

## Detailed Assessment of the Nomination of 12-14 Burngreave Road, S3 9DF

Assets of Community Value Nomination Assessment			
DATE OF SUBMISSION	04.11.2016	DATE DECISION TO BE MADE BY:	30.12.2016
NOMINATED ASSET	12-14 Burngreave Road, S3 9DF		
NOMINATION SUBMITTED BY:	Globalmama Enterprises Limited		

### **Step 1**

Part A and B criteria for assessing whether an asset is of community value is in accordance with that set out in the Assets of Community Value (England) Regulations 2012. Each section contains a reference to the relevant legislation but please refer to the guidance notes accompanying this document when assessing the nomination. The paragraph numbering (e.g. A1 etc.) links between this assessment form and the guidance notes.

PART A-CRITERIA SPECIFIED IN THE ASSET OF COMMUNITY VALUE REGULATIONS 2012	CHECKLIST
A1. Is the nominating organisation an eligible body to nominate? (Section 5 of the Regulations)	<b>Pass</b>

A2. Does the nominating body have a local connection to the asset nominated? (Section 4 of the Regulations)	<b>Pass</b>
A3. Does the nomination include the required information about the asset? (Section 6 of the Regulations)	<b>Pass</b>
A4. Is the nominated asset outside of one of the categories that cannot be assets of community value? (Schedule 1 of the Regulations)	<b>Pass</b>
<b>IF 'YES' TO ALL OF PART A, MOVE TO PART B</b>  <b>IF 'NO' TO ONE OR MORE OF PART A, FOLLOW PROCESS FOR UNSUCCESSFUL NOMINATIONS</b>	<b>Pass</b>
<b>PART B -ESTABLISHING THE CURRENT OR RECENT NON-ANCILLARY (PRIMARY) USE THAT THE APPLICATION IS BASED ON</b>	<b>CHECKLIST</b>
B1. Does the nomination form establish the current or recent usage of the asset which is the subject of the nomination to be an <b>actual and non-ancillary usage</b> ? (Part 5, Chapter 3, Section 88 (1) and (2) of the Localism Act 2011.)	<b>Pass</b>
<b>IF YES, GO TO STEP 2.</b>  <b>IF NO, FOLLOW PROCESS FOR UNSUCCESSFUL NOMINATIONS</b>	

**Part C and D criteria for assessing whether an asset is of community value has been developed by Sheffield City Council based on Part 5, Chapter 3, Section 88 of the Localism Act 2011.**

Section 88 of the Localism Act states that the asset will be considered to be one of community value if:

- a) its actual current use furthers the social wellbeing and interests of the local community, or a use in the recent past has done so. *(the legislation does not provide for a specific period, but as a general rule use in the past five years is considered to be relevant)*
- b) that use is not an ancillary one; and
- c) for land in current community use it is realistic to think that there will continue to be a use which furthers social wellbeing and interests, or for land that has been in community use in the recent past, it is realistic to think that there will be community use within the next five years (in either case, whether or not that use is exactly the same as the present or past); and
- d) it does not fall within one of the exemptions.

**PART C**

<b>CRITERIA FOR DETERMINING WHETHER THE USAGE CURRENTLY OR IN THE RECENT PAST FURTHERS SOCIAL WELLBEING AND INTERESTS OF THE LOCAL COMMUNITY</b>			
C1. What is the 'local community' of the asset as defined by the geographical area?	Evidence provided by nominee	The local community is largely members of the local Burngreave community, but also serves people from across the city.	
	Evidence gained from other relevant sources (owner, Ward member etc.)		
C2. What is the current/recent use of the asset? <i>(types of activities)</i>	Evidence provided by nominee	- <b>Currently Vacant</b>  The most recent use of the property was by	

		<p>NOMAD, a local Sheffield charity. We believe NOMAD occupied the building from 2009 onwards and vacated it in September 2016. NOMAD also sub-let offices and training rooms to other community organisations and social enterprises during their tenure, most notable Burngreave Community Action Forum and Burngreave Language Support Cooperative. The main uses in this period were for:</p> <ol style="list-style-type: none"> <li>1. Homelessness and housing support services</li> <li>2. Resettlement, training, and employability activities.</li> <li>3. Financial inclusion advice and guidance to local residents</li> <li>4. Local community meetings and workshops focused primarily on the economic and social development of the Burngreave area as well as the needs of local communities of interest</li> <li>5. Local community language training services (mainly ESOL)</li> </ol>	
	Evidence gained from other relevant sources (owner, Ward member etc.)		
C3. How well is/was the asset used? <i>(evidence of the building/property/land use)</i>	Evidence provided by nominee	<p>The property was well used by the community.</p> <p>Nomad itself assisted 400 individual clients</p>	

per annum at the site, many of whom will have used the facility numerous times. Overall we estimate use the building was used by between 1,500 and 2,000 local people per annum attending community meetings, language training courses, or for 1-2-1 advice sessions.

It is difficult to find exact figures for the numbers from other organisations and groups as some of these are no longer active. However the site was well used for local community meetings. These included Burngreave Community Action Forum's sub groups and networks:

- **Adult Learning Working Group** - BCAF's Working Group dealing with Adult Learning in Burngreave
- **Burngreave Health Network** - A network of Health providers in the Burngreave area, set up to help them cooperate, share information and identify gaps in provision.
- **Festivals Working Group** - A group aiming to ensure that the many successful events and festivals in Burngreave.
- **Quarterly Forum Meetings** - Details of three-monthly meetings held by the forum to canvas opinion, consult with the community, provide information

		<p>and advice, and enable access to key service providers.</p> <ul style="list-style-type: none"> <li>• <b>Transition Burngreave</b> - BCAF's Working Group focussing on issues around the transition to a low carbon economy in the context of Peak Oil and Climate Change.</li> <li>• <b>Youth Networking Group</b> - A group of local Youth providers supported by BCAF that meets to coordinate provision and plan future activities.</li> </ul> <p>In addition to this some of the more informal groups we have consulted with were regular users of the building until it was closed in September 2016. Most notably a group of young men from the local community with recent offending backgrounds were using the building as a base for positive activities and to access support. The minutes of our recent consultation meeting are attached as evidence of use, and we have requested further details of the use of the building by these groups and other community groups we are in contact with. Letters of support from these groups will follow this application.</p>	
	Evidence gained from other relevant sources (owner, Ward member etc.)		
C4. What will the impact be if the usage ceases? If usage has ceased already, what has the impact been?	Evidence provided by nominee	Usage has already ceased, and the loss of 12-14 Burngreave Road is having immediate direct and indirect impacts that are	

exacerbated, as other similar community facilities (funded by Burngreave New Deal for Communities) also continue to be lost. This makes the impact of the loss of 12-14 Burngreave Road as a community asset all the more significant.

Through the closure of 12-14 Burngreave Road and the relocation of NOMAD and other organisations who used the building, the community has already lost advice and support services around homelessness, financial inclusion and language training at a time when there is an influx of new migrant communities in and around the Burngreave area. And this adds to the wider significant loss of community support activities and services, and meeting resources in the Burngreave area in recent years, which started when Burngreave New Deal for Communities ended.

We have reached a point now where local community groups and training and advice support services have nowhere affordable to rent office space or meeting space, or to use regularly as a sessional space for meetings and events in Burngreave. Forum House has already been sold, Sorby House is mostly too expensive for community groups to rent, and Vestry Hall is soon to close with the further loss of community space and facilities

		<p>including a community café.</p> <p>At our recent consultation meeting held in November 2016, all the groups highlighted the impact of the loss of 12-14 Burngreave Road as a community asset. This evidence is appended to this application and clearly shows that the closure of the asset will impact negatively on the social and economic well-being of the Burngreave Community as a whole. There is even anecdotal evidence of more groups of young adult men meeting informally outside Vestry Hall as there is now nowhere suitable that is affordable for them to meet, and there is a fear that the social impact of this could become significant to the community, and to the reputational image of the area if this is not addressed</p> <p>Finally, new groups are constantly emerging in Burngreave to target needs within the community. The area continues to be popular with new migrants to the city. Again we fear that the impact of the closure of 12-14 Burngreave Road as a community facility will leave such groups with nowhere affordable to meet or to use.</p>	
	<p>Evidence gained from other relevant sources (owner, Ward member etc.)</p>		



<p>C5. Does it/did it meet the social interests of the community as a whole and not the users/customers of a specific service? (<i>examples would include use by local community groups or sporting clubs</i>)</p>	<p>Evidence provided by nominee</p>	<p>Yes. The building was accessible to the community. The Burngreave Community Action Forum had a number of sub groups and networks (listed in C3) that used the building. In addition to this some of the more informal groups we have consulted with were regular users of the building until it was closed in September 2016. Most notably a group of young men from the local community with recent offending backgrounds were using the building as a base for positive activities and to access support.</p> <p>On 2<sup>nd</sup> November 2016 Globalmama held a meeting of its own group, and invited other groups in Burngreave to attend. The meeting was held at Verdon Street Recreation Centre, Burngreave and attended by 12 people representing 9 community organisations, many of whom have used 12-14 Burgreave Road in the recent past to meet and deliver activities that contributed to the social well being of the local community. The minutes from this meeting are attached as evidence to support this application form.</p>	
	<p>Evidence gained from other relevant sources (owner, Ward member etc.)</p>		

<p>C6. How is the building/property/land regarded by the community? <i>(community consultation, evidence of support)</i></p>	<p>Evidence provided by nominee</p>	<p>The property is viewed very positively by the community as an affordable community facility that provides affordable office and meeting spaces for local groups, charities and social enterprises that serve the local community and generate significant volunteer opportunities and deliver valuable services including advice and support and training to improve the social and economic wellbeing of the local community.</p> <p>On 2<sup>nd</sup> November 2016 Globalmama held a meeting of its own group, and invited other groups in Burngreave to attend. The meeting was held at Verdon Street Recreation Centre, Burngreave and attended by 12 people representing 9 community organisations, all with an interest in using 12-14 Burngreave Road. The minutes from this meeting are attached as evidence to support this application form.</p> <p>The main comments from the groups attending were:</p> <ol style="list-style-type: none"> <li>1. Since the council sold Forum House, and is in the process of closing the Vestry Hall, most of local groups (including them) are increasingly finding it difficult to hire offices and book rooms for regular meetings and activities in the Burngreave area.</li> </ol>	
--	-------------------------------------	---	--

		<p>The sale of 12-14 Burngreave Road will remove an further option for these groups.</p> <ol style="list-style-type: none"> <li>2. The groups are looking for somewhere local, accessible and at a reasonable price to have their offices and to hold meeting, activities, training sessions, etc. Sorby House is viewed as too expensive to rent for small groups and even Vestry Hall is too expensive for them, but this is closing anyway.</li> <li>3. 12-14 Burngreave Road is viewed very positively by these groups and others in the area as: the location makes it accessible; the building access and lift within the building make it accessible to those who are disabled or elderly, or who find steps and stairs problematic; it has a significant number of small offices and small and larger training/meeting rooms that are ideal for the size of groups who wish to use it; it will not be as expensive as Sorby House (which will soon be the only other option in the area) which is viewed as unaffordable.</li> <li>4. Without 12-14 Burngreave Road there will continue to be a paucity of small office and meeting space</li> </ol>	
--	--	--	--

		available and affordable to community groups in Burngreave.	
	Evidence gained from other relevant sources (owner, Ward member etc.)		
	<b>RATIONALE</b>		<b>PASS</b>
<b>IF THE NOMINATION PASSES PART C, GO TO PART D.</b>			
<b>IF THE NOMINATION FAILS PART C, FOLLOW PROCESS FOR UNSUCCESSFUL NOMINATIONS</b>			

**PART D:** This section considers 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).

**CRITERIA FOR DETERMINING WHETHER (FOR 'CURRENT' USES) THERE WILL CONTINUE TO BE SOCIAL USE OF THE ASSET OR (FOR 'RECENT' USES) THAT IT IS REALISTIC TO THINK THERE WILL BE COMMUNITY USE AGAIN WITHIN THE NEXT FIVE YEARS.**

D1. What is the proposed future use of the asset? ( <i>types of activities</i> )	Evidence provided by nominee	We plan to continue its use as offices, community meeting space and for events and training sessions that all serve the local community. The groups we have consulted are all interested in using the building for such purposes. We will also let space at reasonable costs that do not prohibit use by small groups. There are numerous rooms on three floors that vary in size; from one that can hold an estimated 30-45 people, to ones that hold circa 4-6 people and as such the	
--	------------------------------	---	--

		<p>building is well suited to continue to be used as a community asset.</p> <p>As an established Company Limited by Guarantee, Globalmama Enterprises would own and manage the building in the interests of the local community. We have the support of the groups from the local community that we have met with to date. And we are confident that other local community groups would support Globalmama in our bid to own and operate the building in the interest of the local community.</p>	
	Evidence gained from other relevant sources (owner, Ward member etc.)		
D2. Will it meet the social interests of the community as a whole and not the users/customers of a specific service?	Evidence provided by nominee	<p>If successful in purchasing/obtaining the building Globalmama Enterprises Ltd would aim to optimise the economic and social benefit from the property.</p> <p>We would use it primarily as offices and for community meeting and training purposes at reasonable costs that do not prohibit use by small groups. We believe the building is ideal for this as there are numerous rooms on three floors that vary in size; from one that can hold an estimated 30-45 people, to ones that hold circa 4-6 people.</p>	

We would also seek to create a community café to serve the local people and offer opportunities to local people to engage with the various groups and services who will use the building on a permanent or sessional basis. This would help replace the community café that has been lost from Vestry Hall recently, which served a very important role of providing a place for local people recovering from mental health problems and those who are lonely to meet and chat. Globalmama has a strong trading history of food preparation and sales at local food festivals whilst delivering significant social impact to our volunteers. We would bring this experience to a community café.

Like ourselves, many of the local groups we have engaged with and consulted with, (who have also expressed interest in using the building) are largely reliant on volunteers to operate, and there would be a significant number of volunteer hours accruing each year from this use of the building. Globalmama alone accrued 4,027 volunteer hours in the past 12 months through our activities; the other groups we have consulted will be asked supply a figure for the number of volunteer hours per annum they anticipate would accrue through use of the building.

In terms of equalities impacts, the building

		<p>would be open to all groups to use and rent offices and meeting and training spaces. Although Globalmama is primarily a women's organisation, organisations, for access to the building access there would be no discrimination in terms of: age, gender, ethnic origin, disability, sexual orientation or religious group for the use of the building. All the community would have access and would be encouraged to use it for positive activities that support the well being of the community. The building also has excellent access for those who are disabled, elderly or have mobility issues, and there is an internal lift that provides access to all three floors. Finally the location of 12-14 Burngreave Road makes it an ideal community meeting point, it is well served by public and private transport and has a secure cycle rack. It is centrally located and accessible to all the community; conveniently placed near to shops and facilities within the main centre of Burngreave.</p>	
	Evidence gained from other relevant sources (owner, Ward member etc.)		
	<b>RATIONALE</b>		<b>PASS</b>
<b>IF THE NOMINATION PASSES PART D, FOLLOW PROCESS FOR ELIGIBLE NOMINATIONS</b>			
<b>IF THE NOMINATION FAILS PART D, FOLLOW PROCESS FOR UNSUCCESSFUL NOMINATIONS</b>			

--

<b>RECOMMENDATION</b>	
<b>REASON FOR DECISION</b>	
<b>DECISION TAKEN BY</b>	
<b>DATE</b>	