

Appendix 6 – Car park

Assets of Community Value Assessment Process Summary

Name of nominating organisation	Cheltenham Civic Society
Name of nominated property:	Bath Road and Commercial Street Car Parks
Address of nominated property	Bath Road, Cheltenham

Stage 1 assessment – eligibility criteria

All of the criteria must be fulfilled for the nomination to be taken to stage 2 assessment.

Criteria	Evidence Required	Assessment
<p>A. Is the nominating organisation eligible?</p> <p>Nomination must be received by a qualifying community organisation, as set out in government regulations:</p> <ul style="list-style-type: none"> • parish council, including neighbouring parish council • unincorporated groups • neighbourhood forums • community interest groups with a local connection (charity, community interest company, company limited by guarantee that is non profit distributing, industrial and provident society that is non profit distributing) 	<p>In the case of community interest groups, the constitution, memorandum and articles of association or governing document.</p> <p>In the case of an unincorporated group, evidence of the membership of at least 21 people who appear on electoral roll.</p>	<p>Cheltenham Civic Society is registered charity established for the public benefit in the area comprising Cheltenham and its environs:</p> <ul style="list-style-type: none"> • To promote high standards of planning and architecture • To stimulate public interest in the geography, history, natural history, architecture, urban design, and planning of the area of benefit. • To secure the preservation, protection, development, improvement, and care of features of historic or public interest. <p>Cheltenham Civic Society is therefore a qualifying community organisation.</p>
<p>B. Can the nominating organisation demonstrate a local connection to the asset?</p> <p>The organisation must demonstrate that its activities are concerned with the local authority area where the asset is located or with a neighbouring authority.</p>	<p>Any evidence demonstrating local connection for example: website, publications, reports, maps.</p>	<p>Yes the charitable objects of Cheltenham Civic Society relate specifically to Cheltenham.</p>

<p>C. Does the nomination include the information requested on the nomination form?</p> <p>This should include:</p> <ul style="list-style-type: none">• a description of the land and proposed boundaries• details of any information the nominating organisation has regarding ownership, occupancy, freeholders and leaseholders	<p>Nomination form to be checked for this information.</p>	<p>Yes</p>
<p>D. If the asset is outside one of the categories of exempt assets, as set out in schedule 1 of the regulations?</p> <p>A residence and land associated with a residence, except where an otherwise eligible asset contains residential quarters.</p> <p>Licensed caravan sites.</p> <p>Operational land of statutory undertakers as defined in section 263 of the Town and Country Planning Act 1990.</p>	<p>Evidence will be checked against known information and planning history.</p>	<p>No</p>

Stage 2 assessment – determining community value

All of the criteria must be fulfilled for the nomination to be successful.

Criteria	Evidence Required	Assessment
<p>E. Is there evidence of the use being described in the nomination, and that this is the main and non-ancillary use of the land or premises, or this has been its use within the last 5 years?</p>	<p>Any evidence of usage history including number of individuals or groups, publicity, calendar of events, bookings schedule etc.</p>	<p>Yes, the main use of the site is for car parking that serves both the local retailers and for commuters.</p>
<p>F. Does this use further the social wellbeing and social interests of the local community? In particular:</p> <ul style="list-style-type: none"> • What is the current level of use of the asset and who uses it? • Is it used by particular communities of interest or need? • What do communities gain from their use of the asset and what would be the impact if it were lost? 	<p>What evidence is there that the asset furthers social interests including (a) cultural interests; (b) recreational interests; (c) sporting interests.</p> <p>What evidence is there that the asset furthers social well-being in terms of promoting social interaction and engagement and generating a sense of involvement with other people and their communities.</p>	<p>The civic society's rationale for this nomination is as follows:</p> <p>These two adjoining, Council-owned car parks are vital service assets for the community and the local economy, as they provide nearly 200 parking spaces used by shoppers and others visiting the Bath Road and Suffolks areas. Without this provision, the viability of many shops, cafes, restaurants and pubs would be put at risk. In addition the larger of the two car parks contains a much-used public toilet and a series of recycling skips that are always in demand. Representatives of the community, traders and council are currently discussing how the site could be improved.</p> <p>Based on the evidence presented by the Civic Society, the assessment is that the car park does not further the social wellbeing nor social interests of the local community. Its primary purpose is for car parking for public generally and not just to those in the local community.</p>

<p>G. Could the asset realistically continue to be used for this, or another qualifying community purpose (or could this be achieved within the next five years)?</p>	<p>Evidence that there has been no significant change to the asset, which might impact on its fitness for purpose for proposed use or any business plans available for the asset.</p> <p>Condition of the asset and likelihood of funds being raised to remedy any defects to ensure it is fit for purpose.</p> <p>Evidence of a suitable organisation in a position to take this on.</p> <p>Market intelligence to support the case for sustainable community use of the asset.</p>	<p>Not applicable</p>
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Recommendation
That this nomination does not meet the criteria to be an asset of community value and will be placed on Cheltenham Borough Council's list of unsuccessful nominations.