

Nomination of a Community Asset – Six In One Community Centre and car park, Tonbridge

1. Background

- 1.1 On 5 February 2026, Tonbridge and Malling Borough Council (“the Council”) received a nomination for a community asset from Mrs Toni Jepson, in respect of the Six-in-One Community Centre and car park, Northwood Road, Tonbridge (“the Property”). The nomination is made on behalf of the North Tonbridge Community Association Limited.
- 1.2 The nomination describes the Property as follows: “A One storey brick skin building in the middle of the Trench Wood Estate, ringed by Northwood Road and Trench Road.”
- 1.3 The nomination makes clear that the Property is in ongoing use as a Community Centre, the owners being Tonbridge & Malling Borough Council, with the building occupied/leased by the North Tonbridge Community Association Limited.

The nomination describes the uses of the building as follows:

“If you visited our friendly family club you would enjoy a relaxed atmosphere with excellent service and entertainment. My Grandparents were founder members of the Club and several of our members have been with the Club almost from the word ‘go’. Like me, some have been with the Club since childhood, growing up and reaching many of their life milestones there.

In Tonbridge the Trench ward is considered to be the ward in the whole town with the greatest social need and we are, in every respect, a community service to the residents. We regularly make our facilities available for a wide variety of reasons to a broad spectrum of our community, from birth to our more senior citizens, free of charge. We try to support the working families that form the backbone of our community together with local and national charities.

We offer support to the Trench Ward Community Group and their various activities to support the residents and are also home to the Trench ward polling station. We offer our facilities to our local Borough Councillors as a ‘surgery’, allowing the constituents face to face contact and vital support for a wide range of issues”.

In addition, the nomination states “The Senior Citizens Club offers a vital lifeline to a lot of residents. The regular events/outings throughout the year provide much needed fun

activities, friendship and company for them all.

We support some of our community's social needs by hosting weekly tea dancing afternoons, together with regular bingo sessions. Keep fit/exercise classes, quiz nights, regular sporting activities, live music each Saturday evening and we keep the budding singers happy with monthly karaoke nights.

We are very lucky to be the home venue for the Kent BDO darts team which provides the amazing opportunity to meet many world class players when we host major tournaments.

We also cater for the little people in our community by hosting regular groups supporting parents with preschool children.

The Club is within walking distance of St. Margaret Clitherow RC Primary School. To assist The Highways Department and the bus service in keeping the surrounding roads/bus route safe and uncongested, the Club offers its car park for School parent to use at drop off/pick up times.

In 2016 a craft group was formed by a local married mum of 5 children, aged between 5 and 20, who had struggled with mental health issues since a teenager

The group was supported by the charitable organisation Mind and was set up to help people with mental health issues focus their minds by engaging in something creative.

The group has learnt many new crafts like knitting, crocheting and decoupage to name just a few and formed an important source of therapy, support and friendship for many of our locals.

We have had much pleasure in hosting monthly 'Chances' discos for several years now. We didn't hesitate in offering our facilities when approached by Circle Support, a Specialist care and support provider who work in partnership with Local Authorities to provide personalised care and support services to people with a range of needs.

They wanted more choice of where to go for people from Tonbridge & Malling, Sevenoaks and Tunbridge Wells with learning disabilities. The discos have given these people the opportunity to meet more people in the area with a mutual love for music and enjoy dancing the night away".

2. Legal Framework

2.1 Section 90 of the Localism Act 2011 ("the Act") states:

"90 Procedure on community nominations

(1) This section applies if a local authority receives a community nomination.

(2) The authority must consider the nomination.

(3) The authority must accept the nomination if the land nominated—

(a) *is in the authority's area, and*

(b) *is of community value.*

(4) *If the authority is required by subsection (3) to accept the nomination, the authority must cause the land to be included in the authority's list of assets of community value.*

(5) *The nomination is unsuccessful if subsection (3) does not require the authority to accept the nomination.*

(6) *If the nomination is unsuccessful, the authority must give, to the person who made the nomination, the authority's written reasons for its decision that the land could not be included in its list of assets of community value."*

2.2 By s.88 of the Act, land is of "community value" if:

"in the opinion of the [Council]—

(a) *an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and*

(b) *it is realistic to think that 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.*

...

[or]

in the opinion of the [Council]—

(a) *there is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or interests of the local community, and*

(b) *it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community."*

2.3 Land may only be listed in response to a community nomination (or in other prescribed circumstances which are not applicable here). A "community nomination" includes a nomination by a voluntary or community body with a local connection.

3. Assessment of Nomination

Is it a "community nomination"?

The nomination has been made by a community body with a clear local connection- it operates from, and its activities are carried out within, the Property. The body is a cooperative or community benefit society within the meaning of Regulation 5(3) of the Assets of Community Value Regulations 2012. The society does not distribute a surplus to its members. Therefore, this is a valid community nomination.

Is there an “actual current use” or “time in the recent past” where the land was in community use

The uses to which the Property is put include activities which include social groups, community support groups and local sporting activities.

Such uses appear to be a major function of the Property, and are activities which promote social interests and/or social wellbeing of the local community.

Is there a realistic prospect in the next 5 years of a community use?

It seems apparent that the current uses are intended to continue.

4. Conclusion and Decision

- 4.1 The Council has received a valid community nomination for the Property.
- 4.2 The Property is at present in a use or uses which further the social wellbeing of the local community.
- 4.3 It is realistic to think that the Property will continue to be put to such uses within the next 5 years.
- 4.4 The Property is in the Council's area, and is of community value. The Property should therefore be included in the Council's list of assets of community value.