

Appendix 1 – Community Right to Bid Assessment – Montacute Working Men’s Club

Name of Property/Land	Montacute Working Men’s Club,		Date of decision	4 th November 2013
	The Hall, Bishopston, Montacute TA15 6UU		Area Development Manager	Charlotte Jones
	Detail	Community Right to Bid Criteria	Fits Criteria Y/N	
Nominating Body	Montacute Parish Council	Does the nominating body fit the definition of a ‘Community Interest Group?’	Yes. A parish council is an expressly named eligible group.	
Area of interest	Montacute and surrounding area	Does the nominating body have a ‘local connection’? IE: Are its activities wholly or partly concerned with the South Somerset area or with a neighbouring authority (which shares a boundary) and Is any surplus it makes wholly or partly applied for the benefit of the South Somerset area or a neighbouring authority’s area?	Yes. Montacute parish is within South Somerset.	
Use in recent past	Working Men’s Club	Does the current use of the property or its use in the ‘recent past’ (ie. the past 5 years) further the social wellbeing and interests of the local community?	Yes. Its use in the recent past as a working men’s club fulfils the criteria of social value. This includes the opportunity for social and recreation activities and events. Although Montacute Working Men’s Club closed within the past few months it was used for many years as a social club.	
Proposed Future Use	As a village hall.	Does the proposed continued use (or in the next 5 years) further the social wellbeing and interests of the local community?	Yes. Community / village halls are established for the express purpose of supporting local social and educational well-being.	
Conclusion	Montacute Parish Council is an eligible body to make this nomination, and the property history and proposed future use appear to fit the criteria established by the Localism Act and its associated guidance. Further advice was sought from Locality (the Government’s appointed advisory body) which confirmed this assessment. The ward member and Area Chairman have been consulted and support this assessment.			
Decision	Montacute Working Men’s Club to be added to the SSDC Register of Assets of Community Value.			