



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE CABINET

WEDNESDAY 7TH DECEMBER 2016, AT 6.00 P.M.

PARKSIDE SUITE - PARKSIDE

SUPPLEMENTARY DOCUMENTATION

The attached papers were specified as "to follow" on the Agenda previously distributed relating to the above mentioned meeting.

4. Minutes of the meetings of the Overview and Scrutiny Board held on 28th November 2016 (Pages 1 - 6)
 - (a) To receive and note the minutes
 - (b) To consider any recommendations contained within the minutes
9. Nomination of Assets of Community Value - The Royal Oak, Catshill (Pages 7 - 58)

K. DICKS
Chief Executive

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

6th December 2016

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BROMSGROVE DISTRICT COUNCIL

MEETING OF THE OVERVIEW AND SCRUTINY BOARD

28TH NOVEMBER 2016 AT 6.00 P.M.

PRESENT: Councillors L. C. R. Mallett (Chairman), S. A. Webb (Vice-Chairman), C. Allen-Jones, S. J. Baxter, S. R. Colella, B. T. Cooper, M. Glass, J. M. L. A. Griffiths (Substitute), R. J. Laight and M. Thompson

Observers: Councillors K. J. May and C. B. Taylor

Officers: Ms. J. Pickering, Ms. A. Scarce and Ms. J. Bayley

54/16 **APOLOGIES AND NAMED SUBSTITUTES**

Apologies for absence were received on behalf of Councillors C. J. Spencer and P. L. Thomas and it was confirmed that Councillor J. M. L. A. Griffiths was attending as a substitute for Councillor Spencer.

55/16 **DECLARATIONS OF INTEREST AND WHIPPING ARRANGEMENTS**

There were no declarations of interest nor of any whipping arrangements.

56/16 **MINUTES**

The minutes of the meeting of the Overview and Scrutiny Board held on Monday 31st October 2016 were submitted.

RESOLVED that the minutes of the meeting of the Overview and Scrutiny Board held on 31st October 2016 be approved as a correct record.

57/16 **FINANCE AND BUDGET WORKING GROUP - REPORT AND RECOMMENDATIONS**

The Chairman presented the report and explained that it outlined the work of the Finance and Budget Scrutiny Working Group to date and contained a number of recommendations. These meetings had also been attended by the Executive Director of Finance and Corporate Resources as well as the Leader of the Council.

During the Group's meetings the following areas had been considered:

- The Council's Efficiency Plan. The Government had recently confirmed that the contents of the Council's Efficiency Plan had been approved.
- The reserves and capital programme.

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- The Council's asset register. During discussions Members had discovered that there were a number of low cost properties in which the local authority had a share.
- Fees and charges 2017/18.
- An initial investigation of budget savings. The Chairman advised that this would become an increasingly significant focus of the group in the build up to the budget setting process in February.

The Board was informed that the Government's approval of the Council's Efficiency Plan provided some certainty in respect of the revenue settlement for the Council. However, uncertainty remained about the future arrangements for provision of the New Homes Bonus and Business Rates funding to local authorities.

The group had proposed a number of recommendations which were designed to have a constructive influence on the Council's budget setting process. This included a proposal for the review of the management structure, which had been raised in the Efficiency Plan, to be brought forward in order to achieve savings at an earlier date. The group was also suggesting that more ambitious savings than had been originally anticipated could be achieved from this review.

At its next meeting the Group would consider a draft report outlining budget savings and pressures as well as an update on the New Homes Bonus.

RECOMMENDED that recommendations (a) to (l), as detailed in the group's report, be considered by Cabinet on 7th December 2017.

58/16

MEASURES DASHBOARD WORKING GROUP - UPDATE

The Chairman of the Measures Dashboard Working Group, Councillor S. A. Webb, explained that Members could now access the dashboard on their iPads. The system operated at a relatively slow speed though it was understood that the ICT team were working to address this problem. Unfortunately Councillor S. J. Baxter was struggling to attend meetings of this group and therefore another volunteer from the Board was urgently required to replace her.

RESOLVED that, subject to identifying a Member to replace Councillor Baxter, the Measures Dashboard Working Group recommence meetings in January 2017.

59/16

CABINET RESPONSE TO THE PREVENTING HOMELESSNESS TASK GROUP REPORT

Councillor C. Taylor, Portfolio Holder for Planning Services and Strategic Housing, presented the Cabinet's response to the Preventing Homelessness Task Group. On behalf of the Cabinet he welcomed the group's findings and thanked the Chairman of the review, Councillor C. Bloore, for his hard work.

Following consideration of the group's report by Cabinet the Council had received notice about a significant reduction in funding for St Basils. This had occurred following a cut to the funding available from Worcestershire County Council (WCC) to St Basils, which would potentially have a negative impact its ability to continue to provide housing to young people who were homeless. Under these circumstances, whilst it was accepted that the proposed allocation of £15,000 to the Essential Living Fund (ELF), as detailed in the Task Group's fourth recommendation, was well intentioned it was suggested that this funding might more appropriately be used to support an organisation with an immediate need for financial assistance.

The purpose of recommendation 4 was subsequently discussed in detail. Members noted that the original intention of this proposal had been to provide financial assistance through the ELF to struggling families and individuals who might otherwise be at risk of becoming homeless rather than to assist those who were already homeless. The group had anticipated that over the next couple of years more people would request support from the ELF once further changes to the Benefits system had been implemented. Members noted that both cases were worthy of support and would benefit vulnerable individuals. However, St Basils and the young people the organisation served were considered to be in more immediate need.

The Board discussed the extent to which the £15,000 would help St Basils address their financial difficulties and whether additional funding would be required to support similar organisations in future as a result of the County Council's funding decisions. Relatively short notice had been provided to St Basils in this case, and it was possible that in future years the organisation would have more time to prepare to obtain funding from alternative sources. Members noted that the Council could also provide ongoing financial assistance to similar organisations if funding for groups that supported young people at risk of homelessness was recognised in the Council's budget as an unavoidable pressure.

Members expressed concerns that funding decisions taken by WCC were resulting in financial implications for Bromsgrove District Council. Whilst the Council had a statutory duty in respect of homelessness WCC had statutory responsibilities in relation to looked after children and it was suggested that many such children might need to access support from organisations such as St Basils. Members therefore concurred that it would be useful for the Leader of the Council to write to WCC to raise their concerns about the financial implications of their funding choices for the Council.

At the end of these discussions the Board

RECOMMENDED that

- (1) The £15,000 referred to in the Preventing Homelessness Task Group's fourth recommendation be reallocated to St Basils to support their ability to continue to provide services in the district in 2017/18;
- (2) Support for housing services for young people at risk of homelessness should be added as an unavoidable pressure for the Council; and
- (3) The Leader of the Council should write to Worcestershire County Council to express concerns about the impact of the County Council's funding decisions at a local level, including on Bromsgrove District Council.

60/16

TASK GROUP UPDATES

The Board was provided with updates on progress in respect of the following Task Group investigations.

- 1) Social Media Task Group – Chairman, Councillor R. J. Laight

The first meeting of the Task Group was due to take place on 30th November. Councillor Laight advised that he would welcome additional Members on the review.

- 2) Staff Survey Joint Scrutiny Task Group – Chairman, Councillor S. R. Colella

Members were informed that the first meeting of the Task Group had taken place at Parkside on 22nd November. During the meeting Members had agreed to take a structured approach to the review and would address the key objectives detailed in the topic proposal form. The investigation would provide a useful opportunity for Members from Bromsgrove District Council and Redditch Borough Council to review the Councils' organisational cultures and to influence working practices across shared services. A number of dates had been identified for future meetings, with the first of these due to take place in Redditch on 7th December.

61/16

WORCESTERSHIRE HEALTH OVERVIEW AND SCRUTINY COMMITTEE

The Council's representative on the Worcestershire Health Overview and Scrutiny Committee (HOSC), Councillor B. T. Cooper, explained that he had been unable to attend the latest meeting of the Committee. Based on the agenda for this meeting he advised that the following items had been discussed:

- The Herefordshire and Worcestershire Sustainability and Transformation Plan.
- An update in respect of Worcestershire Acute Hospitals NHS Trust (WAHT).
- Proposals for change in respect of funding for public health.

At the latest meeting of Council in Bromsgrove the Leader had expressed concerns about the removal of specialist stroke rehabilitation beds from the Princess of Wales Hospital and the move towards concentrating such services in Evesham. Subsequently Councillor Cooper had approached the Chairman of HOSC to request that this item be considered further by the Committee and it was understood that this would be debated at a forthcoming meeting.

During discussions about this item consideration was also given to the potential for the Overview and Scrutiny Board to pre-scrutinise the Herefordshire and Worcestershire Sustainability and Transformation Plan. The plan contained many proposals that would impact on future service delivery and concerns were raised that district Councils had not been consulted effectively in respect of the contents. Members noted that generally health scrutiny was performed by the Worcestershire HOSC on behalf of the district and this might be easier to influence through the Council's representative on that Committee, Councillor B. T. Cooper.

RESOLVED that the minutes of the meeting of HOSC held on 16th November 2016 be circulated for the consideration of members of the Board once they have been published.

62/16

CABINET WORK PROGRAMME 1ST DECEMBER TO 31ST MARCH 2017

The Board considered the contents of the Cabinet Leader's Work Programme covering the period 1st December 2016 to 31st March 2017. Members were advised that since the work programme was published the date of the January meeting of Cabinet had been postponed by a week. In addition, the review of CCTV, which had been scheduled for the consideration of Cabinet in December, had been withdrawn since the publication of the work programme, though the Chairman had requested that a report on the subject of CCTV still be presented for the consideration of the Board in December.

During consideration of the work programme Members identified the following items which they agreed would be suitable for pre-scrutiny:

- Review of Economic Priorities.
- The Sport and Physical Activity Strategy.
- Bromsgrove District Local Plan. In connection with this item Members suggested that it would also be useful for the Board to receive an update on progress in respect of the Council's Green Belt Review.

Consideration was also given to pre-scrutinising the Engagement Strategy, which was scheduled to be presented at Cabinet in February 2017. This strategy would address methods for engagement by the Council with local communities. Members noted that to an extent

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engagement with communities would also be addressed by the Social Media Task Group and that this strategy could therefore be reviewed as part of that investigation. During discussion of this matter Councillor J.M.L.A Griffiths indicated that she would be interested in participating in the Social Media Task Group exercise and it was agreed that she should be appointed to the review.

Members also discussed future arrangements for the distribution of New Homes Bonus Community Grants and the potential for this to be investigated further by the Board. Officers advised that one of the recommendations in the New Homes Bonus report, due to be considered by Cabinet in December 2016, was proposing a review of the process in the future and it was anticipated that this would lead to improvements in the long-term.

RESOLVED that

- (1) The Overview and Scrutiny Board's Work Programme be amended to include the items from the Cabinet Leader's Work Programme identified as being suitable for pre-scrutiny, as detailed in the preamble above.
- (2) Councillor J.M.L.A Griffiths be appointed to the Social Media Task Group.

63/16

OVERVIEW AND SCRUTINY BOARD WORK PROGRAMME

Officers advised that during the meeting of the Board in December Members would have an opportunity to consider a briefing report on the subject of planning delegations, which had been raised during a recent Council meeting. The Head of Planning and Regeneration would be presenting this report and Councillor P. McDonald had also been invited to attend this meeting because he had submitted a Notice of Motion on this subject at Council.

The meeting closed at 7.05 p.m.

Chairman

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NOMINATION ASSETS OF COMMUNITY VALUE : THE ROYAL OAK

Relevant Portfolio Holder	Cllr Kit Taylor
Portfolio Holder Consulted	Yes
Relevant Head of Service	Ruth Bamford – Head of Planning & Regeneration
Wards Affected	Catshill South
Key Decision – N/A	

1. SUMMARY OF PROPOSALS

To consider a request to list The Royal Oak (Catshill) as an Asset of Community Value.

2. RECOMMENDATIONS

That Cabinet consider the contents of the report in relation to The Royal Oak decide to either:-

- (a) Support listing as an Asset of Community Value; or**
- (b) Not support listing as an Asset of Community Value**

3. KEY ISSUES

- 3.1 As Members are aware from previous reports the Localism Act included the 'Community Right to Bid' which gave communities a right to identify a building or other land that they believe to be of importance to their community's social well-being so that if it comes up for sale there is a six month period within which they can prepare their bid to buy the asset. The property in question can then be sold on the open market. Community groups have the same rights as any other bidders but there is no preference given to the local community bid.
- 3.2 A nomination has been received for the Royal Oak public house which is situated on Barley Mow Lane in Catshill. The nomination has been submitted by CAMRA (Campaign for Real Ale), Redditch and Bromsgrove branch. The nomination of an asset does not give any organisation an advantage in any future purchase. CAMRA is requesting that the pub is listed to enable it to continue to operate as community asset in the future.

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- 3.3 The following documents have been submitted by CAMRA in support of the nomination and are attached at Appendices 1 to 6 :-
- Nomination Form – Appendix 1
 - Articles of Association - Appendix 2
 - Office copy entries - Appendix 3
 - Land Registry Plan - Appendix 4
 - Letter in support dated 31 October 2016 – Appendix 5
 - Copy of Windmill Tribunal finding – Appendix 6
- 3.4 The nomination supports the inclusion of the asset due to the fact that The Royal Oak provides a number of services that they believe further the social wellbeing and interests of the local community. These are detailed on page 6 of the nomination form attached at Appendix 1.
- 3.5 The Royal Oak is owned by Punch Partnership (PML) Limited. Punch Taverns have been consulted as part of the process and a copy of the representations received from their solicitors TLT are attached at (Appendix 7).
- 3.6 In accordance with the process for nominations of Assets of Community Value the ward councillor for Catshill South Ward (Councillor Shirley Webb) has been consulted. Cllr Webb has responded stating that she is in support of the application.

Financial Implications

- 3.7 Property owners who believe they have incurred costs as a result of complying with these procedures can apply for compensation from the Council. As previously reported to Council, Government recognises this as a potential risk to local authorities and will provide a safety net whereby any verified claims of over £20,000 will be met by Government. The owners also have a right to appeal the decision made by the Council in agreeing that the building be included on the Assets of Community Value.

Legal Implications

- 3.8 The Localism Act 2011 made provision for a new system of listing of assets of community value, giving community groups the right to make nominations, and requiring local authorities to maintain local registers. Further more detailed rules around the operation of assets of community value are set out in the Assets of Community Value Regulations 2012.
- 3.9 The test for listing an Asset of Community Value as set out in Section 88 (1) of the Localism Act 2011 is as follows:-

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“A building or other land in a Local Authority’s area is land of community value if in the opinion of the authority:-

- (a) an actual current use of the building or other land that is not an ancillary user furthers the social well-being 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 well-being or social interests of the local community.”

3.10 It is worth noting that any sale of a going concern business would be exempt from the legislation relating to assets of community value. Therefore if the pub was to be sold on as a going concern the 6 month moratorium would not apply.

3.11 Members are reminded that under the new process for assets of community value introduced in November 2012 the final decision regarding whether to list an asset rests with the Head of Planning and Regeneration in consultation with the Portfolio Holder for Planning and Regeneration.

3.12 In their nomination CAMRA make reference to the First Tier Tribunal case of the Windmill (Appendix 6) which considered the ability of local CAMRA branches to make ACV applications. Another case on this point has since been considered by the First Tier Tribunal. The second case (Hamna Wakaf Ltd v Lambeth) suggests that authority for the nomination should be provided by CAMRA headquarters and this has been supplied as set out in Appendix 5.

3.13 In relation to the letter of objection received from TLT solicitors (Appendix 7) officers would draw Members attention to the following:-

- The fact that the nomination form includes information taken from the CAMRA website does not of itself invalidate the application process. In its process for ACV applications the Council does not make any stipulations about the type of evidence to be supplied with a nomination. The issue is whether there is sufficient evidence to satisfy the test in section 88(1).
- There has to be an identifiable local interest in having the asset nominated and Members needs to be satisfied that there is evidence of this in the application form.
- If a pub satisfies the test as an ACV it is not a relevant that there may be a number of other pubs nearby which also satisfy the test.

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- Members need to balance the information they have received in support of the application from CAMRA as against the objection comments received from the land owner.

Service/Operational Implications

- 3.13 There are no specific operational implications for the District. The list of nominated assets is maintained by Land Charges officers and is available on the Councils Website.

Customer / Equalities and Diversity Implications

- 3.14 The approval of the nomination of The Royal Oak would ensure that should the property be declared for sale any community group would be able to express an interest in purchasing the asset. This would result in up to 6 months of moratorium whereby any sale could only be to a community group. Following this the owner can sell to any purchaser. This excludes the sale as a going concern.

4. RISK MANAGEMENT

- 4.1 The register will be maintained to ensure that all assets nominated are included to mitigate any risks associated with assets not being included on the register. Consideration by officers and members will be undertaken at each nomination to ensure a consistent approach is taken.

APPENDICES

- Appendix 1 - Nomination Form
- Appendix 2 - Articles of Association of CAMRA
- Appendix 3 - Office copy entries
- Appendix 4 - Plan
- Appendix 5 - Letter in Support dated 31 October 2016
- Appendix 6 - Copy of Windmill Tribunal finding
- Appendix 7 – Letter from TLT solicitors dated 28 November 2016

AUTHOR OF REPORT

Name: Ruth Bamford
E Mail: r.bamford@bromsgroveandredditch.gov.uk
Tel: (01527) 881202

<p>BROMSGROVE DISTRICT COUNCIL</p> <p>ASSETS OF COMMUNITY VALUE – THE COMMUNITY RIGHT TO BID</p> <p>NOMINATION FORM</p>
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Section A: About your organisation

A1 Organisation's name and address

Name of organisation* CAMRA Redditch and Bromsgrove Branch
Address including postcode 4a Barley Mow Lane, Catshill B61 0LY

**full name as written in your constitution or rules (if appropriate)*

A2 Contact details

Name Brett Laniosh
Position in organisation Pubs Campaigns Coordinator
Address including postcode: 47A Barley Mow Lane Catshill Bromsgrove B61 0LU
Daytime telephone no. 07976610144
Email address brett.laniosh@camra.org.uk
How and when can we contact you?*
Email preferred

**by email or phone, and days of the week and/or times of day you would prefer*

A3 Type of organisation

Description	Put a cross against all those that apply	Registration number of charity and/or company (if applicable)
Neighbourhood forum		
Parish Council		
Charity		
Community interest company		
Unincorporated body		
Company limited by guarantee	X	1270286
Industrial and provident society		

A4 Number of members registered to vote locally (unincorporated bodies only)

In the case of an unincorporated body, at least 21 of its members must be registered to vote in the Bromsgrove District . If relevant, please confirm the number of such members. If they are registered to vote in the area of a neighbouring local authority, rather than in Bromsgrove , please confirm which area that is.

A5 Local connection

The Redditch and Bromsgrove CAMRA Branch has the following local connections to the area:

- The Redditch and Bromsgrove CAMRA Branch hosts a beer festival in the local area
- The Branch hosts meetings in the local pub and the local area
The Branch nominates a local pub of the year in this area
- The Branch presents awards to pubs in the area
- The Branch runs campaigns to save local pubs in the area
- The Branch writes a local newsletter about pubs and campaigns in the area

A6 Distribution of surplus funds (certain types of organisation only)

The nomination is being submitted by the CAMRA Branch in line with Judge NJ Warren's First Tier Tribunal General Regulatory Chamber decision in *St Gabriel Properties Limited – v – London Borough of Lewisham and South East London Branch of CAMRA* available at: <http://sel.camra.org.uk/wp-content/uploads/2015-01-Windmill-Tribunal-ruling.pdf>.

The decision outlined that CAMRA and its local branches can be treated in a 'hybrid' way and relies upon CAMRA's status as a company limited by guarantee which does not distribute any surplus it makes to its members as well as the local branch's own activities that provide a local connection with the land/property nominated.

Please see attached Articles of Association (Section 5) to prove that our surplus is non-distributing.

A7 More about your organisation

What are the main aims and activities of your organisation?

CAMRA, the Campaign for Real Ale, is an independent consumer organisation campaigning for real ale, community pubs and consumer rights. CAMRA is a company limited by guarantee, registered in England with company number 1270286. CAMRA's national surplus is not distributed to its members and the individual CAMRA Branch activity where the pub is nominated is wholly or partly applied to the local authority area. The local Redditch and Bromsgrove CAMRA Branch submitting this nomination does not distribute any surplus it makes to its members in line with Section 5 of the regulations. The Redditch and Bromsgrove CAMRA branch carries out the following activities within the local authority district:

- The Redditch and Bromsgrove CAMRA Branch hosts a beer festival in the local area
- The Branch hosts meetings in the local pub and the local area
The Branch nominates a local pub of the year in this area
- The Branch presents awards to pubs in the area
- The Branch runs campaigns to save local pubs in the area
- The Branch writes a local newsletter about pubs and campaigns in the area

A8 Your organisation's rules

Please send us a copy of the relevant type of document for your organisation, and put a cross in the next column to indicate which one this is

X

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Memorandum and Articles of Association (for a company)	X
Trust Deed (for a trust)	
Constitution and/or rules (for other organisations)	

Part B: About the land or building(s) you are nominating

B1 Description and address

What it is Pub
Name of premises (eg. Post office , Community Centre) Royal Oak
Address including postcode (if known) 41 Barley Mow Ln, Bromsgrove B61 0LU

B2 Sketch plan

Please include (here or on a separate sheet) a sketch plan of the land. This should show:-

- The boundaries of the land that you are nominating
- The approximate size and position of any building(s) on the land.
- Any roads bordering the site.

The nominated asset is a public house. Please see attached the Title Plan and Register from the Land Registry which confirm the boundaries of the property.

B3 Owners and others with an interest in the building or land

You should supply the following information, if possible. If any information is not known to you, please say so.

	Name(s)	Address(es)
Names of all current occupants of the land	Please see attached Land Registry documentation which confirms this information.	Same as B1.
Names and current or last known addresses of all those owning the freehold of the land (ie. owner, head landlord, head lessor)		
Names and current or last known addresses of all those having a leasehold interest in the land (ie. tenant, intermediate landlord, intermediate lessor)		

B4 Why you think the building or land is of community value

Note that the following are not able to be assets of community value:-

- *A building wholly used as a residence, together with land "connected with" that residence. This means adjoining land in the same ownership. Land is treated as adjoining if it is separated only by a road, railway, river or canal.*
- *A caravan site.*
- *Operational land. This is generally land belonging to the former utilities and other statutory operators.*

Does it currently further the social wellbeing or social interests* of the local community, or has it done so in the recent past? If so, how?

The pub provides the following services which further the social wellbeing and interests of the local community:

- The pub enables local people to enjoy a range of drinks (and food) in a pleasant, convivial atmosphere, which furthers their individual well-being
- The pub enables local people to meet and socialise in a welcoming environment which, individually, they find rewarding and enjoyable. Such social interaction is also in the interests of the locality as a whole as it encourages community cohesion and a collective sense of well-being.
- New research from Oxford University shows that people who have a 'local' pub are happier, are more satisfied with their life and have a wider network of friends. The research is available at: <http://www.camra.org.uk/pubs-wellbeing>
- The pub hosts advertising for local events
- There is a beer garden attached to the pub which is used and enjoyed by local people
- There are televisions screening sporting events enjoyed by patrons
- The pub has a great food menu enjoyed by the local community
- There is good access for disabled people at the pub
- The Pub has been included in a tourist or local pub guide
- Local sport teams meet in this pub
- There are good transport links available to/from the pub
- This pub is a member of CAMRA's LocAle scheme, committed to serving locally produced real ales and meeting consumer demands for local produce
- There is free parking available which is accessed by the wider community
- A local beer festival offering a range of local beers is hosted at the pub
- Free wifi is available for customers
- Meeting spaces are available for local community groups and charities to use, such as: the Austin Healey Club; the local WI, the local CAMRA Branch; Catshill Scouts; the local British Legion; Local Church Group
- The pub offers: Board Games; Pool Tables and a Dart Board
- The pub delivers food to local home bound elderly people

Could it in future further the social wellbeing or social interests* of the local community? If so, how? (This could be different from its current or past use.)

The pub can further the social wellbeing and interests of the local community in the future by continuing to provide the above mentioned services.

**These could be cultural, recreational and/or sporting interests, so please say which one(s) apply.*

Section C: Submitting this nomination

C1 What to include

- The rules of your organisation (question A8).
- Your sketch plan (question B2).

C2 Signature

By signing your name here (if submitting by post) or typing it (if submitting by email) you are confirming that the contents of this form are correct, to the best of your knowledge.

Signature

C3 Where to send this form

You can submit this nomination:-

- **By post to:** Jayne Pickering , Executive Director Finance and Resources, Bromsgrove District Council , Council House , Bromsgrove B60 1AA
- **By email to:** j.pickering@bromsgroveandredditch.gov.uk

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THE COMPANIES ACT 2006

PRIVATE COMPANY LIMITED BY GUARANTEE

ARTICLES OF ASSOCIATION

OF

CAMPAIGN FOR REAL ALE LIMITED

1. In these articles:-

"Articles"	means these Articles of Association.
"The Act"	means the Companies Act 2006.
"The Seal"	means the Common Seal of the Company.
"Secretary"	means any person appointed to perform the duties of the Secretary of the Company.
"United Kingdom"	means Great Britain and Northern Ireland.
"CAMRA"	means The Campaign for Real Ale Limited.
"National Executive"	means the Directors of the Company.

Expressions referring to writing shall, unless the contrary intention appears, be construed as including references to printing, lithography, photography, and other modes of representing or reproducing words in visible form.

Unless the context otherwise requires, words or expressions contained in these articles shall bear the same meaning as in the Act or any Statutory modification thereof in force at the date at which these Articles become binding.

2. The objects for which CAMRA is established are:-

- a. To protect the interests of all those who wish to drink real beer.
- b. To campaign for an improvement in the quality and variety of British beer.
- c. To draw to the attention of members and the general public those places where real beer can be found.
- d. To promote and foster activities concerned with the consumption of good quality beer.
- e. To campaign for the retention and reinstatement of the facilities of the traditional British pub including the public bar.

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- f. To ensure in every manner possible that producers and retailers of beer act in the best interests of the customer.
 - g. To ensure that the knowledge and expertise of brewing real beer is kept alive.
 - h. To improve the standards of food, drink (whether intoxicating or not), service, hygiene and facilities in all establishments subject to the provisions of the Licensing Act 1964 or any subsequent similar legislation.
 - i. To publish and issue to members magazines or news letters.
 - j. To publish or sponsor the publication of books, articles, magazines, photographs, films, radio, television and internet content programmes or any similar material connected in any way with the items mentioned above, and to market them and otherwise assist in the collection and dissemination of information.
3. CAMRA is formed as a non-political body to pursue these aims.
4. In furtherance of the above objects but not otherwise CAMRA shall have power:-
- a. To purchase, acquire, sell, exchange and otherwise deal in any way, whatsoever with freehold, leasehold or other property, chattels and effects.
 - b. To borrow or raise or secure the payment of money in such manner and on such terms as may seem expedient.
 - c. To co-operate with and assist in any way, including the investment of monies, by way of purchase of shares or the making of loans, whether secured or unsecured, or in any other manner whatsoever, any other organisation or corporation or company which is sympathetic to the objects of CAMRA.
 - d. To participate in bank direct debiting schemes as an originator for the purpose of collecting membership subscriptions and any other amounts due to CAMRA; in furtherance of this, CAMRA may enter into any indemnity required by the banks upon whom direct debits are to be originated, and any such indemnity may be executed on behalf of CAMRA by its authorised company account signatories.
 - e. To invest in shares or otherwise in any organisation, company or corporation.
 - f. To undertake, encourage and provide finance for research or experimental work connected with the said objects or any of them.
 - g. To manufacture, sell, treat and deal in all kinds of services, commodities, substances, materials, articles and things.
 - h. To establish and support branches whose objects are the same as the objects of CAMRA and to supply or aid in the establishment and support of clubs or associations whose objects are sympathetic to the objects of CAMRA.

- i. To carry out all or any of the foregoing objects as principals or agents or in partnership, co-operation or conjunction with any person, firm, organisation, company or corporation and in any part of the world.
 - j. To do all such other things as may be incidental or conducive to the attainment of the said objects or any of them.
5. The income and property of CAMRA whencesoever derived shall be applied solely towards the promotion of the objects of CAMRA as set forth in these Articles, and no portion thereof shall be paid or transferred directly or indirectly, by way of dividend, bonus or otherwise howsoever by way of profit to the members of CAMRA, providing that nothing herein contained shall prevent the payment of reasonable remuneration to any of the National Executive or other members for services actually rendered.
6. The liability of the members is limited.
7. Every member of CAMRA undertakes to contribute to the assets of CAMRA in the event of its being wound up while he is a member, or within one year after he ceases to be a member, in respect of the payment of the debts and liabilities of CAMRA contracted before he ceases to be a member, and of the costs, charges and expenses of winding up, and for the adjustment of the rights of the contributors amongst themselves, such amount as may be required not exceeding £1.
8. If upon winding up or dissolution of CAMRA there remains after the satisfaction of all its debts and liabilities any property whatsoever the same shall not be paid to or distributed among the members of CAMRA but shall be given or transferred to some other institution or institutor having objects similar to the objects of CAMRA and which shall prohibit the distribution of its or their income and property amongst its or their members to an extent at least as great as is imposed on CAMRA under or by virtue of Article 5 hereof, such institution or institutions to be determined by the members of CAMRA at or before the time of dissolution or in default thereof by a Judge of the High Court of Justice having jurisdiction in regard to charitable funds and if and so far as effect cannot be given to the aforesaid provision then to some charitable object.

MEMBERS

9. The number of members with which CAMRA has been registered is unlimited.
10. No corporation may be a member of CAMRA, but clubs, associations and other organisations whose objectives are in keeping with the objectives of CAMRA may be deemed "affiliated bodies" by decision of the National Executive on payment of the fee from time to time set by the National Executive for affiliation and on registration of a representative member.
11. Such persons as the National Executive shall admit to membership shall be members of CAMRA on payment of a subscription of such sum as the members in a General Meeting may from time to time decide. The members in a General Meeting may stipulate types of membership and the payment appropriate to each type. Any member in arrears with payment of such subscription shall not be entitled

to any of the benefits of membership, and after being in arrears for one month shall be deemed to have resigned. Any member may resign at any time by notice in writing to the Registered Office of CAMRA, but shall not be entitled to repayment of any part of his/her subscription for any type of membership.

Application for membership of CAMRA shall be made on such form as shall from time to time be prescribed by the National Executive and shall be considered by the National Executive who shall not refuse to grant membership save for good reason.

Without prejudice to the foregoing CAMRA shall not at any time discriminate on the grounds of social status, politics, race, sex or religion.

The submission of an application for membership shall be regarded as an acknowledgement by the applicant that, if elected, he or she will abide by the Articles of CAMRA, a copy of which shall be available to every member subject to payment of the fee allowed by law, and by all the rules and regulations of CAMRA for the time being in force. .

12. No member may make any public statement or announcement in the name of CAMRA without the consent of the National Executive.
13. The National Executive shall have power to suspend from membership any person who does anything which is prime facie detrimental to the interests of CAMRA. The decision to suspend a person from membership shall be given to that person in writing within one week, and the person shall at the same time be given notice of the next meeting at the National Executive, which he/she may attend in order to state his/her case. If the person cannot attend, a written statement of case may be submitted, or if good reason for absence is given, the hearing of the case may be deferred until the next meeting of the National Executive. If the National Executive considers that a reasonable case has been made by the person suspended, it shall lift the suspension forthwith. If, on consideration of the case, the National Executive believes that the person's action was clearly detrimental to the interests of CAMRA, it shall have the power to expel the person from membership. Notice of a decision to expel a person from membership shall be given to that person in writing within one week, and at the same time the person shall be informed of the right to appeal to the General Meeting. Any person so expelled from membership may send a notice of appeal in writing to the Chairman of the National Executive and provided that such notice of appeal is received at least one week before a General Meeting, any such appeal shall be heard at the next General Meeting of CAMRA, and the person shall have the right to address the meeting but not to vote.

GENERAL MEETINGS

14. CAMRA shall in each year hold a General Meeting as its Annual General Meeting in addition to any other meeting in that year, and shall specify the meeting as such in the notice calling it; and not more than fifteen months shall elapse between the date of one Annual General Meeting of CAMRA and that of the next. The Annual General Meeting shall be held at such time and place as the National Executive shall appoint.
15. All meetings other than Annual General Meetings shall be called General Meetings. The National Executive may convene a General Meeting if they consider such a meeting necessary in the interests of CAMRA. A General Meeting shall also be convened by the National Executive (or, if there are no current members of the National Executive, by the Company Secretary or senior officer of CAMRA) within 90 days of the receipt at the Registered Office of CAMRA of a written requisition of

such a meeting signed by not less than 200 members or by one tenth of the membership (whichever is the lesser number). Such written requisition shall be accompanied by a sum of money sufficient to meet the cost of convening such a meeting.

If at any time there are not within the United Kingdom sufficient members of the National Executive capable of acting to form a quorum, any member of the National Executive capable or any other two members of the National Executive may convene a General Meeting in the same manner as nearly as possible as that in which meetings may be convened by the National Executive.

NOTICE OF GENERAL MEETINGS

16. An Annual General Meeting and a General Meeting called for the passing of a Special Resolution shall be called by giving not less than 14 days' notice in writing. The notice shall be exclusive of the day on which it is served or deemed to be served and of the day for which it is given, and shall specify the place, the day and hour of the meeting and, in case of special business, the general nature of that business and shall be given in a manner hereinafter mentioned or in such other manner, if any, as may be prescribed by CAMRA in a General Meeting, to such persons as are, under the Articles of CAMRA, entitled to receive such notices from CAMRA.
17. The accidental omission to give notice of a meeting to, or the non-receipt of notice of a meeting by, any person entitled to receive notice shall not invalidate the proceedings at the meeting.

PROCEEDINGS AT GENERAL MEETINGS

18. All business shall be deemed special that is transacted at a General Meeting and also all that is transacted at an Annual General Meeting with the exception of consideration of the accounts, balance sheets, and the reports of the National Executive and Auditors, the election of members of the National Executive in the place of those retiring and the appointment of and the fixing of the remuneration of the Auditors.
19. No business shall be transacted at any General Meeting unless a quorum of members is present at the time when the meeting proceeds to business; save as hereinafter otherwise provided 100 members present in person shall form a quorum.
20. If within half an hour from the time appointed for the meeting a quorum is not present, the meeting, if convened upon the requisition of members, shall be dissolved; in any other case, it shall stand adjourned to the same day in the next week, at the same time and place, or to such other day and at such other time and place as the National Executive may determine, and if at the adjourned meeting a quorum is not present within half an hour from the time appointed for the meeting the members then present shall be a quorum.
21. No business shall be transacted at any General Meeting except that included in the notice calling the meeting unless written notice shall be given to the Registered Office of CAMRA of the intention to raise that business at least forty-two clear days' notice before the date of the General Meeting or, if less than forty-nine days clear notice of the General Meeting shall have been given, within seven days of the giving of such notice.
22. The Chairman, if any, of the National Executive, shall preside as Chairman at every General Meeting of CAMRA, or if there is no such Chairman, or if he shall not be present within 15 minutes after the time appointed for the holding of the

meeting or is unwilling to act, the members of the National Executive present shall elect one of their number to be a Chairman of the meeting.

23. If at any meeting no member of the National Executive is willing to act as Chairman or if no member of the National Executive is present within 15 minutes after the time appointed for holding the meeting, the members present shall choose one of their number to be Chairman of the meeting.
24. The Chairman may solely at his own discretion or on the direction of the meeting adjourn the meeting from time to time and from place to place but no business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the notice of the adjournment took place. When a meeting is adjourned for 30 days or more, notice of the adjourned meeting shall be given as in the case of an original meeting. Save as aforesaid it shall be necessary to give any notice of an adjournment or of the business to be transacted at an adjourned meeting.
25. At any General Meeting a Resolution put to the vote of the meeting shall be decided on a show of hands unless a poll is (before or on the declaration of the result of the show of hands) demanded,
 - (a) by the Chairman; or
 - (b) by not less than 5 members present in person and having the right to vote at the meeting.

Unless a poll be so demanded, a declaration by the Chairman that a Resolution has on a show of hands been carried or carried unanimously, or by a particular majority, or lost, and an entry to that effect in the book containing the minutes of proceedings of CAMRA shall be conclusive evidence of the fact without proof of the number or proportion of the votes recorded in favour of or against such Resolution. The demand for a poll may be withdrawn.

26. Except as provided in article 25, if a poll is duly demanded it shall be taken in such manner as the Chairman directs, and the result of the poll shall be deemed to be the Resolution of the meeting at which the poll was demanded.
27. A poll demanded on the election of a Chairman, or on a question of adjournment, shall be taken forthwith. A poll demanded on any other question shall be taken at such time as the Chairman directs and any business other than that upon which a poll has been demanded may be proceeded with pending the taking of a poll.
28. In case of an equality of votes, whether on a show of hands, or on a poll, the Chairman on the meeting shall be entitled to a second or casting vote.

VOTES OF MEMBERS

29. Every member shall have one vote.
30. A member of unsound mind or in respect of whom an Order has been made by a Court having jurisdiction in lunacy, may vote, by his Committee, receiver or curator bonis or other person in the nature of a Committee, receiver or curator bonis appointed by the Court.
31. No member shall be entitled to vote at any General Meeting unless all monies presently payable by him to CAMRA have been paid.

NATIONAL EXECUTIVE

32. Unless a greater or lesser number is specified by an Ordinary Resolution carried at a General Meeting, there shall be 12 places on the National Executive.
33. The remuneration (if any) to be paid to any member of the National Executive shall be determined by the members in a General Meeting. The members of the National Executive shall be entitled to be repaid all travelling, hotel and other expenses properly incurred by them in or about the business of CAMRA including their expenses of travelling to and from the National Executive or committee meetings.
34. No person shall, at the same time, be a member of the National Executive and an employee of CAMRA; provided that a General Meeting of CAMRA may authorise a member of the National Executive to be or become an employee of CAMRA; and an employee of CAMRA may continue in his employment if elected a member of the National Executive in accordance with these Articles. A member of the National Executive who is an employee of CAMRA shall retire as a member of the National Executive and may submit himself for re-election at every Annual General Meeting, but shall not be taken into account in determining the members of the National Executive who are to retire by rotation at such meetings.

BORROWING POWERS

35. The National Executive may exercise all the powers of CAMRA to borrow money, and to mortgage or charge its undertaking and property, or any part thereof, and to issue debentures, debenture stock and other securities whether outright or as security for any debt liability or obligation of CAMRA or of any third party.

POWER AND DUTIES OF THE NATIONAL EXECUTIVE

36. The business of CAMRA shall be managed by the National Executive who may pay all expenses incurred in promoting and registering CAMRA and may exercise all such powers of CAMRA as are not, by the Act or by these Articles, required to be exercised by CAMRA at a General Meeting, subject nevertheless to the provisions of the Act or those Articles and to such regulations, being not inconsistent with the aforesaid provisions, as may be prescribed by CAMRA in General Meetings; but no regulation made by CAMRA in General Meetings shall invalidate any prior act of the National Executive which would have been valid if that regulation had not been made.
37. All cheques, promissory notes, drafts, bills of exchange and other negotiable instruments, and all receipts for money paid to CAMRA shall be signed, drawn, accepted, endorsed, or otherwise executed, as the case may be, in such manner as the National Executive shall from time to time by resolution determine.
38. The National Executive shall be empowered to form Committees or appoint Officers for any special purpose and may co-opt any member of CAMRA to undertake these tasks and these members shall be entitled to travelling and hotel expenses etcetera, as allowed to members of the National Executive under article 33.
39. The Chairman and any other 3 members of the National Executive shall be empowered to make emergency decisions in the interest of CAMRA without reference to a full meeting to the National Executive and such decisions shall be binding pending the next full meeting of the National Executive. Any such decision shall have to be ratified at the next properly convened meeting of the National Executive but the presumption shall exist that the decision is acceptable unless the circumstances are exceptional.

40. The National Executive shall cause Minutes to be made in books providing for the purpose:-
- (a) of all appointments of Officers made by the National Executive;
 - (b) of names of the members of the National Executive present at each meeting of the National Executive and of any Committee of the National Executive;
 - (c) of all resolutions and proceedings at all meetings of CAMRA and of the National Executive, and of Committees of the National Executive.
41. The National Executive shall be empowered to make rules and regulations which they consider to be in the interest of CAMRA which shall be binding on all members until revoked or countermanded by the members in General Meeting. Such rules and regulations shall not conflict with the Act or with the Articles.

DISQUALIFICATION OF MEMBERS OF THE NATIONAL EXECUTIVE

42. The Office of members of the National Executive shall be vacated if the member of the National Executive:-
- (a) becomes an employee of CAMRA other than in accordance with article 34 hereof; or
 - (b) becomes bankrupt or makes any arrangements or composition with his creditors generally; or
 - (c) becomes prohibited by law from being a member of the National Executive; or
 - (d) becomes of unsound mind; or
 - (e) resigns his office by notice in writing to CAMRA; or
 - (f) ceases to be a member of CAMRA; or
 - (g) is removed by resolution in General Meeting pursuant to section 168 of the Act or according to article 49 hereunder; or
 - (h) is directly or indirectly interested in any contract with CAMRA and fails to declare the nature of his interest in a manner required by section 177 of the Act.

A member of the National Executive shall not vote in respect of any contract in which he is interested or any matter arising there out after declaring his interest and if he does so vote his vote shall not be counted.

ROTATION OF THE MEMBERS OF THE NATIONAL EXECUTIVE

43. The election for membership of the National Executive shall take place at each Annual General Meeting of CAMRA. For each resolution to fill a place on the National Executive, each member shall have one vote; thus each member is entitled to as many votes as there are vacant places on the National Executive but is not required to exercise all or any such votes. The ballot shall be declared by simple majority, with the candidate polling the highest number of votes being declared elected to the vacant places in descending order of number of votes. No member of the National Executive elected at a General Meeting shall hold office for more than three years without retiring. In each year, one-third of the members of the National Executive (or if their number is not three or a multiple of three, then the number nearest one-third) shall retire from office. The members of the National Executive to retire in any one year shall be those who will have held office for three years since their last election, then, to make up the one-third or number nearest one-third, those who have been in office longest since their last election. As between members of the National Executive elected as such on the same day,

those to retire shall be determined by agreement between such members, or, if there is no such agreement, shall be those who received the least number of the votes cast for any candidate elected at the election. The computation of the members of the National Executive to retire at any Annual General Meeting follows this formula:

- a) Any member of the National Executive who is also an employee of CAMRA must retire at each Annual General Meeting.
 - b) Any member co-opted by the National Executive must retire at the Annual General Meeting following his/her co-option.
 - c) Take one third of the remaining number of members, or the number nearest one third (e.g. 4 of 11; 3 of 10; 3 of 8; 2 of 7 etc.).
 - d) Any member who will have been in Office for three years since his/her last election must retire.
 - e) The number to retire is then made up to the one-third or number nearest one-third by the length of service agreement/least votes formula e.g. if the three next longest serving members of the National Executive have all held office for two years, and two must retire, the three may agree unanimously among themselves which two shall retire, but failing this agreement, the two polling the least votes when elected shall retire.
44. Any retiring member of the National Executive whether elected at an Annual General Meeting or co-opted shall be eligible for re-election.
 45. The members of CAMRA at the meeting at which a member of the National Executive retires in accordance with articles 43 or 34 may fill the vacated office by electing a person thereto, and in default, the retiring member of the National Executive shall, if offering himself for re-election, be deemed to have been re-elected, unless at such meeting it is expressly resolved not to fill such vacated office or unless a resolution for the re-election of such member of the National Executive shall have been put to the meeting and lost.
 46. No person shall be eligible for election to the office of Member of the National Executive at any General Meeting unless not less than 42 or more than 60 days before the date appointed for the meeting, there shall have been left at the Registered Office of CAMRA notice in writing, signed by a member duly qualified to attend and vote at the meeting for which such notice is given, of his intention to propose such person for election, and also notice in writing signed by that person of his willingness to be elected.
 47. CAMRA may from time to time by ordinary resolution increase or reduce the number of members of the National Executive and may also determine in which rotation the increased or reduced number is to go out of office.
 48. The National Executive shall have power at any time to co-opt any person to be a member of the National Executive so long as the number of members of the National Executive shall not thereby come to exceed the number fixed in accordance with article 32 above. Any member of the National Executive so appointed shall hold office only until the next following Annual General Meeting, and shall then retire and be eligible for re-election, but shall not be taken into account in determining the number of members of the National Executive who are due to retire by rotation in accordance with article 43 above.
 49. By ordinary resolution at a General Meeting, of which notice has been given according to section 168 of the Act, CAMRA may remove any member of the National Executive from that office. This removal from office shall take effect

immediately, notwithstanding anything in these Articles, or in any agreement or contract between CAMRA and the member of the National Executive so removed from office, but shall be without prejudice to any rights that member may have either under any agreement or contract with CAMRA or generally at law.

50. If the removal from office of a member of the National Executive by resolution according to article 49 above occurs at an Annual General Meeting, the vacancy so created shall be filled in the normal course of election of members of the National Executive under article 43 above. If the removal from office occurs at any General Meeting, the meeting may by ordinary resolution (of which due notice has been given under articles 14 and 21 above) appoint a person to fill any vacancy so created, and that person's term of office as a member of the National Executive shall be as stated under article 43 above. If no appointment to any vacancy so created is made at a General Meeting, the National Executive shall have power according to article 48 above to co-opt a person to fill the vacancy, except that it may not co-opt the person dismissed from office under article 49 above.

PROCEEDINGS OF THE NATIONAL EXECUTIVE

51. The National Executive may meet together for the despatch of business, adjourn and otherwise regulate their meeting as they think fit. Questions arising at any meetings shall be decided by a majority of votes. In the case of an equality of votes the Chairman shall have a second or casting vote. The Secretary shall on the requisition of the Chairman or four other members of the National Executive at any time summon a meeting of the National Executive. At least six days' clear notice shall be given of such a meeting. It shall not be necessary to give notice of a meeting of the National Executive to any member of the National Executive for the time being absent from the United Kingdom.
52. The Chairman of any meeting of the National Executive shall be the Chairman presiding at the previous meeting of the National Executive or such other person as the National Executive may appoint by a majority vote at any meeting from time to time. Any member of the National Executive who ceases to be a member of the National Executive shall automatically cease to be Chairman.
53. The quorum necessary for the transaction of the business of the National Executive shall be fixed by the National Executive at a figure being not less than four.
54. The continuing members of the National Executive may act notwithstanding any vacancy in their body, but, if and so long as their number is reduced below the number fixed by or pursuant to the Articles of CAMRA as the necessary quorum of members of the National Executive, the continuing members of the National Executive or member of the National Executive may act for the purpose of increasing the number of members the National Executive to that number, or of summoning a General Meeting of CAMRA, but for no other purpose.
55. If the Chairman is not present within 15 minutes after the time appointed for holding a meeting of the National Executive, the members of the National Executive present may choose one of their number to be Chairman of that meeting.
56. The National Executive may delegate any of its powers to Committees consisting of such member or members of CAMRA as they think fit, and any Committee so formed shall in the exercise of the powers so delegated conform to any regulations that may be imposed on it by the National Executive.

57. Any member of CAMRA may be invited by the Chairman to attend a meeting of the National Executive subject to the approval of the members of the National Executive at that meeting.
58. A Committee may elect a Chairman of its meeting. If no such Chairman is elected or if at any meeting the Chairman is not present within 15 minutes after the time appointed for holding the same, the members present may choose one of their number to be Chairman of the meeting.
59. A Committee may meet and adjourn as it thinks proper. Questions arising at any meeting shall be determined by a majority of votes of the members present, and in the case of an equality of votes the Chairman shall have a second or casting vote.
60. All acts done by any meeting of the National Executive or of a Committee of the National Executive or any Committee of the National Executive and ordinary members of CAMRA or by any person acting as a member of the National Executive shall notwithstanding that it be afterwards discovered that there was some defect in the appointment of any such member of the National Executive or person acting as aforesaid or that they or any of them were disqualified, be as valid as if every such person had been duly appointed and was qualified to be a member of the National Executive.
61. A Resolution in writing signed by all the members of the National Executive for the time being entitled to receive notice of a meeting of the National Executive shall be as valid and effectual as if it had been passed at a meeting of the National Executive duly convened and held.
62. No decision at a meeting of the National Executive shall be rescinded at any future meeting of the National Executive unless notice of the intention to rescind the same shall have been given in the notice convening such meeting or unless two-thirds of those present being in number not less than four shall agree to waive the need for such notice.
63. Business to be conducted at each meeting of the National Executive shall, whenever practicable, be stated on the notice convening the meeting. Business of which notice has not been given on the convening notice shall not be transacted at the meeting except with the consent of at least three-fourths of those persons present, being in number not less than four.

SECRETARY

64. The Secretary, who shall not be also a member of the National Executive, shall be appointed by the National Executive for such term, at such remuneration and upon such conditions as they may think fit; and any Secretary so appointed may be removed by them.
65. A provision of the Act or these Articles requiring or authorising a thing to be done by or to a member of the National Executive and the Secretary shall not be satisfied by its being done by or to the same person acting both as a member of the National Executive and as, or in place of, the Secretary.

THE SEAL

66. The National Executive shall provide for the safe custody of the Seal, which shall only be used by the authority of the National Executive or of a Committee of the National Executive authorised by the National Executive in that behalf, and every instrument to which the Seal shall be affixed, shall be countersigned by the Secretary or by a second member of the National Executive or by some other person appointed by the National Executive for that purpose.

ACCOUNTS

67. The National Executive shall cause proper books of accounts to be kept with respect to:-
- (a) All sums of money received and expended by CAMRA and the matters in respect of which the receipt and expenditure takes place;
 - (b) All sales and purchases of goods by CAMRA; and
 - (c) The assets and liabilities of CAMRA.

Proper books shall not be deemed to be kept if there are not kept such books of accounts as are necessary to give a true and fair view of the state of CAMRA's affairs and to explain its transactions.

68. The books of account shall be kept at the Registered Office of CAMRA or subject to Section 388 of the Act at such other place or places as the National Executive think fit, and shall always be open to inspection of the National Executive.
69. The National Executive shall from time to time determine whether and to what extent and at what times and places and under what conditions or regulations the accounts and books of CAMRA or any of them shall be open to the inspection of members not being members of the National Executive, and no member, not being a member of the National Executive, shall have any right of inspecting any account or book or document of CAMRA except as conferred by statute or authorised by the National Executive or by CAMRA in General Meeting.
70. The National Executive shall from time to time in accordance with Sections 394, 398 and 415 of the Act cause to be prepared and to be laid down before CAMRA in General Meetings such profit and loss accounts, balance sheets, group accounts (if any) and reports as referred to in those sections.
71. A copy of every Balance Sheet (including every document required by law to be annexed thereto) which is to be laid before CAMRA in General Meeting together with a copy of the Auditors' Report, shall not less than 14 days before the date of the meeting be sent to every member of, and every holder of debenture of, CAMRA. Provided that this Article shall not require a copy of those documents to be sent to any person of whose address CAMRA is not aware or more than one of the joint holders of any debentures.

AUDIT

72. Auditors shall be appointed and their duties regulated in accordance with sections 475 to 479 of the Act.

NOTICES

73. A notice may be given by CAMRA to any member either personally or by sending it by post to him or to his registered address, if any, within the United Kingdom supplied by him to CAMRA for the giving of notice to him. Where a notice is sent by post, service of the notice shall be deemed to be effected by properly addressing pre-paying and posting a letter containing the notice, and to have been effected in the case of notice of a meeting posted by first or second class post at the expiration of 72 hours after the letter containing the same is posted and in any other case at the time at which the letter would be delivered in the ordinary course of post. Notices of General Meetings shall be deemed to be sufficiently served if incorporated in, included with or annexed to any magazine circulated by CAMRA to the whole of its membership.

74. Notice of any General Meeting shall be given in any manner hereinbefore authorised to:-
- (a) Every member except those members who (having no registered address within the United Kingdom) have not supplied to CAMRA an address within the United Kingdom for the giving of notice to them.
 - (b) Every person being a legal personal representative or a trustee in bankruptcy of a member where the member but for his death or bankruptcy would be entitled to receive notice of the meeting; and
 - (c) The Auditor for the time being of CAMRA.

MEANS OF COMMUNICATION TO BE USED

75. Anything sent or supplied by or to CAMRA under the Articles may be sent or supplied in any way in which the Act provides for documents or information which is authorised or required by any provision of that Act to be sent or supplied by or to CAMRA.
76. Any notice or document to be sent or supplied to a member of the National Executive in connection with the taking of decisions by members of the National Executive may also be sent or supplied by the means by which that member of the National Executive has asked to be sent or supplied with such notices or documents for the time being.
77. A member of the National Executive may agree with CAMRA that notices or documents sent to that member of the National Executive in a particular way are to be deemed to have been received within a specified time of their being sent, and for the specified time to be less than 48 hours.

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Agenda Item 9

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number HW113413

Edition date 06.11.2014

- This official copy shows the entries on the register of title on 31 OCT 2016 at 16:43:24.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 31 Oct 2016.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by Land Registry, Coventry Office.

A: Property Register

This register describes the land and estate comprised in the title.

WORCESTERSHIRE : BROMSGROVE

- 1 (18.05.1992) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 41 Barley Mow Lane, Catshill, Bromsgrove (B61 0LU).
- 2 (18.05.1992) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of adjoining land dated 17 July 1967 made between (1) W. Butler & Co. Limited (Vendors) and (2) The Urban District Council of Bromsgrove (Council):-

"TOGETHER WITH a right of way (pedestrian and vehicular) over the Vendors' adjoining car park for the purpose of obtaining access to and egress from the cottage No.39 Barley Mow Lane and the small area of land to the east of it for so long only as the said cottage is in existence and on its demolition such right of way shall cease EXCEPTING AND RESERVING in fee simple to the Vendors their successors in title and assigns owners and occupiers of any land now owned by the Vendors and adjoining or adjacent to the property hereby assured the right and liberty at any time hereafter to obstruct interfere with or destroy the access of light and air to the property hereby conveyed by the erection of new buildings or other erections or of alterations or enlargements to existing buildings or erections on such adjoining land"
- 3 (18.05.1992) The Conveyance dated 17 July 1967 referred to above contains the following provision:-

"It is hereby agreed and declared that the access and user of light and air to and for the property hereby conveyed and to and for any windows or other opening in any dwellinghouse or erection or building for the time being erected and standing thereon from and over any adjoining or adjacent land of the Vendors is enjoyed under the express consent of the Vendors which consent may be revoked by the Vendors without any formal notification to the Council or their successors in title or the owners or occupiers for the time being of the land hereby conveyed"
- 4 (18.05.1992) The land has the benefit of the following rights reserved by a Conveyance of adjoining land dated 4 November 1976 made between (1) Bass Limited (Vendor) and (2) Ronald Joseph Cox and Doreen Alice Cox (Purchasers):-

"EXCEPT and RESERVED in fee simple unto the Vendor and its successors

A: Property Register continued

in title and owners and occupiers of the Vendors retained land shown edged green on the plan (hereinafter called "the retained land") FIRST all easements quasi easements liberties privileges rights and advantages now or heretofore occupied or enjoyed by the retained land over or in respect of the said premises and which would be implied by statute or by reason of severance in favour of a purchaser of the retained land or any part thereof if the same had been transferred to such purchaser and the said premises had been retained by the Vendor and in particular but without prejudice to the generality of the foregoing the right to have the buildings now standing or which may hereafter be erected on the retained land or any part thereof supported laterally by the said premises SECONDLY the right at all reasonable times in the daytime to enter upon the said premises for the purpose of maintaining erecting or altering any boundary walls and fences to be erected on the retained land or any part thereof the Vendor making good forthwith all damage caused thereby to the said premises THIRDLY the right and liberty at any time hereafter to obstruct interfere with or destroy the access of light and air to the said premises or any part thereof by the erection of new buildings or erections on the retained land or any part thereof"

NOTE: The land in this title forms part of the land edged green referred to.

- 5 (04.05.2005) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 6 (04.05.2005) The land has the benefit of the rights reserved by but is subject to the rights granted by the Transfer dated 14 March 2005 referred to in the Charges Register.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (02.09.2005) PROPRIETOR: PUNCH PARTNERSHIPS (PML) LIMITED (Co. Regn. No. 332119) of Jubilee House, Second Avenue, Burton on Trent, Staffordshire DE14 2WF.
- 2 (02.09.2005) The price stated to have been paid on 1 August 2005 for the land in this title and other property was £90,330,044.
- 3 (02.09.2005) A Transfer of the land in this title and other land dated 1 August 2005 made between (1) Punch Taverns (Centrum) Limited and (2) Punch Taverns (PML) Limited contains purchaser's personal covenants.

NOTE: Copy filed under AV226741.
- 4 (02.09.2005) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 1 August 2005 in favour of DEUTSCHE TRUSTEE COMPANY LIMITED referred to in the Charges Register.
- 5 (06.11.2014) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 7 October 2014 in favour of Deutsche Trustee Company Limited referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

Title number HW113413

- 1 (04.05.2005) A Transfer which included the land edged and numbered WR94226 in green on the title plan dated 14 March 2005 made between (1) James Anthony Kelleher and Pauline Margaret Kelleher and (2) Pauline Margaret Kelleher contains covenants by the Transferor.

NOTE: Copy filed under WR94226.

- 2 (02.09.2005) REGISTERED CHARGE contained in a Deed dated 1 August 2005 affecting also other titles.

NOTE: Charge reference LA249790.

- 3 (02.09.2005) Proprietor: DEUTSCHE TRUSTEE COMPANY LIMITED (Co. Regn. No. 338230) of Winchester House, 1 Great Winchester Street, London EC2N 2DB.

- 4 (06.11.2014) REGISTERED CHARGE contained in a Punch Taverns B Second Priority Deed of Charge dated 7 October 2014 affecting also other titles.

NOTE: Charge reference SYK428293.

- 5 (06.11.2014) Proprietor: DEUTSCHE TRUSTEE COMPANY LIMITED (Co. Regn. No. 338230) of Winchester House, 1 Great Winchester Street, London EC2N 2DB.

- 6 (06.11.2014) The proprietor of the Charge dated 7 October 2014 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

End of register

Agenda Item 9

These are the notes referred to on the following official copy

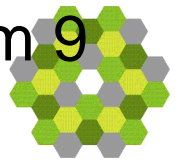
The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

This official copy is issued on 31 October 2016 shows the state of this title plan on 31 October 2016 at 16:43:24. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the Land Registry, Coventry Office .



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**CAMPAIGN
FOR
REAL ALE**

Campaign for Real Ale
230 Hatfield Road
St Albans
Hertfordshire
AL1 4LW

Telephone: 01727 867201
Fax: 01727 867670
Email: camra@camra.org.uk
www.camra.org.uk

Statement of Support

DATE 31/10/2016

I confirm that in putting forward the attached application to list the Royal Oak pub as an 'Asset of Community Value (ACV)' that Redditch and Bromsgrove Branch of CAMRA is acting on behalf of and with full authority of the Campaign for Real Ale (CAMRA). CAMRA is a limited company, registered in England with company number 1270286.

Faye Grima

Campaigns Manager
Campaign for Real Ale (CAMRA)



Campaigning for real ale, pubs and drinkers' rights since 1971
A not-for-profit company, limited by guarantee. Registered in England: 1270286

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Appendix 3:

First-Tier Tribunal General Regulatory Chamber Community Right to Bid

Available: <http://sel.camra.org.uk/wp-content/uploads/2015-01-Windmill-Tribunal-ruling.pdf>

Summary of findings:

On 30 October 2013 CAMRA South East London Branch nominated the Windmill public house for inclusion on Lewisham Council's list of 'Assets of Community Value'. The pub was then accepted onto the register on 20 December 2013.

Within a month the owners applied for a review of the listing which took place on 11 December 2014. The request for review challenged CAMRA's eligibility to nominate properties to be included on the Council's register of Assets of Community Value.

The review concluded that the CAMRA Branch is an eligible nominating body and that the pub should remain on the Council's list of 'Assets of Community Value'.

Summary of findings:

- CAMRA is a company limited by guarantee. Article 5 of its Articles of Association prohibits distribution of its income or property to members.
- Although community nominations cannot come from a national organisation which relies solely on its national activities – the case is different where a national charity or national company limited by guarantee has a network of branches. From the Memorandum and Articles of Association of the Campaign, it follows that CAMRA is not a loosely affiliated grouping or federation of individual branches but rather one large organisation whose members choose to organise the Campaign's activities through a network of branches.
- Judge Warren concluded that applications from organisations with a branch structure should be treated in a hybrid way and that branches are entitled to rely on CAMRA's status as a company limited by guarantee which does not distribute any surplus it makes to its members in order to satisfy Regulation 5(1)(e). The individual CAMRA branch is then entitled to rely on its own activities in order to satisfy Regulations 4(1)(a) and (b).

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Jayne Pickering
 Executive Director (Finance and Corporate Services)
 Bromsgrove District Council
 The Council House
 Burcot Lane
 BROMSGROVE
 B60 1AA

By e-mail: j.pickering@bromsgroveandredditch.gov.uk

Direct tel	+44 (0)333 006 0740	Date	28 November 2016
Direct fax	+44 (0)333 006 0011	Email	Kate.james@TLTsolicitors.com

Dear Sirs

Royal Oak, 41 Barley Mow Lane, Bromsgrove, B61 0LU
Chapter 3 Localism Act 2011
Objection to the proposed nomination as an Asset of Community Value

We act for Punch Partnerships (PML) Limited. Our client is the registered owner of the property known as Royal Oak, 41 Barley Mow Lane, Bromsgrove, B61 0LU (the **Property**). The Property is registered under title HW113413.

The Property is the subject of an Asset of Community Value (**ACV**) nomination (**the Nomination**) made by Redditch & Bromsgrove CAMRA (**CAMRA**) under section 90 of the Localism Act 2011 (**the Act**) and received by the Council on 31 October 2016.

Our client, for the reasons set out below, considers it would be unreasonable for the Council to accept the Nomination under section 90(3). The Property should not therefore be added to the ACV list provided for by section 87(1) of the Act.

Pertinent statutory requirements for an ACV nomination

- 1 Where the use of the nominated land or building is continuing then the test for an ACV is set out in section 88(1) of the Act. The test is that the Council must be of the reasonably formed opinion that:
 - 1.1 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
 - 1.2 that it is realistic for the Council 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.
- 2 The Council must of course act reasonably in the exercise of its judgement in the second limb of this test i.e. in determining what is realistic. In the absence of a



statutory definition or case law to the contrary, the Council should adopt the ordinary meaning of the word 'realistic'. Therefore the second limb of the test can only be passed if future use is a practical rather than fanciful or aspirational use.

- 3 In both parts of the ACV test the use in question that is a social interest or wellbeing use must not be an ancillary use. What amounts to an 'ancillary use' is not defined by the legislation. Taking its ordinary meaning ancillary must require the social wellbeing or interest use identified in the Nomination to be the main use to which the land or building is put. If it is not the main use then it cannot amount to an ACV.
- 4 Social interests are defined (section 88(6)) to include each of the following: cultural interests, recreational interests and sporting interests.
- 5 There are also specific statutory requirements regarding nomination (regulation 6 of the Assets of Community Value (England) Regulations 2012 (the **Regulations**)). To amount to a nomination the nominator must include
 - 5.1 a description of the nominated land including its proposed boundaries;
 - 5.2 a statement of all the information the nominator has with regard to the owner and occupier of the land;
 - 5.3 the nominator's reasons for thinking that the responsible authority should conclude that the land is of community value; and
 - 5.4 evidence that the nominator is eligible to make the community nomination.
- 6 If any of these elements are missing then a submission by a voluntary or community body cannot amount to a nomination for the purposes of the Regulations and cannot be a submission which the Council must consider under section 90 of the Act.

Objection to the Nomination

- 7 Two critical elements of the nomination are missing. CAMRA does not describe an actual or current use which furthers the social wellbeing or interests of the local community. Nor does CAMRA describe, substantiate or evidence an ACV use that suggests it is realistic for the Council to think there can continue to be non-ancillary use of the Property which will further the social wellbeing or social interests of the local community. In their combined absence the Nomination cannot amount to a nomination for the purposes of the Regulations and the Council cannot reasonably or otherwise accept the nomination and add the Property to the ACV list.
- 8 In accordance with the Regulations, the nominator is required to expressly state the reasons for thinking that the Council should conclude that the Property is of community value (regulation 6(c)). By section 88(2) the use identified as furthering the social wellbeing or interest of the community must not be an ancillary use.
- 9 In its Nomination CAMRA fails to state which aspect of the list of 'services' at box B4 amount to a social or cultural wellbeing use, nor does CAMRA provide any evidence to support its assertions.
- 10 The Property is a public house. That is its main use. That the Royal Oak provides a number of facilities does not amount to the identification of a social or cultural use. Nor

does the nominator substantiate with evidence why it considers the Property's main use furthers the social or cultural wellbeing of the community.

- 11 It is not enough to merely assert, the nominator is required to provide reasons as to why the Property furthers the social wellbeing or interests of the local community and why it is reasonable to think that it will continued to do so. Without that evidence little or no weight can be given to the Nomination.
- 12 That the Royal Oak is a pub is not disputed, but a public house use in and of itself does not amount to an ACV use. If it was Parliament's intention that every public house was an ACV, then that would have been made clear in the legislation. It was not. Without more details of the use or evidence to support the Nomination, the Council cannot reasonably conclude that the Property should be listed.
- 13 In the supporting statement to section B4 of the Council's nomination form CAMRA states the following, none of which are of relevance to the Council's ACV determination because they are all clearly ancillary uses to the Property's main public house use, which therefore fail to meet the tests set out in section 88 of the Act:
 - 13.1.1 The pub hosts advertising for local events;
 - 13.1.2 There is a beer garden attached to the pub which is used and enjoyed by local people;
 - 13.1.3 There are televisions screening sporting events enjoyed by patrons;
 - 13.1.4 The pub had a great food menu;
 - 13.1.5 There is good access for disabled people;
 - 13.1.6 The pub has been included in a tourist or local pub guide;
 - 13.1.7 Local sports teams meet in this pub;
 - 13.1.8 There are good transport links available to/from the pub;
 - 13.1.9 This pub is a member of CAMRA's LocAle scheme;
 - 13.1.10 There is free parking available;
 - 13.1.11 A local beer festival is hosted at the pub;
 - 13.1.12 Free wifi is available for customers;
 - 13.1.13 Meeting spaces are available for local community groups and charities to use;
 - 13.1.14 The pub offers board games and a dart board; and
 - 13.1.15 The pub delivers food to home bound elderly people.
- 14 No evidence has been provided to support these assertions no explanation given as to how such factors promote the social wellbeing and social interests of the local community. As such they should be disregarded.



- 15 The provision of such facilities is not uncommon. In fact, there are no less than 18 other public houses within 2 miles of the Property (see attached printout from the Campaign for Real Ale run website whatpub.com). Given the high number of other public houses in the vicinity, it cannot be argued that the provision of such facilities can have any discernible impact on the social wellbeing or social interests of the local community.
- 16 The Council have already refused the nomination of The Hop Pole at 78 Birmingham Road, Bromsgrove, B61 0DF on the basis of its proximity to other public houses. The same logic must apply to this Nomination.
- 17 The Nomination simply states that "the pub can further the social wellbeing and interest of the local community in the future by continuing to provide the above mentioned services". No substantiated evidence or rationale is provided to support this statement. This is simply an assertion and with no evidence to explain why or how this might be the case, it must be concluded that this can no satisfy the test in section 88(1)(b) of the Act.
- 18 The Nomination does not therefore meet the requirements in regulation 6 and therefore the Council is not obliged to accept the Nomination or to go on to consider the ACV status of the Property. The Council has no discretion to accept nominations that do not comply with the requirements. Nor is it under any obligation to perfect nominations. In short it would be unlawful for the Council to place the Property to determine this Nomination.

Intention to bid

- 19 The purpose of Part 5, Chapter 3 of the Act is to give community interest groups time to raise finance in the event that the owner of an ACV makes a relevant disposal. CAMRA clearly have no intention to raise any finance should the Property be disposed of as a relevant disposal. CAMRA are therefore arguably abusing the ACV listing process.
- 20 It is also important to note the blasé approach which CAMRA has taken to the Nomination. The reasons for the nomination are taken, almost verbatim from the Campaign for Real Ales 'what to include in ACV nominations' document on their website <http://www.camra.org.uk/additional-resources>. Attached is a copy of this document showing the phrases which have, by and large, been copied and pasted save that the Nomination does not in fact go as far as the template document to explain how or why various facilities and services add value to the local community.
- 21 There is reference in the Nomination to a couple of local community groups who allegedly use the meeting rooms at the Property, but no evidence has been provided to substantiate this
- 22 We do in fact have numerous other examples of nominations of other properties by CAMRA which have adopted the same tactic and cite almost identical grounds in support of the nomination.
- 23 This approach suggests that little or no care or attention has been given to this Nomination and again indicates that the purpose of this Nomination is simply to have

the Property listed because it is a pub, rather than applying the relevant tests set out in the Act.

Conclusion

- 24 The Council must apply to correct test set out in section 88(1) of the Act.
- 25 Once all non-ancillary uses which CAMRA have cited are disregarded, the Nomination simply proposes the listing of the Property because it is a pub. This does not satisfy the requirements on the Act.
- 26 The failure to provide any supporting evidence, along with the failure to satisfy the tests set out in section 88 of the Act mean that it cannot be concluded that the Property is of community value. The Council should not therefore continue with its determination of the Nomination under section 90(2) of the Act.
- 27 We respectfully request therefore that the Council add this Nomination to the list of unsuccessful nominations.

Please acknowledge receipt of these representations.

Yours faithfully



TLT LLP

Encs.



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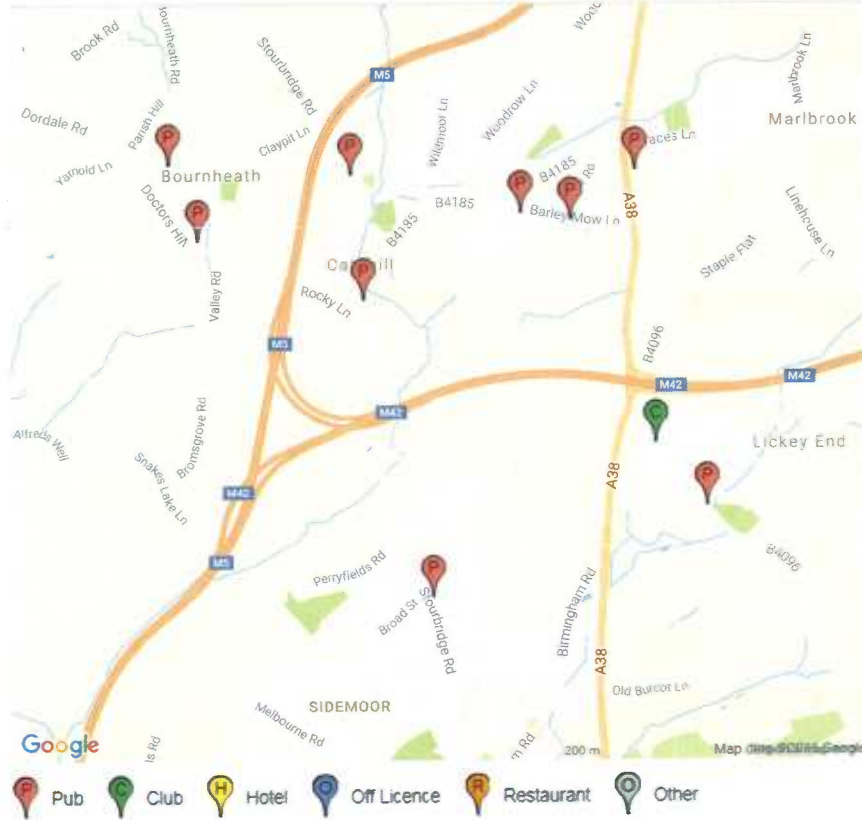
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- Closed Pubs Only

Filter by Location

- Close to Bus Routes
- Close to Railway Station
- Close to Underground/DLR
- Close to Metro

Filter by Features

- Real Ale Available
- Real Cider Available
- Member Discount Scheme
- LocAle Accredited
- Beer Festivals
- Cask Marque Accredited
- Important Historic Interior
- Quiet Pub

Filter by Facilities

- Disabled Access
- Lunchtime Meals
- Evening Meals
- Pub Garden
- Parking
- Dog Friendly
- Family Friendly
- Accommodation
- Camping Nearby
- Events
- Function Room
- Traditional Pub Games
- Lined Glasses
- Music

Showing results 1 to 10 of 198

Order by: [Distance](#) [Name](#)



Royal Oak 0.0 miles (0.0km)
 41, Barley Mow Lane
 Catshill
 B61 0LU

Pub Features



Ivy Cottage 0.1 miles (0.2km)
 Barley Mow Lane, Catshill, Bromsgrove
 Catshill
 BROMSGROVE
 B61 0LP

Pub Features



Marlbrook 0.2 miles (0.4km)
 Birmingham Road, Marlbrook, Brom
 Marlbrook
 B61 0HR

Pub Features





Crown Inn 0.6 miles (1.0km)
 244 Stourbridge Road,
 Catshill
 B61 9LE

Pub Features

-
-
-
-
-
-
-
-
-
-
-
-
-
-



Plough & Harrow 0.6 miles (1.0km)
 419 Stourbridge Road
 Catshill
 B61 9LG

Pub Features

-
-
-
-
-
-
-
-
-
-
-
-



Lickey End Social Club 0.7 miles (1.1km)
 17 Alcester Road
 Lickey End
 BROMSGROVE
 B60 1JT

Club Features

-
-



Forest Inn 0.9 miles (1.5km)
 290 Birmingham Road, Lickey End
 Lickey End
 B60 1JH

Pub Features

-
-
-
-
-
-
-
-
-
-
-



New Inn 1.1 miles (1.7km)
 Doctors Hill, Bournheath
 Bournheath
 B61 9JE

Pub Features

-
-
-
-
-
-
-
-
-
-
-
-
-



Feast Lodge 1.2 miles (1.9km)
 189 Stourbridge Road, Sidemoor,
 Bromsgrove
 B61 0AR

Pub Features

-



Gate 1.2 miles (1.9km)
 36, Dodford Road, Bournheath, Bromsg
 Bournheath
 B61 9JR

Pub Features

-
-
-
-
-
-
-
-

- Live Music
- Newspapers
- Real Fire
- Restaurant Area
- Separate Bar
- Smoking Area
- Sports TV
- Wifi

1 2 3 4 5 6 7 8 9 10 ... 20

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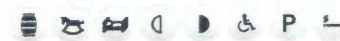


Guild

Birmingham Road, Slideslow, Bromsgrove
B61 0BA

1.3 miles (2.1km)

Pub Features



Nailers Arms

62 Doctors Hill, Bournheath
B61 9JE

1.3 miles (2.1km)

Pub Features



Bewell Head Working Mens Club

44 Bewell Head
Bromsgrove
BROMSGROVE
B61 8HY

1.3 miles (2.1km)

Club Features



Wildmoor Oak

Top Road, Wildmoor
Bromsgrove
Wildmoor
BROMSGROVE
B61 0RB

1.3 miles (2.1km)

Pub Features



Crabmill Inn

122 Birmingham Road, Bromsgrove
Bromsgrove
B61 0DF

1.5 miles (2.5km)

Pub Features



Hop Pole

78 Birmingham Road
Bromsgrove
B61 0DF

1.5 miles (2.5km)

Pub Features



- Pubs Only
- Open Pubs Only
- Closed Pubs Only

Filter by Location

- Close to Bus Routes
- Close to Railway Station
- Close to Underground/DLR
- Close to Metro

Filter by Features

- Real Ale Available
- Real Cider Available
- Member Discount Scheme
- LocAle Accredited
- Beer Festivals
- Cask Marque Accredited
- Important Historic Interior
- Quiet Pub

Filter by Facilities

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- Pub Garden
- Parking
- Dog Friendly
- Family Friendly
- Accommodation
- Camping Nearby
- Events
- Function Room
- Traditional Pub Games
- Lined Glasses
- Music



Duke of York
83 Broad Street, Sidemoor
Bromsgrove
B61 8LN

1.6 miles (2.5km)

Pub Features



- Live Music
- Newspapers
- Real Fire
- Restaurant Area
- Separate Bar
- Smoking Area
- Sports TV
- Wifi



Bromsgrove Sporting Football Club

Victoria Ground, Birmingham Road
Bromsgrove
B61 0DR

1.6 miles (2.6km)

Club Features



Swan
Stourbridge Road, Fairfield
Fairfield
B61 9NG

1.6 miles (2.6km)

Pub Features



Bromsgrove British Legion Social Club

64 Birmingham Road
Blackwell
BROMSGROVE
B61 0DD

1.6 miles (2.6km)

Club Features



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Queens Head
1 The Strand, Bromsgrove
Bromsgrove
B61 8AB

1.8 miles (2.9km)

Pub Features



Bromsgrove Golf Centre
Stratford Road, Slideslow, Broms
Bromsgrove
B60 1LD

1.9 miles (3.0km)

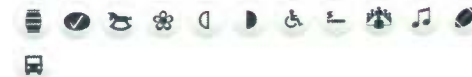
Pub Features



Slug & Lettuce
126-130 High Street
Bromsgrove
B61 8ES

1.9 miles (3.0km)

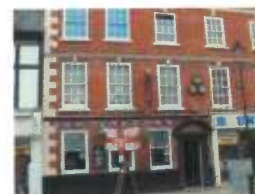
Pub Features



Dodford Inn
Whinfield Road
Dodford
BROMSGROVE
B61 9BG

1.9 miles (3.0km)

Pub Features



Red Lion
73 High Street
Bromsgrove
B61 8AQ

1.9 miles (3.1km)

Pub Features



Grove
11 High Street
Bromsgrove
B61 8AJ

2.0 miles (3.3km)

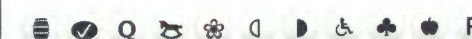
Pub Features



Golden Cross Hotel
20 High Street
Bromsgrove
B61 8HH

2.0 miles (3.3km)

Pub Features



- Pubs Only
- Open Pubs Only
- Closed Pubs Only

Filter by Location

- Close to Bus Routes
- Close to Railway Station
- Close to Underground/DLR
- Close to Metro

Filter by Features

- Real Ale Available
- Real Cider Available
- Member Discount Scheme
- LocAle Accredited
- Beer Festivals
- Cask Marque Accredited
- Important Historic Interior
- Quiet Pub

Filter by Facilities

- Disabled Access
- Lunchtime Meals
- Evening Meals
- Pub Garden
- Parking
- Dog Friendly
- Family Friendly
- Accommodation
- Camping Nearby
- Events
- Function Room
- Traditional Pub Games
- Lined Glasses
- Music



Bromsgrove Unionist Club 2.0 miles (3.3km)
Church Lane, Bromsgrove
Bromsgrove
B61 7JS

Club Features



Blackwell Golf Club 2.1 miles (3.3km)
Agmore Road
Blackwell
BROMSGROVE
B60 1PY

Club Features



Blackwell Club 2.1 miles (3.3km)
84 Linthurst Newtown
Blackwell
B60 1BS

Pub Features



- Live Music
- Newspapers
- Real Fire
- Restaurant Area
- Separate Bar
- Smoking Area
- Sports TV
- Wifi

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What to include in ACV nominations

To get your pub listed as an Asset of Community Value you will have to demonstrate to the Council how it adds significant value to your local community.

Below are some suggestions of what you could include in the nomination. Where possible, you should also add in as much local information as you can.

If you have any further questions please do not hesitate to contact us on acv@camra.org.uk or by calling our helpline on 01727 798 449.

Events

- Live music events are often hosted at the pub which brings the community together. This also provides a platform for local music artists and contributes to the local area's culture
- The pub hosts advertising for local events which encourages the community to come together to support local businesses.
- There are televisions screening sporting events enjoyed by patrons. This allows people in the community to come together to enjoy specific sporting events – providing a safe place to enjoy a drink and a specific sporting event for vulnerable members of society.
- The pub hosts a regular quiz night which brings people together from a variety of different backgrounds; furthering the recreational interests of the community.
- A local beer festival offering a range of local beers is hosted at the pub. This helps support local businesses as well as bringing people from the community together.
- During election periods, the pub is used to host election hustings
- The pub hosts a karaoke night which is enjoyed by people in the community
- The pub takes part in events which raise money for local charities

Facilities available

- There is a beer garden attached to the pub which is used and enjoyed by local people including families. This is particularly enjoyed in the summer months and brings different groups of people together.
- A children's play area for local families is available at the pub
- The pub adjoins a sports field and users share the pub's facilities. This not only encourages local residents to take pride in their local area, but also provides more custom for the pub and allows people from different backgrounds to mix together.
- The pub has a great food menu enjoyed by the local community. (You can also mention whether there are any special food offers available for older people etc)
- Free wifi is available for customers which allows people to access the internet that otherwise would not be able to. The pub therefore provides a vital facility for people wanting to use the pub for more than just a social event.
- There is free parking available which is accessed by the wider community. This allows people to get to/from the pub safely when transport systems may be down. It also means that families can access the pub easily.

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- There is good access for disabled people at the pub. This provides an easily accessible and inclusive space to meet with other members of the local community and provides a safe and enjoyable environment to be in furthering the persons individual wellbeing.
- Meeting spaces are available for local community groups and charities to use
- The pub provides other important local services to the community (This could include a library, a post office, a local shop or any other service that is used at the local pub)
- The pub offers games such as a dart board, quiz machine, a pool table and board game which are enjoyed y the community.
- The pub enables local people to enjoy a range of drinks (and food) in a pleasant, convivial atmosphere, which furthers their individual well-being
- There are good transport links available to/from the pub. This means that elderly members of the community can easily and safely get to/from the pub. It also means that people from surrounding areas can easily access and enjoy the pubs facilities.

Awards

- The pub has won a local award for the pubs services to the community
- The pub has won a national award for the pubs services to the community
- The pub has been included in a tourist and local pub guide, which attracts more people to the pub from surrounding areas and communities which helps boost the local economy. It also puts the pub on the map as a pub worthy of recognition from the Council.
- The pub has been included in CAMRA's Good Beer Guide. CAMRA's good beer guide is a renowned book for promoting only the best local pubs.
- This pub is a member of CAMRA's LocAle, committed to serving locally produced real ales and meeting consumer demands for local produce
- The pub has won an award for its commitment to raising money for local charity

Other ways the pub adds value to the community

- The pub sponsors a team which represents it in sports leagues furthering the sporting interests of the community
- The pub has special value to local heritage and culture which should be protected. The pubs heritage forms an important part of the community's historic and cultural identity. This furthers the cultural interest of the community, as traditional pubs of architectural value are becoming rarer.
- The local MP often uses the pub to hold constituency surgeries or meeting
- The pub provides training and development for employees which is increases individual wellbeing and supports people's professional development
- There are no other facilities in the area that provide the array of activities that this specific pub does
- The pub enables local people to enjoy a range of drinks (and food) in a pleasant, convivial atmosphere, which furthers their individual well-being
- The pub enables local people to meet and socialise in a welcoming environment which, individually, they find rewarding and enjoyable. Such social interaction is also in the interests of the locality as a whole as it encourages community cohesion and a collective sense of well-being.
- The local neighbourhood watch scheme is coordinated by the pub which forms an important part of community life
- This is the only pub in the village

Pubs and Wellbeing report

- New research from Oxford University shows that people who have a 'local' pub are happier, are more satisfied with their life and have a wider network of friends.

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