

## Lewes District and Eastbourne Borough Councils list of unsuccessful Assets of Community Value nominations

| Reference number  | Asset nominated                          | Address                                         | Location [grid reference, post code, unique identifiers] | Plan / map of the asset nominated available (Y/N) | Reasons for nomination refusal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <b>LDC Assets</b> |                                          |                                                 |                                                          |                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| ACV0011           | Seaford Post & Sorting Office            | Church Street, Seaford                          | BN25 1LR                                                 | Y                                                 | The use of the land and buildings as a Post and Sorting Office is precluded from listing as it is operational land as described in Section 263 of the Town and Country Planning Act 1990.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| ACV0013           | Turkish Baths                            | Friars Walk, Lewes                              | BN7 2LE                                                  | Y                                                 | The service as accessed by the community is ancillary to the main purpose of the service which is to provide an in-house printing service for Lewes District Council. Printing can assist a service to function, but the panel felt it is not a strong enough argument to say that the service has a direct impact on the social wellbeing of the community.                                                                                                                                                                                                                                                                                                                                                                                                                       |
| ACV0021           | 2 Fisher Street                          | Fisher Street, Lewes                            | BN7 2DG                                                  | Y                                                 | The use of 2 Fisher Street was as council offices and there has been no public access in the last 5 years.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| ACV0022           | Grays School                             | Western Road, Newhaven                          | BN9 9ED                                                  | Y                                                 | This area also includes residential land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| ACV0024           | Newhaven Police Station                  | South Road, Newhaven                            | BN9 9QJ                                                  | Y                                                 | It was evident that the service provided by the police will move to other premises and so it is not possible to conclude that the building will positively impact community benefit in future.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| ACV0032           | Barclays Bank                            | Westfields, The Green                           | BN8 5QE                                                  | Y                                                 | The social or community interests are ancillary to the purpose of the building/service.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| ACV0040           | Turkish Baths                            | 35 Friar's Walk, Lewes                          | BN7 2LE                                                  | Y                                                 | The Panel found that, although Lewes District Council allowed two community focused groups to use the building for a specific and short-term purpose in September and October 2016, in the 5 years prior to that and in the intervening time, there has been no other and therefore no regular community use of the building within the last 5 years.                                                                                                                                                                                                                                                                                                                                                                                                                              |
| ACV0052           | Piddinghoe Avenue Car Park               | Piddinghoe Avenue, Peacehaven                   | BN10 8PF                                                 | Y                                                 | The panel found that The main use for the car park, as put forward by the nominator, is to provide additional car parking for access to local businesses. This means that proportionally the car park is mostly used to further the local commercial business, and not social wellbeing and interest. Furthermore, the car park is used as overflow space for the nearby Church, which along with commercial use, does not, in the ACV panel's opinion, meet the necessary requirement set out in s88 of the Localism Act.                                                                                                                                                                                                                                                         |
| ACV0053           | Steyning Avenue Car Park                 | Steyning Avenue, Peacehaven                     | BN10 8LT                                                 | Y                                                 | The panel found that the main use of the car park is to provide additional parking for patrons of the surrounding local businesses. Though this is may be an important local function, it does not meet the requirements of s88 of the Localism Act in improving the social interest and wellbeing of the local community. Proportionally the car park is predominately used in a commercial capacity, meaning the car park does not meet the necessary requirement for an asset of community value set out in s88 of the Localism Act.                                                                                                                                                                                                                                            |
| ACV0055           | Former Travis Perkins Site               | Green Road, Wivelsfield Green                   | RH17 7QL                                                 | Y                                                 | The site was formerly used by Travis Perkins builders merchant as a shop and warehouse; the panel agreed that the primary use of the site in the recent past was therefore commercial, which does not meet the test for furthering the social interest and wellbeing of the local community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| ACV0060           | Lewes Bus Station (Garage Area)          | Eastgate Street, Lewes                          | BN7 2LP                                                  | Y                                                 | The entire bus station site was nominated for inclusion in the Council's list of assets of community value. The Council's decision was to include in that list the main building and bus stop area only. The Council decided that the garage on the bus station site did not amount to land of community value and therefore must be added to the list of unsuccessful nominations. Although the nominator referred to the Garage as having been used for large community projects that require space for building and storage, the ACV Panel was presented with insufficient evidence on this point. It was therefore concluded that there had not been a time in the recent past where the Garage had furthered the social wellbeing or social interests of the local community. |
| ACV0075           | Lewes Working Men's Club                 | Lewes Working Men's Club, Malling Street, Lewes | BN7 2RJ                                                  | Y                                                 | The Decision Panel has taken into consideration the length of time there has been no actual and non-ancillary use of the Nominated Building to further the social wellbeing or social interests of the local community. The building has been vacant since 2018, and so the panel consider that the property should not be considered as having been used in the recent past for community benefit.                                                                                                                                                                                                                                                                                                                                                                                |
| ACV0076           | The Cock Inn                             | Old Uckfield Road, Lewes                        | BN8 5RX                                                  | Y                                                 | The Panel concluded that the nomination was unsuccessful as the Land and Property did not meet the 'land of community value' statutory test under Section 88 of the Localism Act 2011.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| ACV0081           | St Pancras Roman Catholic Primary School | De Montfort Road, Lewes                         | BN7 1SR                                                  | Y                                                 | The Panel concluded that the nomination was unsuccessful as the Land and Property did not meet the 'land of community value' statutory test under Section 88 of the Localism Act 2011. Although the nominator referred to various groups that have used the premises, the ACV Panel was presented with insufficient evidence that these represented non-ancillary uses of the building or land.                                                                                                                                                                                                                                                                                                                                                                                    |
| ACV0083           | Firle Store and Post Office              | 17 The Street, Firle                            | BN8 6NR                                                  | Y                                                 | The Panel concluded that the nomination was unsuccessful as the Land and Property did not meet the 'land of community value' statutory test under Section 88 of the Localism Act 2011. The panel considered the use of the property as a store and post office was the main use of the building and land, and any community use of the property was ancillary to the main use.                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>EBC Assets</b> |                                          |                                                 |                                                          |                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| EBACV005          | The Langney Priory                       | Etchingham Road, Langney Village, Eastbourne    | BN23 7DT                                                 | Y                                                 | The Panel found that the site was unable to be listed as they considered it to be residential under schedule 1 of the Asset of Community Value (England) Regulations 2012. N.B. The site was nominated twice, firstly in March 2021 and then again with more evidence in May 2021. The panel came to the same conclusion (as above) for both nominations.                                                                                                                                                                                                                                                                                                                                                                                                                          |
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