

Northam Town Council
Council Offices
Windmill Lane
Northam
BIDEFORD
EX39 1BY



**Localism Act 2011, Section 89
Notification of a Proposed Disposal of an
Asset of Community Value**

Date : 09 July 2025

Estates Department
Torridge District Council
Riverbank House
Bideford
Devon
EX39 2QG

Dear Sir/Madam,

Telephone:
01237 428740

We write to inform you that, on 09/07/2025, Torridge District Council was served with notice under the Localism Act 2011 informing us of the owner's intent to dispose of the following Asset of Community Value:

Email:
corporate.property@torridge.gov.uk

ADDRESS	CASE REFERENCE
Northam Leisure Centre The Square Northam BIDEFORD EX39 1AR	25/00004/ACV

Website:
www.torridge.gov.uk

As the organisation that nominated this site as an Asset of Community Value, we are required to notify you when such notices are received. This letter serves to fulfil that requirement.

Reception Open Hours:
Monday to Friday
9:00am - 1:00pm
2:00pm - 4:30pm
(Exc. Bank Holidays)

Please be advised that an interim moratorium of 6 weeks (from the date the notice was served) has been enacted. You have until the end of the interim moratorium at **12:00** on **20/08/2025** to inform the Council in writing whether your organisation intends to create a bid to purchase the property.

Chief Executive:
Steve Hearse

If notification of your intent to bid is received before the deadline, the Council will enact a full moratorium period which will extend the expiry to 09/01/2026 to allow your organisation to prepare a bid. Please note that the owner cannot sell the property while a moratorium is in force.

Head of Communities & Place:
Sean Kearney

Kind regards,

A handwritten signature in black ink, appearing to be "O. Kearney".

Mr Oliver Kearney
Estates Support Officer
For & on behalf of Torridge District Council

Head of Legal & Governance:
Staci Dorey



SECTION 95 (2) LOCALISM ACT 2011
NOTICE OF INTENT TO DISPOSE OF
AN ASSET OF COMMUNITY VALUE

Notice Date: 09/07/2025

Notice is hereby given that, on 09/07/2025, the property owner served Torridge District Council with notice of intent to dispose the following Asset of Community Value:

SITE ADDRESS	CASE REFERENCE
Northam Leisure Centre The Square Northam BIDEFORD EX39 1AR	25/00004/ACV

A moratorium has been enacted to delay the disposal of the property.

The details of the moratorium can be viewed on the Council's Asset of Community Value Register (available online at www.torridge.gov.uk/acv).

Any organisation of the following types can notify the Council of their intent to submit a bid for the property before 12:00 on 20/08/2025:

- Parish / Town Councils.
- Neighbourhood Forums.
- Unincorporated bodies of 21 named members registered to vote within Torridge or a neighbouring authority and which does not distribute any surplus to its members.
- Registered Charity.
- Company Limited by Guarantee which does not distribute any surplus to its members.
- Industrial or Provident Society which does not distribute any surplus to its members.
- Community Interest Company.

If a relevant organisation expresses intent to submit a bid, the moratorium will be extended to no longer than 6 months from the date the owner's notice of intent was served.

ACVN (Assets of Community Value Nomination)

Assets of Community Value – Nomination Form

The Community Right to Bid provides “relevant bodies” with the right to nominate land/buildings as Assets of Community Value under the Assets of Community Value (England) Regulations 2012. Please complete this form to nominate such buildings or land.

Please download this form, complete it, then print it off, sign it and return it to the address at the bottom of this form.

Applicants should make themselves aware of the Regulations and guidance is available on the Councils website www.torridge.gov.uk

Section 1 - CONTACT DETAILS

1A Organisation Name and Address:

Organisation Name: Northam Town Council

Address: Council Offices, Windmill Lane

Northam

Bideford

Devon

Postcode: EX39 1BY

1B Please provide contact details for the person we should contact to discuss the nomination:

Name: Guy Langton

Address: as above

Tel Number: 01237 474 976

Mobile Number: 07799 911 207

Email Address: townclerk@northamtowncouncil.gov.uk

1C Please specify which of the following categories your organisation relates to

Category of Organisation	Y/N
Parish/Town Council	Y
Neighbouring Parish/Town Council	
Neighbourhood Forum (s61F Town and Country Planning Act 1990)	

Unincorporated Group (at least 21 persons)	
Community Interest Group with a Local connection, either as:	
1 A Charity	
Charity Number:	
2 A Community Interest Company	
3 A Company Limited by guarantee (non profit)	
4 An industrial or provident society (non profit) also known as a Community Benefit Society	

Please attach a copy of your Constitution, if your organisation is constituted.

If an Unincorporated Group, please attach a list of the names and addresses of 21 members registered to vote in the District.

Section 2 - DESCRIPTION OF THE ASSET YOU WISH TO NOMINATE

2A What is the Asset?

Eg. Shop, Pub, community facility

Community Facility

2B Please provide the full location/address and postcode of the nominated land or building

Address: The Rest Centre

5, The Square

Northam

Bideford

Devon

Postcode: EX39 1AR

2C Please provide a description of the property, its proposed boundaries and use. Please attach a site plan.

The Rest Centre is a Grade II listed former school house (listing no. 1267142), being established by Elizabeth Thorrold in 1888.

It has been used in recent years as a community building, hosting a number of social and community groups and classes until the committee disbanded around a year ago. Northam Town Council included the building as part of its annual May Fair festivities, with the committee holding events during the day of the annual fair. In 2024, the Council used the Rest Centre as the location for invited dignitaries to gather away from the crowds and enjoy light refreshments.

Prior to the committee disbanding, there were regular groups and classes:

Tuesday – Saturday Coffee Morning, Up to 25 people

Monday Night – Bingo, average 50 people

Tuesday and Friday Night – Bridge Club, average 35 people

Wednesday afternoon – Friendship Club, average 40 people

Wednesday Night – Bingo, average 70 people

Saturday afternoon – Bingo, average 70 people

Sunday night – AA Group, average 30 people.

The Daisy Chain group also used it for 6 months before moving to Morwenna community club when the committee disbanded.

Until its removal in 2006, the water fountain provided by Northam Urban District Council was an important part of the frontage of this building, originally being placed in that location as part of the efforts to bring fresh, clean drinking water to the community of Northam.

Images of the fireplace in the building showing its establishment, the exterior of the building, a historic image of the drinking fountain and the land registry plan of the site are attached.

2d. Please provide details of the current occupants of the land or building being nominated, including the names and current (or last known) addresses of all those holding a freehold or leasehold estate in the land.

The building is unoccupied. The last tenant (Torridge District Council) has terminated its lease with the owners, Westward Housing Group Ltd.

WESTWARD HOUSING GROUP LIMITED
Templar House, Collett Way, Newton Abbot TQ12 4PH

Section 3 - SUPPORTING INFORMATION FOR THE NOMINATION

3. What are the reasons for nomination this land/building for consideration as an asset of community value?

Please provide as much information as possible, including how the asset might promote or improve the social, economic and environmental well-being of the area.

The building is, along with others in Northam Square, listed and of significant historical and heritage value and interest for the community. The Town Clerk at Northam and the Vicar of St Margarets had been in the early stages of discussions regarding youth club provision. The location was considered ideal as a venue for youth clubs, to attract young people across the ages from year 7 up.

The Town Clerk has consulted with the organiser of the Bingo sessions, who was a member of the committee. He is interested in starting those sessions again but can find no space in Northam, the Community Centre (in Fore Street) and Northam Hall on the corner of Fore St and Atlantic Way) being well-used community facilities with no regular booking spaces available at suitable times.

Prior to the committee disbanding, there were regular groups and classes:

Tuesday – Saturday Coffee Morning, Up to 25 people

Monday Night – Bingo, average 50 people

Tuesday and Friday Night – Bridge Club, average 35 people

Wednesday afternoon – Friendship Club, average 40 people

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Sunday night – AA Group, average 30 people.

The Daisy Chain group also used it for 6 months before moving to Morwenna community club when the committee disbanded.

As previously mentioned, St Margaret's Church and the Town Council had been in early discussions regarding its potential use as a youth club venue. Youth clubs provide benefit to the community more widely than simply those attending. "In the short-term, teens who attended youth clubs regularly were less likely to truant from school, less likely to drink alcohol, more likely to have good health, and more likely to want to go to university.

There was also evidence that these positive changes persist over time – when they reached aged 20, young adults who had attended a youth club were more likely to be in education and more likely to be a volunteer in their free time".

(<https://www.understandingsociety.ac.uk/news/2024/03/04/youth-clubs-improve-teens-health-wellbeing-and-education/>). The Town Council has heard from Libraries Unlimited that the branches in Northam and Appledore could be working reduced hours or removed altogether unless the funding situation improves. The Town Council would look seriously at working with the Library service to maintain a location in Northam.

Annually, Northam Town Council would use the building to support the Northam May Fair, a street fair held on a Saturday in early May each year. This street fair involves children from local schools and community groups, local small businesses and artisan traders and entertainers.

Please use and attach additional sheets of paper if you need to

Declaration:

I confirm that this nomination form has been fully completed and that the information is, to the best of my knowledge, accurate to enable the Council to consider in accordance with the Assets of Community Value (England) Regulations 2012.

Signed:



Print Name: Guy Langton (Northam Town Clerk & RFO)

Date: 30th April 2025

Thank you for your nomination

We will acknowledge receipt of your nomination and will also check through your form and let you know if any further information is required.

For any further information please check our website:

www.torridge.gov.uk

Or contact:

Corporate Property by:

Email – property@torridge.gov.uk or Telephone: 01237 428700

Please email this completed nomination to property@torridge.gov.uk

Or by post to

**Corporate Property
Torridge District Council
Riverbank House
Bideford
EX39 2QG**



