



Community • Environment • Heritage

KETTERING TOWN COUNCIL

REPORT FOR DECISION

Item No:- 2024/077

Committee:-	Council
Date:-	15 th January 2025
Author:-	Martin Hammond, Town Clerk
Report Title:-	Former Gala Bingo site, High St Kettering – asset of community value nomination
Wards Affected:-	William Knibb

1. Purpose of Report

To seek the Council's views on the application to reinstate the former Gala Bingo site as an asset of community value

2. Recommendations

Council is recommended to support the application by BHVA Axis Hub CIC to re-list the former Gala Bingo site as an Asset of Community Value.

3. Information

- 3.1 The former Gala Bingo site has been empty and unused for some years and until the middle of 2023 had been listed as an asset of community value (ACV). The listing of a property as an ACV requires the owner to delay any sale of the property until a local community led bid has been submitted.
- 3.2 The Localism Act 2011, deems an asset to be of community value if:



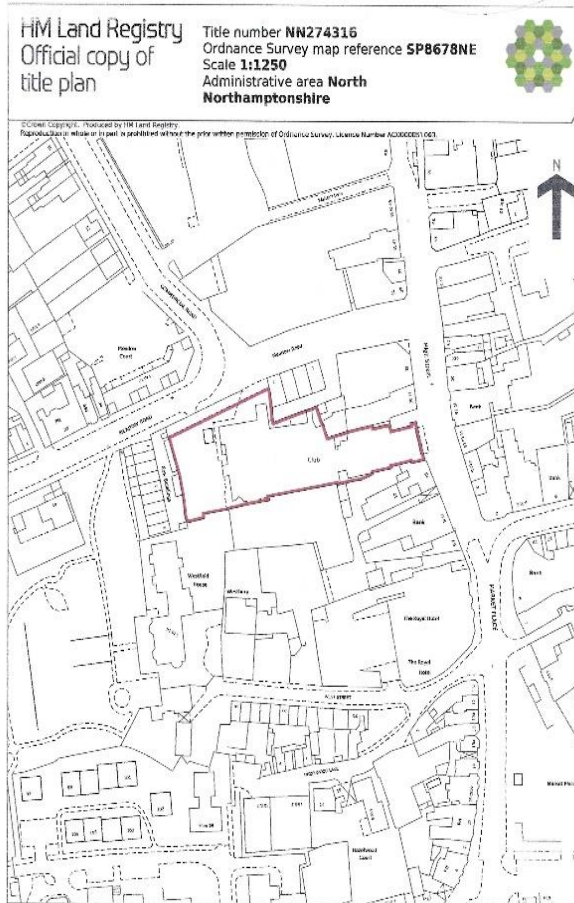
Community • Environment • Heritage

- An actual current use of the building or other land that is not ancillary use furthers the social wellbeing or social interests of the local community, and
 - It is realistic to think 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.
- 3.3 Once listed as an asset of community value with the local authority, the local community will be informed if the property is listed for sale within the five year listing period. The community can then enact a Community Right to Bid, which gives them a moratorium period of six months to determine if they can raise the finance to purchase the asset. This effectively slows up the process by which proposed development might otherwise be delivered and obliges the prospective developer to consider if another solution to their plans is a better route to take. It does not mean that development cannot ultimately happen.
- 3.4. The previous registration, initiated by the then Town Centre Partnership, ran from August 2018 to August 9th 2023 and enabled proposals to be developed to turn the site into a community run venue for arts and public use, which had been the subject of an application for government grant under the then levelling up funding streams. This grant was not realised when the funding stream was cancelled in the late summer by the new government. At the same time, the property was withdrawn from the market by the owners.
- 3.5 A new application has been submitted to NNC by BHVA Axis Hub CIC to re-list the former Gala Bingo site as an Asset of Community Value. BHVA were the lead bidders for the restoration project previously. NNC are consulting on that application; they have until 13th February to determine the nomination. The site is illustrated below.



Kettering
TOWN COUNCIL

Community • Environment • Heritage



This official copy is incomplete without the preceding notes page.

- 3.6 The application has been submitted within the context of the government's announcement of the new Right to Buy for community assets, which could strengthen the case for grant when the government set out further details for this initiative. It will also strengthen NNC's case for economic, cultural and heritage funding as laid out in the recent English Devolution White Paper.

4. Consultation and Engagement

The Council is a consultee.

5. Finance, Legal and Resource Implications

- 5.1. None directly. The Council committed to becoming a partner in the project by relocating its offices there, sponsoring public toilet facilities and using the space for its meetings and events when it was repurposed.
- 5.2. In October 2023, the Council made a grant of £2850 to BHVA to carry out a market valuation of the property in anticipation of its acquisition by them.

6. Climate change implications

None directly

7. Policy Implications

The re-use of the site would make an important contribution to the wellbeing of the town centre and is likely to feature as a key site in the neighbourhood plan for central Kettering

Background Papers

Consultation by NNC dated December 24
Email exchange with BHVA
Grants monitoring schedule
NNC website – assets of community value page