

## Community Nomination Form

### FOR OFFICE USE ONLY

Reference Number	
Date of Validation	



## ASSETS OF COMMUNITY VALUE COMMUNITY NOMINATION FORM

### Section A: About your organisation

#### A1 Organisation's name and address

Kingsnorth Parish Council
Kingsnorth Sports Pavilion, Church Hill, Ashford, Kent, TN23 3EF

#### A2 Contact details

Peter Le Rossignol
Parish Council Manager (Clerk and Responsible Financial Officer)
Kingsnorth Sports Pavilion, Church Hill, Ashford, Kent, TN23 3EF
01233 502969 / 07483438273
<a href="mailto:manager@kingsnorthparishcouncil.gov.uk">manager@kingsnorthparishcouncil.gov.uk</a>

### A3 Type of organisation

Description (pursuant to Regulation 5)	Put a tick against that which applies	Registration number (if applicable)
(a) Designated Neighbourhood Forum pursuant to s.61F of the Town and Country Planning Act 1990		
(b) Parish Council	✓	
(c) Unincorporated body with at least 21 members which does not distribute any surplus it makes to its members		
(d) Charity		
(e) Company limited by guarantee which does not distribute any surplus it makes to its members		
(f) Industrial and Provident Society which does not distribute any surplus it makes to its members		
(g) Community Interest Company		

### A4 Local Connection (pursuant of Regulation 4)

Unless you are a Parish Council (see below), your organisation must have a local connection, which means that its activities are wholly or partly concerned with the administrative area of Ashford Borough Council or a neighbouring local authority (Reg 4(1)(a)). Please explain what your association's local connection is.

Please note the following in relation to Community Nominations from Parish Councils (Reg 5(b)) –

A Parish Council making a Community Nomination in respect of land in its parish does not need to show a local connection (s.89(2)(b)(i)).

A Parish Council making a Community Nomination in relation to land in another parish has a local connection if the two parishes share a common boundary at any point. (Reg 4(2)(a)).

A Parish Council making a Community Nomination in relation to land which is not within a parish has a local connection if the parish is in the borough of Ashford or (if the parish council is outside the borough, it shares a common boundary with the borough of Ashford) (Reg 4(2)(b)).

(If you ticked (c ) at Q.A3 please fill out the next question)

**A5 Membership of Unincorporated Bodies** (Reg 5 (c ) (pursuant to Regulation 4(1)(c ) and Reg 4(3 ))

In the case of an unincorporated body at least 21 of its members must be registered to vote in local government elections in the borough of Ashford or in a neighbouring authority's area. Please include a list of the current members of the body and their addresses. If they are registered to vote in the area of a neighbouring local authority, rather than in Ashford, please confirm which area this is.

(if you ticked (c ), (e) or (f) in Q.A3 please answer the question below)

**A6 Distribution of surplus funds** (Unincorporated Bodies (Reg 5(1)(c )), companies limited by guarantee (Reg 5(1)(e)) and Industrial and Provident Societies (IReg 5(1)(f) (pursuant to Reg 4(b))

If your organisation is an Unincorporated Body, a Company Limited by Guarantee, or an Industrial and Provident Society then any surplus that it makes must be wholly or partly applied for the benefit of the administrative area of Ashford or a neighbouring local authority. Please confirm this and provide evidence by referring to the relevant part of the document provided pursuant to part A7.

**A7 Required Documentation for your organisation (not required if a Parish Council)**

<b>Please provide us with an up-to-date copy of the following as relevant to your organisation</b>	<b>Please put a tick against the document provided</b>
Memorandum and Articles of Association	
Trust Deed	
Constitution	
Interest Statement if a Community Interest Company	
Companies House Return	
List of Members	
Minute / authority authorising your organisation to make this Community Nomination	

**Part B: Information concerning the land / building(s) which is subject to the Community Nomination**

**B1 Description and address**

Kingsnorth Recreation Centre
Kingsnorth Recreation Centre, Field View, Kingsnorth, Ashford, Kent, TN23 3NZ

\*please note that we can only accept nominations for land within the borough of Ashford. If the land you wish to nominate is partly in and partly outside of the borough, then you should nominate that part which is outside of the borough to the appropriate local council in whose area it falls

## **B2 Detailed plan**

Please include (here or on a separate sheet) a detailed plan of the land.

A detailed plan of the site can be found at the end of this document.

The plan must:

- be drawn to scale
- be a copy of an extract from the Ordnance Survey map on the largest scale published (generally 1/1250 for urban properties and 1/2500 for rural properties), showing the land to which the application relates
- indicate the scale and orientation
- show the precise extent of the property by suitable edging (0.4mm max), and
- show the position of the land in relation to nearby roads and other relevant features.

\*Please note that by submitting the plan, you authorise us to copy and publish as may be necessary

**B3 Owners and others with an interest in the land / building(s)** (Reg 8)

Please provide the following information to the best that you are able.  
If any information is not known to you, please say so.

	<b>Name(s)</b>	<b>Address(es)</b>
Names of all current occupants of the land / building(s) (if there are different occupiers for different parts, please provide details)	WORLD MISSION AGENCY / WINNERS CHAPEL INTERNATIONAL  LITTLE ACORNS PRE-SCHOOL	Kingsnorth Recreation Centre, Field View, Ashford, Kent TN23 3EF  Kingsnorth Recreation Centre, Field View, Ashford, Kent TN23 3EF
Names and current or last known addresses of all those owning a freehold interest in the land / buildings (s)	WORLD MISSION AGENCY / WINNERS CHAPEL INTERNATIONAL	Kingsnorth Recreation Centre, Field View, Ashford, Kent TN23 3EF
Names and current or last known addresses of all those owning a leasehold interest in the land / building(s)		

**Please answer wither B4 or B5 below -**

**B4 For Land / building(s) currently in use for community benefit – why you think the land / building(s) is of community value**

1. What is the current main use of the land / building(s)

The current main use of the building is a Pre-School which operates 5 days a week across 39 weeks a year. The pre-school has been in operation for 30 years based at the centre. It provides an early year's education programme for 45 children attending each week and provides support to the parents and carers of these children.

The pre-school is a registered charity and receives limited funding from the government to provide free places for children. If the pre-school was to be lost the child and families currently attending and future generations will miss out on this important service.

The board of Trustees who oversee the pre-school have provided a letter of support for this nomination and this can be found at the end of this nomination form.

2. How does that current main use of the land / building(s) further the social wellbeing or social interests of the local community (defined in s.88(6) of the Act)

The current use of the building as a Pre-School furthers the well-being and social interests of the children who attend the pre-school. There are a mix of cultures that attend the pre-school which provides a rounded education to the attendees of the pre-school.

The use of the building as a pre-school furthers the social wellbeing and social interests of the parents and carers of the children that attend the setting. It provides the parents and carers the opportunity to work which benefits the local economy. It also provides parents and carers of the children attending the opportunity to socialise.

There is also a benefit to the staff the Pre-School employ which will be lost if the building was to be sold.



3. Why do you consider that this, or some other main use to which the land / building(s) will be put which will further the social wellbeing or social interests of the local community, will continue and over what period (defined in s.88(6) of the Act)

The pre-school will continue to provide the children that attendee as well as the parents and carers of the children with the opportunity benefit from the early years education provided. There are social, cultural, recreational and sporting benefits of the preschool continuing at the recreation centre.

**B5 For Land / building(s) not currently in use for community benefit (s.88 (2) of the act)**

Please answer the questions below

1. If the land / building(s) main use in the recent past furthered the social wellbeing or social interests of the local community, please confirm that use and explain how it did that (including dates for when this was) (defined in s.88(6) of the Act)

From the opening on the building in 1998 Kingsnorth Recreation Centre provided the local community with access to leisure facility that included a gym, exercise studio and hall. It also included a Parish Council Office which was utilised by residents when they required assistance from the Parish Council. The benefits of having a leisure facility that included a gym and exercise studio improved the well-being of residents both physically and mentally, the centre was open 7 days a week and catered for all ages and abilities. The hall was available for hire by residents for functions such as birthday parties, wedding receptions and quiz night to provide a few examples.

2. How do you anticipate that the land / building(s) will be returned to that use or put to some other main use which will further the social wellbeing or social interests of the local community and when do you consider this will happen.

If the building was to be offered for sale to the local community, then we could look at offering similar activities as listed above to help improve and enhance the current wellbeing of residents. The pre-school element of the building could be continued and will offer support to existing residents in using the pre-school.

Kingsnorth Parish Council would support the community in potentially purchasing the site if it came up for sale. Parish Council would look to secure grants locally and nationally to help fund the purchase and could use some of its own reserves to support the purchase.

Kingsnorth Parish is the largest in the Borough of Ashford so having buildings such as Kingsnorth Recreation available for use by our residents is important. There is a need for this and the Parish Council would work with the community to ensure it was fully used.

## Section C: Submitting this nomination

### C1 Signature

*By signing your name here you are confirming that the contents of this form and the documents enclosed are correct, to the best of your knowledge and belief.*

I am duly authorised to sign on behalf of the nominating organisation -  
Signature



### C2 Where to send this form

You can submit this Community Nomination Form:-

#### By post to:

Legal and Democratic Services  
Ashford Borough Council  
Civic Centre  
Tannery Lane  
Ashford  
TN23 1PL

#### By email to:

[Legal.support@ashford.gov.uk](mailto:Legal.support@ashford.gov.uk)

If any further information is required, the Council will contact you by writing to you or emailing you at the contact details you have provided in the Nomination Form

Any Reference to "Regulation" or "Reg" is to the Assets of Community Value (England) Regulations 2012 and any reference to the "Act" is to the Localism Act 2011



Kingsnorth Recreation Centre, Field View  
Kingsnorth, Ashford, Kent TN23 3NZ

Telephone: 01233 503843  
E-mail: LittleAcorns1@BTconnect.com  
Web Site: [www.Littleacornsashford.com](http://www.Littleacornsashford.com)

**Manager: Mrs Donna White**

P.L.A. Membership No. 202255  
Registered Charity No. 1185961

March 2025

To whom it might concern.

The Trustees of the Little Acorns Pre-School are writing in support of Kingsnorth Parish Council's nomination to register the Kingsnorth Recreation Centre as an asset of Community Value. We have outlined our reasons for supporting the nomination below:

Little Acorns Pre-school provides free Early Years education for 2-4-year-olds at Kingsnorth Recreation Centre, a building designed for this purpose. We will soon need to vacate these premises.

Early Years education is crucial as it lays the foundation for children's success in school. The absence of Early Years education may result in children not being adequately prepared for starting school, a problem already evident in contemporary society according to recent studies.

The absence of early childhood education may necessitate additional intervention upon a child's entry into school to address disparities between children who have experienced nursery and pre-school programs and those who have not. According to the Early Years Alliance, one in four children are not toilet trained in time for school. In addition to this the World Book Day organisation state that over half a million children in England do not own a single book. These statistics alone show the necessity of Early Years experiences.

We provide activities underpinned by the seven areas of the Early Years curriculum.

**Personal, Social and Emotional:** We assist children in becoming independent in matters such as toileting and dressing. We help them form positive relationships with their peers and adults, and we guide them in understanding boundaries and rules.

**Literacy:** We foster a passion for reading and comprehension, essential for future learning.

**Mathematics:** Early understanding of counting and grouping is essential for learning in KS1.

**Communication and Language:** Learning to follow directions and express needs effectively.

**Physical:** Gross and fine motor skills. These skills are necessary for writing.

**Understanding the World:** To be confident in their environment and have a positive sense of self and be able to explore and ask questions about their world.

**Expressive Arts and Design.** Being able to play co-operatively as part of a group

These are just some of the necessary skills required for children to achieve the Early Learning goals by the end of the reception year, highlighting the importance of Early Years childcare places. Due to the shortage of childcare places in the Ashford area, it is crucial to provide appropriate spaces for these settings to operate. Due to the stipulations, there is a shortage of these too, hence why schools are being asked by the government to give up any spare classrooms.

Kingsnorth Recreation Centre fits these requirements because part of it was purpose built to facilitate Early education. The availability of toilets is a major issue, making many vacant local buildings unsuitable for nurseries. Therefore, suitable buildings must be preserved.

**Little Acorns Pre-School Trustees**

