

Assets of Community Value

Application Number: 20/003

Nominated Asset: The Cowley Workers Sports & Social Club

Site Address: Between Towns Road, Cowley, Oxford, OX4 3LZ

Ward: Cowley

Applicant: The Cowley Workers Sports & Social Club

Recommendation: The Head of Planning Services is recommended to:

1. Agree that the Nominated Asset should be confirmed as an Asset of Community Value
2. Agree to include the asset on the City Council's Register of Local Assets of Community Value Register and place the asset on the Local Land Charge Register.

Background to Report:

1. The Localism Act and the Assets of Community Value Regulations set out the opportunities and procedures to follow for communities wishing to identify assets of community value and have them listed.
2. The City Council is able to list a nominated asset if, in its, opinion:

An actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community; AND

Is it realistic to think that there can continue to be non-ancillary use of the building or other land that will further (whether or not in the same way) the social wellbeing or social interests of the local community.

OR

There is a time in the recent past when an actual use of the building or other land that was not ancillary 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 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 wellbeing or social interests of the local community.

3. These definitions have been taken from the Government's Regulations. There is no national guidance as to what the key terms in these definitions mean. It is for the nominating organisation in the first instance to argue why it considers the nominated asset meets the definition in the Regulations.
4. If the owner objects to their property being placed on the List, they have a right in the first instance to an internal review by the City Council of this decision.

Nomination

5. The Cowley Workers Social Club is already registered as an Asset of Community Value, with the current listing due to expire in December 2020. The Cowley Workers Sports & Social Club wrote to the council on 11 November 2020 to nominate the premises in order to extend its status for a further 5 years. The current nomination includes the first floor as it is now under the control of the nominators, while the flats are excluded as before. Plans of the nominated areas are attached to this report. The Club also included a copy of their Mutual Registration information which shows their new name as the Cowley Workers Sports & Social Club which was changed in 2017.
6. The Cowley Workers Social Club has argued that:
 - The Club has been long established in the Cowley area and is active with a membership of 520 as at August 2020.
 - Since the previous listing of the premises as an Asset of Community value in 2015 the Club has taken back control of the first floor, which has expanded their capacity for additional activities. These include boxing/kick-boxing classes 5 times a week for adults and children, Zumba classes twice a week, and children's dance and ballet twice a week. The first floor is also used by an Aphis Training Services during the day, which allows them to run a range of courses including first aid at work, health and safety, security among others.
 - The premises is the base for several community and sports activities. Before the COVID pandemic there was an active games section with 9 Darts teams (men's and ladies), an indoor Aunt Sally on Wednesday evenings comprising of 10 Oxfordshire teams, and sponsorship of the Oxford Blackbird Leys U-11 girls football team.

- The Club is also home to the local Afro Caribbean Dominos Section which hold games each month on a Saturday with teams coming from all parts of the UK.
- Other users of the premises include a local Portuguese Church (Igreja Evangelica Santuario de Cristo) which hires the small upstairs room for their church services every Saturday evening.
- The Club also hosts weddings and charity events, recently booked events have had to be moved to 2021 due to COVID related restrictions.

Response to consultation

7. Oxford City Council is the landowner and the applicant is a leaseholder. The council has been consulted via its Community Services Directorate, and no objections have been received to this nomination.

Assessment

8. The Cowley Workers Sports & Social Club is eligible to make a nomination as a registered charity.
9. The Regulations require the City Council to consider whether the Cowley Workers Social Club meets the definition of an Asset of Community Value as set out in section 88 of the Localism Act, ie in this case that it is currently in a use that furthers the social wellbeing or social interests of the local community, and also that it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further the social wellbeing or social interests of the local community (whether or not in the same way).

Whether the current use furthers the social wellbeing or social interests of the local community

10. The Club is used by many local people and has a membership of around 520 people as at August 2020. It has an important community function. It is a place for people to meet and interact with others from the local area and beyond. It is a venue local people can hire for their own events, and the Club also runs charity events and there are many sports and social groups based at the Club. The Club acts to further the social wellbeing and interests of the local community.

Whether it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social

wellbeing or social interests of the local community.

11. The Club is in the process of negotiating an extension to its lease of the premises from Oxford City Council. The City Council as landowner did not have any objection or specific comments to the nomination. It is therefore reasonable to assume that the Club intends continue to use the premises for social well-being and community interest purposes for the foreseeable future.

Decision

I confirm that:

Nominated Asset: Cowley Workers Social Club

Site Address: Between Towns Road, Cowley, Oxford OX4 3LZ

Should be an Asset of Community Value and included on the City Council's Register of Local Assets of Community Value Register and placed on the Local Land Charge Register.

Name: Adrian Arnold

Title: Head of Planning Services

Signature: 

Date: 16 December 2020

Background Papers: Nomination letter, Mutual Registration information, sketch plans of ground and first floors.

Contact Officer: Arome Agamah

Extension: 2360

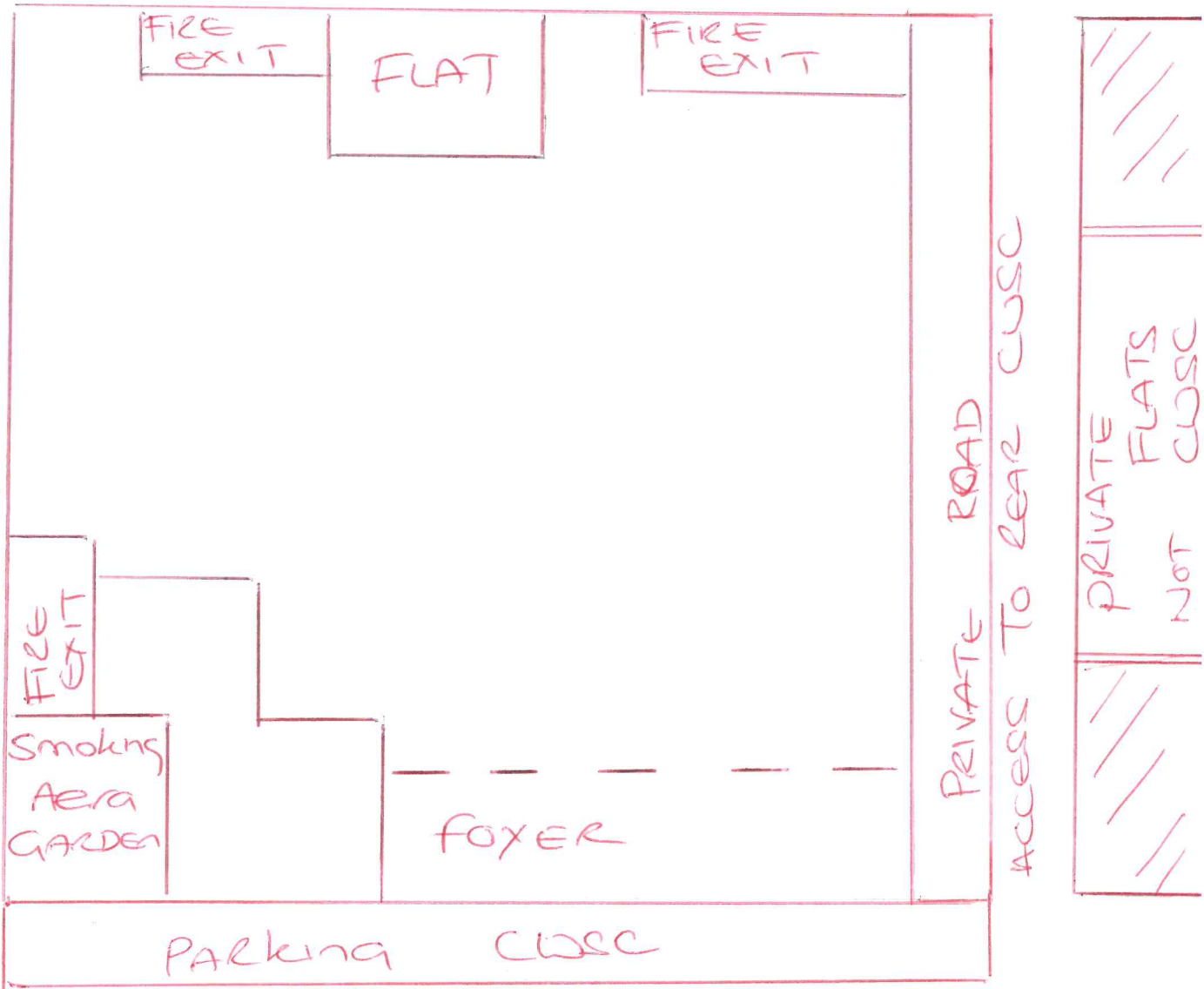
Date: 16 December 2020



Image of Cowley Workers Sports & Social Club, looking on from Saint Lukes Road.

Nomination: Asset of Community Value (Localism Act 2011)
 Nominees: The Management Committee and Members of the Cowley Workers Sports & Social Club
 – Reg Charity NO. FSA (FCA) **N1087W**
Register continuous since 1929. Non Political Institute & Union Club. Registered/Accepted by Oxford City Council as a **Mutual Charity** non-profit making Club, for reasons of rent valuation. Founded 1927 in Cowley, Oxford.
 Existing Membership numbers at 1st of August 2020 520

GROUND FLOOR



| | | | |
|-------------|--------------------------|---------|----------|
| ST Lukes RD | Cowley Conservative CLUB | BARBERS | BET FRED |
|-------------|--------------------------|---------|----------|



Image of Cowley Workers Sports & Social Club, looking on from Saint Lukes Road.

Nomination: Asset of Community Value (Localism Act 2011)
Nominees: The Management Committee and Members of the Cowley Workers Sports & Social Club
– Reg Charity NO. FSA (FCA) **N1087W**
Register continuous since 1929. Non Political Institute & Union Club. Registered/Accepted by Oxford City Council as a **Mutual Charity** non-profit making Club, for reasons of rent valuation. Founded 1927 in Cowley, Oxford.

Existing Membership numbers at 1st of August 2020 520

FIRST FLOOR

