

# 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.**

**Note:** This form will be published on the Council's website. Personal contact details will be removed.

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](mailto:planning@uttlesford.gov.uk)**

## Section 1 ABOUT YOUR COMMUNITY ORGANISATION

<b>Q1 Name and address of your organisation</b>	
<b>Organisation name:</b>	ELSENHAM PARISH COUNCIL
<b>Address and postcode:</b>	Mrs. Louise Johnson, Clerk to the Parish Council Reindeer Stansted Road Elsenham Bishops Stortford Herts CM22 6LL
<b>Registration number</b> (if you are a charity, company, CIC or social enterprise)	

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

<b>Q3 Who should we contact to discuss this nomination?</b>	
<b>Name:</b>	Mrs. Louise Johnson
<b>Address and postcode:</b>	Reindeer Stansted Road Elsenham Bishops Stortford Herts CM22 6L

**Q3 Who should we contact to discuss this nomination?**

Telephone number



Email address

Louise.epc@gmail.com

**Section 2 ABOUT THE PROPERTY TO BE NOMINATED****Q4 Which asset do you wish to nominate?**

Name of property:

The Crown Public House

Address and postcode:

The Cross  
Elsenham  
Bishops Stortford  
Herts  
CM22 6DG

Name of property owner

Punch Taverns

Address and postcode:

Punch Taverns  
Jubilee House  
Second Avenue  
Burton Upon Trent  
Staffordshire  
DE14 2WF

Telephone number

01283 501 999 or 01283 502222

Email address (if known)

Current occupier's name  
(if different from property  
owner)

Trisha Cotter (landlord of the Four Ashes Takeley)

Details of occupier's  
interest in property

### **Section 3 DEMONSTRATING THE COMMUNITY VALUE OF THE ASSET**

#### **Q5a Why do you feel the property is an asset of community value?**

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 notes.

The Crown Inn is a Grade: II Listed: 3 July 1974 ENGLISH HERITAGE BUILDING ID: 121779. The Crown is the only Public house in Elsenham and as such is a focal point community's social well-being and social interests (which include cultural, sporting or recreational interests) and is likely to do so in the future. This is commensurate with the definition of a Community asset as laid down in the guidance to the Localism Act 2011 and the Assets of Community Regulations 2012. It is used by the whole community including local cricket teams, football teams and as a meeting point for many others. It is favoured as a place to hold celebrations birthdays, anniversaries and more poignantly the passing of local residents. It is the main meeting point for friends both old and young in short a vital community asset.

### **Q5b How could the building or land be acquired and used in future?**

If it is listed as an asset of community value, community interest groups (not limited to your organisation) will get the opportunity to bid for it if it comes up for sale. Please set out how you think such a group could fund the purchase of the building or land, and how they could run it for the benefit of the community. Continue on a separate sheet if necessary.

One model would be to set up a Community Benefit Society ('CBS') with the purpose of purchasing the pub. This model is currently being used in the neighbouring village of Saffron Walden, for the Railway Arms Pub. <http://strap.org.uk/>

Under this model, community members, local businesses and anyone else interested would be invited to purchase shares in the society/pub to fund the purchase of the building. We would also seek community grants for the purchase of the building. Community share sale and grants would be preferred over mortgage or loan finance; however they could potentially be combined with these funding routes.

Shareholders would be entitled to vote on all major decisions in relation to the management strategy and how the pub is eventually run. Each member of the Community Benefit Society would have one vote only.

In addition, though the value of the shares will not increase, it is proposed that there will be an interest dividend that is paid annually to shareholders, the rate of which will be set annually. Shares may only be sold back to the society.

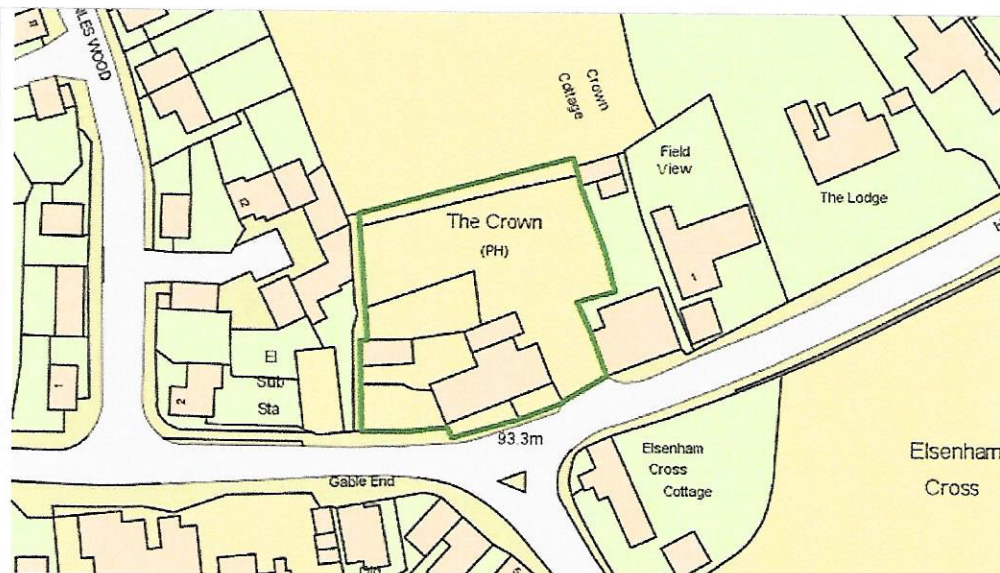
All major decisions about the management of the pub would be put to a shareholder vote, however income could come a number of sources:

- rent from tenant
- food and drink sales (if run by community volunteers rather than seeking a tenant)
- maintaining a beer tie
- letting rooms
- joint ventures

We would seek professional advice to ensure the proposed company structure and its formation meet the approvals of the Financial Conduct Authority (FCA) and Revenue and Customs ('HMRC').

### **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.



O S GRID REFERENCE: TL5382226342 O S GRID COORDINATES: 553822, 226342  
LATITUDE/LONGITUDE: 51.9144, 0.2351

### 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 links etc
- Facebook link showing events and community use.

<https://en-gb.facebook.com/pages/The-Crown-pub-restaurant/164930963538766>

### Declaration

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

Signed: ...  .....

Print Name: ... LOUISE JOHNSON .....

Position in Organisation: ... PARISH CLERK .....

Date: ... 25.5.17 .....