

Asset of Community Value Assessment – South Lakeland District Council

Nominate By:	Ship Inn Community Action Group (SICAG)
Number of Nominations:	1
Date of Submission:	20 th June 2022
Address of Nomination:	Ship Inn, Sandside LA7 7HW
Date of DED:	11 th August 2022

Section One - Eligible Criteria

Eligible Criteria	YES	NO	Further Comments
Is the nominating body eligible to nominate?	✓		Unincorporated Body of 21+ local residents, set up to try to safeguard the Ship Inn as a public house.
Does the nominating body have a connection to the nomination?	✓		The group is made up residents who are on the South Lakeland electoral register, and who live within the hamlet of Sandside and the surrounding villages.
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
1.) Is there evidence of the use being described in the nomination?	✓		The nomination states that the Ship Inn is a pub located in the hamlet of Sandside, a popular meeting destination for local residents and visitors to the area. The nomination body have confirmed that the premises have been closed since November 2020, and are currently undergoing construction work.
Is this the main, and non-ancillary, use of the land or premises?	✓		The nomination states that the main non-ancillary use was, up until its closure, a well use local community pub.
Or has it been its use within the last 12 months?	✓		The nomination body have confirmed that the premises has been closed since 2020. Prior to this, its non-ancillary use was that of a pub.

	YES	NO	Further Comments
2.) Does this use further the social well-being and social interest of the community?	✓		The nomination states that the Ship Inn is a historic landmark in the hamlet of Sandside. It states that when the pub was trading it was a popular destination serving food and drink to local residents and visitors to the area.
What is the current level of use of the asset and who uses it?			The asset is currently closed.
Is it used by particular communities of interest or need?	✓		The nomination provides a list of activities and amenities that the Ship Inn provided before its recent closure. These include; Weekly dart and pool leagues, weekly quiz nights, the provision of school meals for the local primary school, discounted lunch prices for elderly members of the community and a place to hold events for local community groups such as the 'Wednesday Club'.
What do communities gain from their use of the asset and what would be the impact if it were lost?			<p>The nomination states that the Ship Inn is of important local social benefit to the community, encouraging local people to come together to meet, socialise and interact with others in a welcoming way which is enjoyable, uplifting and positively rewarding.</p> <p>It states that the loss of the pub would negatively impact the community as there is no similar facility within the local area for local residents to meet and hold events.</p>

	YES	NO	Further Comments
3.) What is the nature of social well being and social interest which the asset particularly supports?			
Does the use of the asset do the following:			
<ul style="list-style-type: none"> • Reduce isolation 	✓		The nomination states that the pub was regularly frequented by residents who live alone, therefore reducing their isolation and loneliness.

<ul style="list-style-type: none"> Address the needs of disadvantage members of the community 	✓		The nomination states that not having the Ship Inn as a public house would disadvantage those members of the community that do not have access to private transport, who are unable to travel to similar venues only accessible to those who drive.
<ul style="list-style-type: none"> Reach vulnerable people 			
<ul style="list-style-type: none"> Support community cohesion and involvement 	✓		The nomination references case studies that show how pubs function as positive facilitators and developers of community cohesion.
<ul style="list-style-type: none"> Enable communities to be self supporting 	✓		The nomination states that the Ship Inn serves as a hub for local knowledge and sharing of information, for example local businesses, events and contacts of tradespeople.
<ul style="list-style-type: none"> Increase access to positive activities 	✓		The nomination states that the location of the Ship Inn on the Kent Estuary is a popular starting/mid/end point for both locals and visitors to walk within the Arnside and Silverdale AONB.

<p>4.) Does the community feel strongly that the asset should be retained as a community asset?</p>	<p>The nomination states that there is an overwhelming interest within the community to see the Ship Inn reopen as a public house for the use of the community and visitors. It states that there is a strong belief that the pub is a place that furthers the social interests and wellbeing of the community, and that it is the only facility within the area that offers this.</p>
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<p>5.) 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 nomination states that the Ship Inn has traded for hundreds of years, and when open it appeared to have a good local/visitor trade. It does state however that the pub is currently closed, and the building works currently being undertaken have been intermittent and appear to have come to a halt (planning application SL/2021/0190).</p> <p>The unincorporated body set up to nominate the asset are very keen to register the asset as an Asset of Community Value. They have stated that at any point in the future the pub is offered for sale to the community, then a</p>
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	steering group with the vision of bringing the pub into community ownership would be created. The nomination states that the group would apply for support from organisations such as CAMRA and Pub is the Hub, and start to research Government support, fund raising and grant options.
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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:

Recommendation: It is recommended that the Ship Inn be accepted as an asset of community value.

Current (or recent) use of the asset

The unincorporated body have confirmed that the asset has been closed since November 2020. Due to this the nomination does not contain a substantial amount of evidence proclaiming how the assets current use furthers the social well-being and social interests of the community. However it does contain information of how, in the recent past, it was used a place that did so. It gives numerous examples of how the asset was, and has been for many years, an important part of the community.

Legislation

This states that an asset can be listed as a community asset if its principle use furthers (or has recently furthered) the community's social well-being or social interests and is likely to do so in the future. There is evidence provided in the nomination that, before its closure, the asset was used by various local groups and it could be said that it did further the community's social well-being and interests.

The legislation also requires that the asset is able to do so in the future. The nomination states that the pub is currently closed, and the building works currently being undertaken have been intermittent and appear to have come to a halt. However, it is stated that a steering group with the vision of bringing the pub into community ownership would be created and funding options would be explored if the pub were to be put on the market. It could therefore be said that there is a credible possibility the required funding will materialise within the next 5 years and the asset could return to serve the community as it once did. It should also be taken into account that the current planning application relates to work that would enhance the asset as a public house, so it

could also be said that it is likely that the asset will reopen to serve the community under its current ownership.

Previous additions to the community asset register

The Council has previously approved eight nominations of similar assets to be registered as assets of community value. An example of this is the Prince of Wales, Foxfield, which was under similar circumstances when it was added to the register in April 2022.