

HIGH PEAK BOROUGH COUNCIL

ASSETS OF COMMUNITY VALUE ASSESSMENT FORM

Application reference number	Received date	Has all the relevant detail been provided by the applicant?	Listing recommended?
DS/The Royal	21/09/2023	Yes	

Details	
Nominating organisation	Hayfield Parish Council
Nominated Land/buildings	The Royal Hotel, Market Street, Hayfield, High Peak, Derbyshire, SK22 2EP
Brief description and location of land/buildings nominated	<p>The Royal Hotel is situated centrally in Hayfield Village adjacent to a bridge over the River Sett and Hayfield Cricket Club and is a prominent landmark for both villagers and visitors alike. It consists of a large bar area split into two rooms (with attached kitchens), 6 hotel bedrooms, a large wood panelled function room (unique in size, nature and character), outbuildings, outdoor seating and a large car park.</p> <p>The applicant suggests that the venue has acted as the main meeting place for the village's community groups, associations and sports clubs. The applicant attached spreadsheets for 2018 and 2022 (to be representative of pre and post pandemic) to demonstrate the venue's community use.</p> <p>The applicant states that there have been 25 Local community groups that have used the premises in the recent past (of which 15 held in excess of 10 meetings a year) and in addition the venue is used by locals for family events (weddings, funerals etc) of which recently there have been over 40 times that the venue has been used for this reason</p>
Is the applicant authorised to act? (Evidence)	minutes of the hayfield parish council meeting held on Wednesday 5 th April 2023 received; where agreement made for the clerk of the PC to submit application to nominate the Royal as an ACV


Organisational eligibility assessment	
Type of Organisation	
Eligible organisations are:	
<ul style="list-style-type: none"> • Neighbourhood Forums (section 61F of the Town & Country Planning Act 1990 – added by the Localism Act 2011) • Parish Councils in respect of land in the parish 	

<p>council's area</p> <ul style="list-style-type: none"> • Unincorporated bodies (that has at least 21 individual members of 21 who are on the local electoral register) • A Charity • Company Limited by Guarantee (where profits are not distributed to members) • Industrial or Provident Society • Community Interest Company 	Eligible: YES
<p>Local Connection (Description/evidence)</p> <p>N/A – Nominating organisation is Hayfield Parish Council</p>	Eligible: YES
<p>Is the organisation eligible to nominate?</p>	Eligible: YES

Exemption	
<p>Is the land or building exempt from listing? (Description/evidence)</p>	Exempt: NO

Community Value Assessment	
<p>Is there an actual current use of the building or land?</p>	NO – the building is currently closed to businesses and the public
<p>Does the current use of the building or land, or its use in the recent past, further the social well-being or social interests of the local community?</p> <p>The Localism Act 2011 'social interest' includes (in particular) each of the following: cultural interests, recreational interests, sporting interests.</p>	Yes – in the recent past the Royal has been used as a public house and for various groups and sports clubs for meetings and events (usage spreadsheet attached).
<p>The use above is the main one and not ancillary?</p>	Yes
<p>Is it realistic to think that the building or land will continue to be used, or could be used, in a way which will further the social well-being and social interests of the community within the next 5 years?</p>	The Parish Council suggest that there is growing community interest in seeing The Royal reopened as a pub with its position as a key community facility further enhanced. Shortly after The Royal's closure, a community group organised a public meeting that attracted some 10% of the village's population. The meeting endorsed the importance of The Royal as an 'anchor institution' that has

	<p>traditionally been central to community activity and village life.</p> <p>Stemming from that meeting the applicant reports that an informal group of local people is beginning to look in detail at options for restoring The Royal as a viable concern that furthers the social well-being and social interests of the community. We understand that this informal group aims to shortly become established as a formally constituted and inclusive group. It will be committed to working collaboratively with supportive individuals and organisations to secure a sustainable future for The Royal as a community resource.</p> <p>Should The Royal be put on the market, the Parish Council anticipates that the group would look to set up a legal entity that would seek to purchase and ultimately manage it. We understand that the group is exploring, inter alia, the 'Community Ownership Fund' and the possibility of establishing a Community Benefit Society that could raise community share capital to fund the purchase and refurbishment of The Royal, and subsequently to manage it. The Parish Council report that this group is aware that this is ambitious compared to the size and cost of many other community pubs but that it is also aware that it serves several communities including the Hayfield community, the wider Sett Valley community including New Mills, and the communities of outdoor enthusiasts from further afield.</p> <p>The Parish Council has nominated two councillors to link with the community discussions that are taking place. It believes that, in the light of current village thinking, it is realistic to think that, should The Royal be purchased by the community as indicated above, it could continue to be used in a way which will further the social well-being and social interests of the community within the next 5 years.</p>
<p>Should the land /buildings be listed? (Summary)</p>	<p>YES</p>

Assessment undertaken by:	Signed	Date
David Smith		20/10/2023

