

EAST LINDSEY DISTRICT COUNCIL EXECUTIVE DECISION NOTICE

1. Decision to be taken: Following an application from Covenham Plough Community Hub Ltd, for the Plough Inn Covenham to be registered as an asset of community value under the Localism Act 2011 the decision by East Lindsey District Council is for the property **NOT** to be listed on the register of assets of community value.
2. This is a: PORTFOLIO HOLDER SUPPORTED OFFICER DECISION
3. The following persons formed the decision making body in respect of this application:

Duncan Hollingworth Service Manager (Buildings and Property)
Jon Burgess (Economic Development Manager)
Diane Worth (Property Support Officer)
4. Financial implications from this decision have not been communicated to the Portfolio Holder for Finance and the Leader of the council as the matters are not applicable on this occasion.
5. The decision was taken on: 4 June 2021
6. Contact Officer and details: Duncan Hollingworth Service Manager (Buildings and Property) Tel 01507 601111 e-mail duncan.hollingworth@e-lindsey.gov.uk
7. List of documents submitted for consideration in relation to the matter in respect of which the decision is to be made (except exempt items):
 - a) Application form from Covenham Plough Community Hub Ltd and other supporting information
 - b) Design and Access statement (and Executive Summary) from Mr J Bland
8. Where the documents are held and where they can be obtained from (except exempt items) when they become available:

Property Services Department, East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs. LN11 8UP
9. The reason for the decision and other alternative options considered and rejected:

The first test under Section 88 (1) of the act is.

(a) There must be an actual current use of the building or other land that is not ancillary use and which furthers the social well-being or social interests of the local community.

(b) It must be realistic to think that there can continue to be a non-ancillary use of the building or land which will further the social well-being or social interests of the local community.

There is clearly no current use of the asset as the property is closed and has been so for a significant number of years (2014). Test (a) under Paragraph 88(1) is therefore failed. Test (b) is also failed as officers from this council have not been presented with sufficient evidence from the applicants to persuade it that the use of the land will further the social well-being or social interests of the local community in the future.

The second test under Section 88 (2) of the act is

- (a) There is a time in the recent past when an actual use of the building or other land that is not ancillary use and which furthers the social well-being or social interests of the local community.*
- (b) It is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social well-being or social interests of the community.*

During the evaluation process for Section 88 (2) the community group submitted very limited supporting evidence as to why this building and land should be listed as a community asset by providing evidence of past use or potential future use.

Therefore, the premises known as The Plough Inn Covenham, Lincolnshire, should **NOT** be listed on the register of assets of community value.

- 10. Declaration of any conflicts of interest of the decision making body or the individual: None
- 11. Provide a note of any subsequent dispensations granted by the Head of Paid service: Not Applicable

Signed: Lead Officer

Name: Duncan Hollingworth

Date: 1 June 2021

Co-signed (Portfolio Holder if officer decision)

Name: Councillor Richard Fry -
Portfolio Holder for Finance

Date 1 June 2021