

# BROMSGROVE DISTRICT COUNCIL

## ASSETS OF COMMUNITY VALUE – THE COMMUNITY RIGHT TO BID

### NOMINATION FORM

#### 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**

Memorandum and Articles of Association (for a company)	<b>X</b>
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 <b>Pub</b>
Name of premises (eg. Post office , Community Centre) <b>Royal Oak</b>
Address including postcode (if known) <b>41 Barley Mow Ln, Bromsgrove B61 0LU</b>

**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.

	<b>Name(s)</b>	<b>Address(es)</b>
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](mailto:j.pickering@bromsgroveandredditch.gov.uk)