

Community Right to Bid

NOMINATION FORM

Please use this form to nominate an asset of community value.

The form is split into three sections to enable you to give details about: (a) who you are; (b) the asset you wish to nominate and (c) what community value you believe the asset has. We ask for this specific information to help assess whether your nomination meets the requirements of the legislation relating to this community right.

Guidance notes are provided at the end of the form to explain in more detail what is required and we encourage you to read these either before or as you work through this submission.

Your nomination will be considered and responded to 8 weeks from the date that it is received and acknowledged.

Please submit your completed nomination form to the following address:

**Assistant Director Planning and Building Control
Uttlesford District Council
London Road
Saffron Walden
Essex
CB10 1PH**

or alternatively email it to:

planning@uttlesford.gov.uk

Section 1 ABOUT YOUR COMMUNITY ORGANISATION

Q1 Name and address of your organisation	
Organisation name:	Saffron Walden Town Council
Address and postcode:	Emson Close Saffron Walden Essex CB10
Registration number (if you are a charity, company, CIC or social enterprise)	N/A

Q2 Please specify what type of organisation you are	
Category	Tick ✓
Parish/Town Council	Y
Unconstituted / unincorporated Community Group whose members include at least 21 individuals who appear on the electoral roll	
Neighbourhood Forum designated as pursuant to section 61F of the Town & Country Planning Act 1990	
Industrial & Provident Society which does not distribute any surplus it makes to its members	
Company Limited by Guarantee which does not distribute any surplus it makes to its members	
Community Interest Company which satisfies the requirements of Part 2 of the Companies (Audit, Investigations and Community Enterprise) Act 2004	
Charity	

Q3 Who should we contact to discuss this nomination?	
Name:	Lisa Courtney Town Clerk
Address and postcode:	Saffron Walden Town Council 11 Emson Close Saffron Walden Essex, CB10 1HL

Q3 Who should we contact to discuss this nomination?	
Telephone number	01799-516501
Email address	townclerk@saffronwalden.gov.uk

Section 2 ABOUT THE PROPERTY TO BE NOMINATED

Q4 Which asset do you wish to nominate?	
Name of property:	The Railway Arms
Address and postcode:	Station Rd, Saffron Walden, CB11 3HQ
Name of property owner	Charles Wells
Address and postcode:	The Brewery Havelock Street Bedford MK40 4LU
Telephone number	██████████
Email address (if known)	websiteenquiries@charleswells.co.uk
Current occupier's name (if different from property owner)	Absollute Security Ltd
Details of occupier's interest in property	Caretaker

Section 3 DEMONSTRATING THE COMMUNITY VALUE OF THE ASSET

Q5 Why do you feel the property is an asset of community value?
<p>Please give as much information as possible about the current use of the asset i.e. what activities take place, what groups use the facility currently or in the recent past etc. Continue on a separate sheet if necessary. Definition of an asset of community value can be found in the guidance document.</p> <p>Note: Any information entered into this section only may be copied and passed onto the owner of the property you are nominating.</p> <p>The Ministerial Foreword in the Government's own guidance for local authorities on assets of community value begins: "from local pubs and shops to village halls and community centres, the past decade has seen many communities lose local amenities and buildings that are of great importance to them."</p>

Q5 Why do you feel the property is an asset of community value?

Community pubs represent the very essence of a community asset, providing a meeting place where social networks are strengthened and extended and where people can mix with others from different backgrounds to their own. Pubs host a wide variety of community-oriented events and activities that add considerably to local civic life.

As well as injecting an average of £80,000 into their local economy each year, pubs play a key role in raising money for local charities – it is estimated that the average pub raises around £3000 a year for charity.

The Institute of Public Policy Research (IPPR) has used 'Social Return on Investment' methodology to quantify the wider social value which pubs generate for their communities, which cannot be captured in financial terms. These wider community benefits range from the amount of money the pub raises for charity to the reduced risk of social isolation through opportunities for pub-goers to make new friends and strengthen community ties. The IPPR's research found that each pub generates between £20,000 and £120,000 of wider social value to their communities¹.

The Railway Arms functioned, until its recent closure, as a viable business, selling real ale and other drinks to a regular clientele drawn largely, though by no means exclusively, from the southern part of the town, where it is one of only two traditional pubs remaining. It is located in a residential area and as such caters to a different audience to Saffron Walden's town centre pubs. In this respect, in the absence of television screens and recorded music, and in its historic association with the town's railway it provides a different offering to its competitors.

Its character remains identifiably Victorian both inside and out and its relationship with the nearby Railway Station building is a reminder of the town's pre-Beeching place on the rail network. This historic group value is further enhanced by the presence of the original red post box, though the telephone kiosk situated just outside until recently has been removed. The station and pub were built together in the same style and the pub's outbuildings relate to the same function and purpose. The Railway Arms is the only publicly accessible part of this historic line in the town, the station building having been converted to residential use, and this access is worthy of protection. Old photographs and memorabilia relating to the line have adorned the walls and could do again (http://www.disused-stations.org.uk/s/saffron_walden/); transport links remain since the Cambridge bus stops nearby.

It has featured regularly in good beer and good pub guides, is Cask Marque accredited, and occasionally hosts live acoustic music and open mic events. Newspapers are often available and local cultural events are advertised. It has a beer garden which is used by local people and regularly held beer festivals offering a range of local beers. Wine tastings were planned and food plays a significant part in the business and life of the pub.

The Railway Arms is a dog- and family-friendly establishment which has been used by many clubs and societies for meetings, events and charity fundraising. These include:

- The Railway Music Club
- SW Operatic society. (inc. celebration event following final performance of the season)

¹ <http://www.ippr.org/publications/55/8519/pubs-and-places-the-social-value-of-community-pubs>

Q5 Why do you feel the property is an asset of community value?

- SW Choral Society
- Saffron Striders running club.
- Saffron Scorpions rugby (Saffron Walden 3rd team)
- 5-a-side football team and fantasy football league.
- Coffee and breakfast morning events for mums and kids
- Saturday morning keep fit class
- The Saffron Walden "Boobiebellion" saw more than 200 people wearing booby bobble hats help raise money for cancer charities many of which were knitted in the pub.

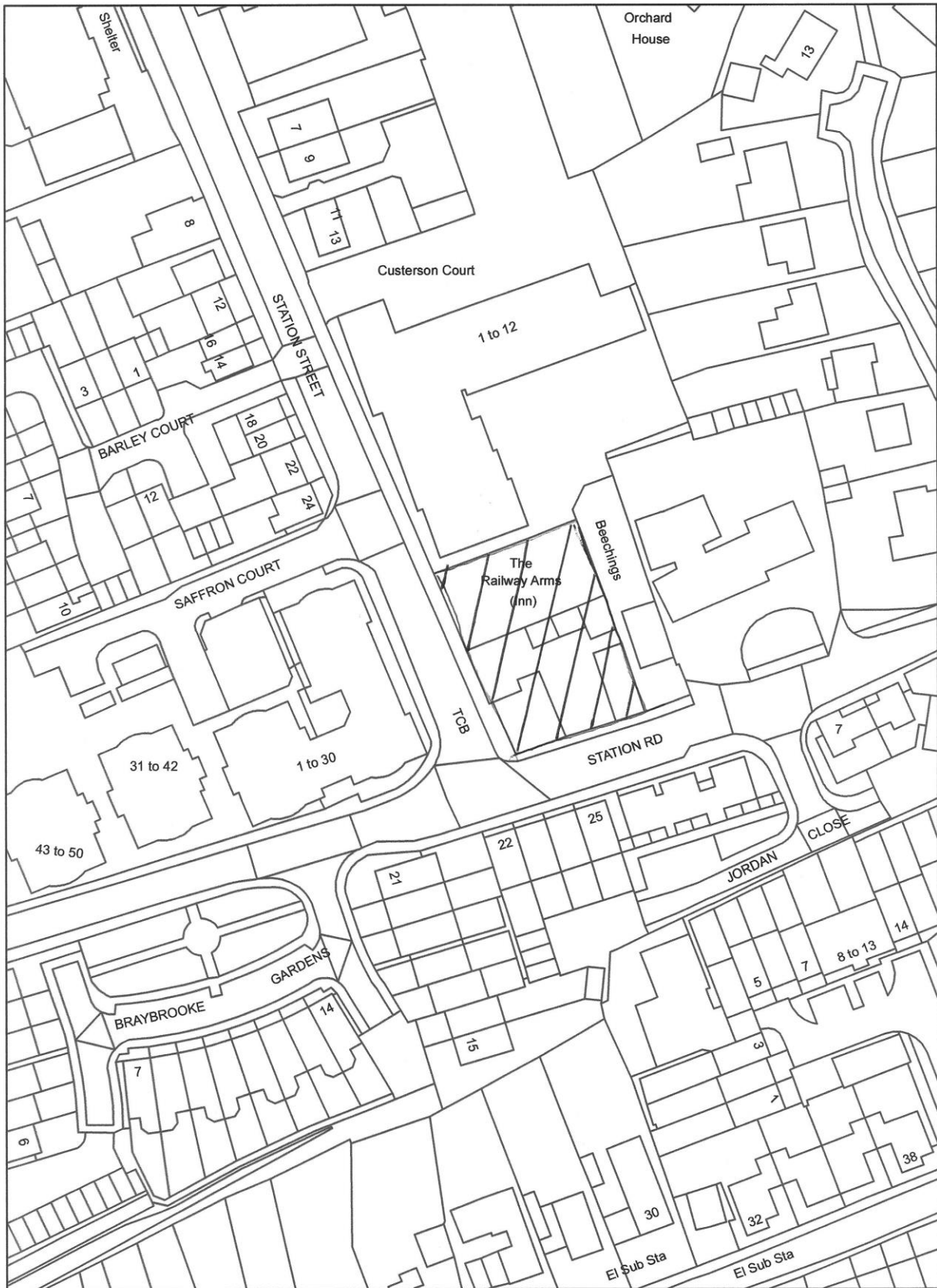
It is therefore perfectly realistic to suppose that the pub can continue, over the next five years and more, to further the social wellbeing and social interests of the local community. As such this application, supported by many locally registered voters, is made to list the Railway as an Asset of Community Value

Q6 What do you consider to be the boundary of the property?

Please give as much detail as you can, including an Ordnance Survey plan outlining the site.



Q5 Why do you feel the property is an asset of community value?



Attachment checklist

- Copy of group constitution (if applicable)
- Names and home addresses of 21 members registered to vote in nomination area (if group is not constituted)
- Site boundary plan (if possible)
- Evidence of current community use e.g. activity programmes, website linksetc

Declaration

I can confirm that to the best of my knowledge the information contained in this nomination form is complete and accurate

Signed:

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Print Name: . . Lisa Courtney.

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Position in Organisation: . . .Town Clerk

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Date: . .6th February 2017

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FOR OFFICE USE ONLY			
Date received:		Decision deadline:	