordable and welcoming as well as fun.</p> <p>The Museum, and the space it offers to community groups, would be a significant loss. Looking over the events it has accommodated over the last year we can see for example that it has hosted:</p> <ul style="list-style-type: none"> • Reduce isolation <p>Both the cinema as outlined and the events which take place at the Bowler Bar are accessible to all, and many of them are focussed on bringing together groups of common interest or purpose, including those seeking to raise funds and support for the less advantaged in our society. Party fundraisers are sometimes held there for instance with some funds going to the foodbank, or events by Furness Refugee Support are dedicated both to ‘spreading the word’ about the situation of refugees in our society and raising funds for those who need them both in the Furness area and wider afield.</p>
--	---

	<ul style="list-style-type: none"> • Address the needs of disadvantage members of the community <p>See above</p> <ul style="list-style-type: none"> • Reach vulnerable people <p>Local Autism group uses the space as a place for music therapy, building confidence and social skills for its users Community choirs (set up to help individuals meet others and reduce isolation) also use the venue.</p> <ul style="list-style-type: none"> • Support community cohesion and involvement • Enable communities to be self supporting • Increase access to positive activities <p>Many groups - for example the Rotary Club - have held fundraising events in the venue as have various other local groups raising money or trying to highlight their particular cause. Local writers put on events: for example there have been several performances of local works by e.g Zosia Wand and John Hall which allow new, local art to get an airing free of charge to the artist. These are normally packed out, and often staged with a contribution to a local cause e.g. the local hospice or refugee support group The Hospice in Ulverston uses it as a venue to do fundraising and awareness events Poem and Pint sessions are held in the Bowler Bar where local poets have a chance to put across their work to a new audiences and receive feedback Schools visits and learning days are held: for instance the Museum staff hosted a local school recently to learn about film-making and Laurel and Hardy as part of getting young people interested in creative industries as well as arts. Events to showcase the work of local musicians e.g. Jon Byrne are organised in the venue and are available often on a 'pay what you can' basis to anybody who wants to come along. Events for local community groups bringing live music to the town e.g Furness Tradition, Ulverston LIVE Music. These bring in quality musicians from outside to a venue in town The venue is also a very popular place for individuals to have parties and special events.</p>
<p>Does the community feel strongly that the asset should be retained as a community asset?</p>	<p>When the news that the Roxy was up for sale got put on a local Facebook page, the uproar was enormous. Several local politicians as well as local businesses</p>

	<p>have already registered interest in trying to help secure this asset for the good of the town. The Roxy, and all it represents, is universally loved in the town: yes, it's cold, yes, it could do with some TLC, but it is firmly in and of the community, used extensively and all indications are that an 'official' public consultation (which we could run) would simply confirm this.</p>
<p>Could the asset realistically continue to be used for this or another qualifying community purpose (or could this be achieved within the next five years)?</p>	<p>Yes. The current arrangement with the Museum and the Cinema is that they are tenants of the building. So is the health club. At present they pay rent to the owner (David Armer) and could, were the community to acquire the property, continue to do so. All rents together currently constitute an income of around £39,000 which would cover running costs for the building. We have consulted with the current tenants and they would be pleased if the building could be secured for community ownership. There would also potentially be significant benefit to them in the longer term if we not only managed to raise the funds for purchase but also then could take on the development of the asset ('The Roxy') as, say, a registered charity for the good of the town overall. Initial estimates on the costings indicate that the building would minimally 'break even' in terms of the rent and thus would continue to operate as at present without any significant change, but over time we could also look to undertake improvements to the structure and interior were the asset to be secured for the community longer term and an organised fundraising campaign, of the kind already being taken forward by Ulverston Community Enterprises for another asset it oversees (the Coronation Hall) which UCE has constituted as a charity. We therefore have a track record in this area and a board already in place to take on such a challenge, willing tenants and a community which is vastly supportive of this being kept as part of the town.</p>

Section C – Submitting this nomination

C1. Please include the following before submitting your application:

- The rules of your organisation
- A map of the nominated building or land

C2. Signature:

Chair, Ulverston Community Enterprises

By signing your name (if submitting by post) or typing it (if submitting by email) you are confirming that the contents of this form are correct, to the best of your knowledge.

C3. Where to send this form:

By post to: Partnerships and Organisational Development Team, South Lakeland District Council, South Lakeland House, Lowther Street, Kendal, LA9 4DQ

By email to: policy@southlakeland.gov.uk