

The New Inn Yealand

Decision Notice

Under the Localism Act 2011 [“the Act”] and The Assets of Community Value (England) Regulations 2012 [“the Regulations”] made thereunder the Council has a duty to maintain a list of land in its area which is of community value, and also a list of unsuccessful nominations of such land.

The Act goes further to state that a nomination must include certain information in order to be considered by the local authority. The nomination must include a description of the land, names of occupiers and owners of the land, the nominator’s reasons for thinking that the land is of community value and evidence that the nominator is eligible to make a nomination.

The nomination of land as an asset of community value can be made by numerous different parties. In this case it has been made by the ‘Friends of the New Inn’ under section 89(2)(b)(iii) of the Act.

Regulation 5 confirms that a voluntary or community body can be an unincorporated body ‘whose members include at least 21 individuals’ and ‘which does not distribute any surplus it makes to its members’.

The application is therefore valid for the purposes of this nomination and thus the Council must consider the application.

Land which is of ‘community value’ is defined in section 88 of the Act. Briefly, its principal use must, in the Council’s opinion, ‘further the social wellbeing or social interests of the local community’ and ‘it must be realistic to think’ that such a use ‘can continue’ in the future.

Alternatively, there is a time in the ‘recent past’ when the principal use furthered the social wellbeing or interests of the local community and it is realistic to think that there is a time in the next five years when it would do so again (whether or not in the same way as before).

Under the Act ‘social interests’ can include cultural interests, recreational interests or sporting interests.

The Act does not define ‘recent past’ however it is left up to the local authority to decide, since ‘recent’ might be viewed differently in different circumstances.

The Friends of the New Inn set out the reasons why they believe that the nominated land should be viewed as being of community value as follows:-

‘The New Inn is a listed building, parts of which date back to the 1680s, and it has been a pub for well over 200 years. Situated at the heart of the community, halfway between the picturesque villages of Yealand Conyers and Yealand Redmayne, it has been the hub of village life for as long as residents can remember. Not only has it been a well renowned and award winning pub restaurant but also for many years the venue at which the community has come together for children to meet Father Christmas, compete in popular monthly quiz nights, listen to local musicians and watch major sporting fixtures. Elderly residents have in the past regularly had their main meal of the day in the pub when it opened at lunchtime and locals and visitors alike supported the restaurant in the evening. It is also traditionally the place local

people meet to exchange news and valuable contacts over a pint at the end of the working day. The New Inn, along with Yealand Primary School, has long been the lifeblood of The Yealands, helping to attract new residents and retain a thriving sense of community where people come together to socialise within walking distance of their homes. Without that vital facility Yealand Redmayne and Yealand Conyers run a real risk of becoming dormitory villages, losing their character and community cohesion.'

According to the website for the inn it closed on 13th May 2023 and therefore for a nomination to be accepted the New Inn must have been used in the recent past as a place of community value. It must also be realistic to think that the relevant community use (either in the same or different way) will occur in the next 5 years.

Based on the information available, it does appear likely to me that the New Inn will reopen to, and be used by, the community in the next 5 years.

In considering the nomination, I have focussed on the community use of the New Inn. In this regard, I believe that the nomination should be accepted based on the following:

- a) The New Inn has been used for activities such as community events, watching sporting events, live music and quiz nights etc until very recently when the pub shut on 13th May 2023. I am satisfied the land was of community value and furthered the social wellbeing or social interests of the local community.
- b) The New Inn has been listed previously as an asset of community value expiring only in 2022.
- c) The New Inn is currently advertised for sale as a 'rare opportunity to acquire an immaculately presented village inn with boutique restaurant and 7 en-suite letting bedrooms.' [7 bedroom detached house for sale in Yealand Road, Yealand Conyers, Carnforth, Lancashire, LA5 \(rightmove.co.uk\)](https://www.rightmove.co.uk/property-for-sale/details.do?listingId=121222222)
- d) There have been no other representations other than from the nominator despite consultation taking place with the owner.

Although the market is difficult to foresee it is likely that there will be a time in the next five years when the pub is sold and operated as an inn, as it is currently marketed for sale as such. Once open again, given its rural community location, it would therefore further the social interests and wellbeing of the community, as it has done in the very recent past.

This property should therefore be listed as an asset of community value.

Signed: Luke Gorst

Date: 14th June 2023

Chief Officer Governance (Monitoring Officer)