

Asset of Community Value Assessment – South Lakeland District Council

<b>Nominate By:</b>	Ulverston Community Enterprises Ltd (UCE)
<b>Number of Nominations:</b>	1
<b>Date of Submission:</b>	08/03/2019
<b>Address of Nomination:</b>	Roxy Cinema and Laurel & Hardy Museum, Brogden Street, Ulverston LA12 7AH
<b>Date of DED:</b>	

### Section One - Eligible Criteria

Eligible Criteria	YES	NO	Further Comments
Is the nominating body eligible to nominate?	✓		Company limited by Guarantee. Non-profit making entity.
Does the nominating body have a connection to the nomination?	✓		UCE also oversee the running of the Coronation Hall (neighbouring) and the Ulverston Markets.
Is the nominated asset outside of one of the categories that cannot be assets of community value?	✓		

### Section Two – Determining Usage

	YES	NO	Further Comments
<b>1.)</b> Is there evidence of the use being described in the nomination?	✓		The building currently contains the Roxy Cinema and the Laurel & Hardy Museum. There is also a small health club in the space to the rear of the building (Henry Armer gym).
Is this the main, and non-ancillary, use of the land or premises?	✓		
Or has it been its use within the last 12 months?	✓		

	YES	NO	Further Comments
<b>2.)</b> Does this use further the social well-being and social interest of the community?	✓		Yes. There is evidence to show that both the cinema and museum spaces are essential hubs of community life.
What is the current level of use of the asset and who uses it?			The museum is open daily throughout the summer months, while the cinema opens for showings at various times weekly.

			<p>The cinema hosts a film club monthly, and a variety of community events annually.</p> <p>The museum has a greater level of use by various community groups, with the space being the first port of call for cash strapped local groups unable to afford paid venues and needing somewhere relatively large.</p>
Is it used by particular communities of interest or need?	✓		The museum space is used by local fund-raising groups (e.g. Furness Refugee Support).
What do communities gain from their use of the asset and what would be the impact if it were lost?			<p>The cinema is well-used and the only one in town. The loss of the museum, particularly the space it provides, would impact very negatively on Ulverston's communities.</p> <p>Both are also used as indoor spaces during Ulverston's various festivals, and are seen to add value to the work they are doing to bring creative, community and economic value to the town.</p>

	YES	NO	Further Comments
<b>3.)</b> What is the nature of social well being and social interest which the asset particularly supports?			Centrally located, easily accessed location. Weekly films and events attract those that may otherwise be isolated. Fund-raisers improve social wellbeing and interest of vulnerable local communities.
<b>Does the use of the asset do the following:</b>			
<ul style="list-style-type: none"> <li>Reduce isolation</li> </ul>	✓		<p>Cheap, friendly and community-focussed cinema enables potentially isolated individuals to leave the house and enjoy a viewing experience with others.</p> <p>Community choirs (set up to help individuals meet others and reduce isolation) also use the venue.</p>
<ul style="list-style-type: none"> <li>Address the needs of disadvantage members of the community</li> </ul>	✓		Provides space for spaces for groups of common interest of purpose to raise funds and support the less advantaged locally (e.g. Furness Refugee Support and the local foodbank).

<ul style="list-style-type: none"> <li>Reach vulnerable people</li> </ul>	✓		Local autism group uses the space as a place for musical therapy, building confidence and social skills for its users.
<ul style="list-style-type: none"> <li>Support community cohesion and involvement</li> </ul>	✓		There are numerous events (e.g. local art and poetry, school learning activities, live music, individual parties and special events) which support community cohesion and involvement.
<ul style="list-style-type: none"> <li>Enable communities to be self supporting</li> </ul>	✓		The numerous fund-raising events held are vital in supporting local community groups and causes.
<ul style="list-style-type: none"> <li>Increase access to positive activities</li> </ul>	✓		Majority of events held in the cinema and museum are open to all in the community.

<p><b>4.)</b> Does the community feel strongly that the asset should be retained as a community asset?</p>	<p>Considerable negative reaction from the local community when news came out that the building was up for sale.</p> <p>Local politicians as well as local businesses have already registered interest in trying to help secure the future use of the asset for the good of the town.</p> <p>It must be noted that there are reservations from the 3 Ulverston East district ward members. Its felt that raising money for purchase of the asset is unrealistic and that the building is in a poor state of repair.</p>
--	---

<p><b>5.)</b> 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>The cinema, museum and health club are tenants of the building, currently paying rent to the owner. It is felt that this arrangement could easily be continued were the asset to be acquired by the local community.</p> <p>All rents currently constitute an income around £39,000 per annum, which would cover running costs for the building.</p> <p>Consultation with the tenants has identified that they would be pleased to see the asset secured for community ownership.</p> <p>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.</p> <p>Over time improvements to the asset could be undertaken through fundraising, of the kind already being taken forward by UCE for another asset it oversees (Coronation Hall).</p>
--	---

	UCE have a board already in place to take on such a challenge, with willing tenants and a vastly supportive community.
--	--

#### Section Four - Non-ancillary use of the building or other land.

Officers are asked to consider the following questions, where appropriate, in relation to non-ancillary usage:

	Yes	No	Comments
Has the building/land legal requirement for this usage changed significantly that the asset is not fit for purpose?		✓	
Could the asset be made fit for purpose practically and within reasonable resource requirements and within timescales?	✓		

Recommendation and reasons for:

It is recommended that the Roxy Cinema and Laurel & Hardy Museum be accepted as an asset of community value.

The Roxy is the only cinema within the town, and along with the museum the asset is seen as an essential hub of community life in the town of Ulverston and beyond.

UCE have provided substantial evidence that the asset furthers the social well-being and social interest of the community in various ways, particularly fundraising events.

Tackling social isolation and widening the reach to all of Ulverston's residents are two of UCE's overall priorities, and it is seen that the various uses of the asset aid in meeting these.

There is a strong feeling from the local community, local politicians and local businesses that the asset should be secured for the good of the town. However there are reservations from local ward councillors regarding the ability to raise funds for the purchase and the poor state of repair of the building.

Finally, UCE have submitted convincing evidence that the asset could realistically continue to be used for its current purposes were they to take it on. They also have a proven track record in the running of the Coronation Hall and the Markets.