

Name of nominating organisation	CAMRA
Name of nominated property:	Ryeworth Inn
Address of nominated property	Ryeworth Road

Stage 1 assessment – eligibility criteria

All of the criteria must be fulfilled for the nomination to be taken to stage 2 assessment.

Criteria	Evidence Required	Assessment
<p>A. Is the nominating organisation eligible?</p> <p>Nomination must be received by a qualifying community organisation, as set out in government regulations:</p> <ul style="list-style-type: none"> • parish council, including neighbouring parish council • unincorporated groups • neighbourhood forums • community interest groups with a local connection (charity, community interest company, company limited by guarantee that is non profit distributing, industrial and provident society that is non profit distributing) 	<p>In the case of community interest groups, the constitution, memorandum and articles of association or governing document.</p> <p>In the case of an unincorporated group, evidence of the membership of at least 21 people who appear on electoral roll.</p>	<p>Yes, CAMRA is an unincorporated body.</p> <p>It has been proven at a recent First-Tier Tribunal, that CAMRA branches met the legal definition of an unincorporated community group.</p>
<p>B. Can the nominating organisation demonstrate a local connection to the asset?</p> <p>The organisation must demonstrate that its activities are concerned with the local authority area where the asset is located or with a neighbouring authority.</p>	<p>Any evidence demonstrating local connection for example: website, publications, reports, maps.</p>	<p>Yes</p>

<p>C. Does the nomination include the information requested on the nomination form?</p> <p>This should include:</p> <ul style="list-style-type: none"> • a description of the land and proposed boundaries • details of any information the nominating organisation has regarding ownership, occupancy, freeholders and leaseholders 	<p>Nomination form to be checked for this information.</p>	<p>Yes</p>
<p>D. If the asset is outside one of the categories of exempt assets, as set out in schedule 1 of the regulations?</p> <p>A residence and land associated with a residence, except where an otherwise eligible asset contains residential quarters.</p> <p>Licensed caravan sites.</p> <p>Operational land of statutory undertakers as defined in section 263 of the Town and Country Planning Act 1990.</p>	<p>Evidence will be checked against known information and planning history.</p>	<p>N/A</p>

Stage 2 assessment – determining community value

All of the criteria must be fulfilled for the nomination to be successful.

Criteria	Evidence Required	Assessment
<p>E. Is there evidence of the use being described in the nomination, and that this is the main and non-ancillary use of the land or premises, or this has been its use within the last 5 years?</p>	<p>Any evidence of usage history including number of individuals or groups, publicity, calendar of events, bookings schedule etc.</p>	<p>Yes, there is evidence that the use described in the nomination form is the main and non-ancillary use of the land or premises.</p>
<p>F. Does this use further the social wellbeing and social interests of the local community? In particular:</p> <ul style="list-style-type: none"> • What is the current level of use of the asset and who uses it? • Is it used by particular communities of interest or need? • What do communities gain from their use of the asset and what would be the impact if it were lost? 	<p>What evidence is there that the asset furthers social interests including (a) cultural interests; (b) recreational interests; (c) sporting interests.</p> <p>What evidence is there that the asset furthers social well-being in terms of promoting social interaction and engagement and generating a sense of involvement with other people and their communities.</p>	<p>The rationale supplied by CAMRA for this nomination is as follows:</p> <p>This public house, currently for sale, ‘offers the opportunity to provide a community pub serving the immediate residential area’ (Fleurets – sale agents).</p> <p>This public house was (until closed) a meeting place for all sections of the local community and as such is a valued facility. A previous landlord C Turner states: ‘during my time the Ryeworth Inn was a real community pub. We had a really good community spirit in the pub’.</p> <p>Another previous landlord (2001-2008) A Heseltine saw the pub as ‘part of the close-knit community of the Ryeworth area’. The Ryeworth is noted as a family friendly pub, and described as ‘a fantastic community pub’ – ‘Good Beer Guide’.</p> <p>The local Ryeworth community would be a much poorer place if this pub was lost.</p> <p>As a meeting place and facility for the local community this public house is a valued community asset.</p> <p>A response from Charlton Kings Parish Council to an email sent to our Parish Clerk on 24th April concerning CAMRA’s move to list the Ryeworth Inn under the Localism Act 2012.</p>

		<p>Charlton Kings Parish Council wishes to express its support for the bid by CAMRA to have the Ryeworth Inn in Ryeworth Road listed as a community asset under the terms of the Localism Act 2012. While doing so we should state that this in no way commits the council to any financial contribution further down the line.</p> <p>As a council we regret the potential loss of another public house in the parish, not long after the closure of the Little Owl in Cirencester Road. It considers public houses to be an important part of the fabric of a community and the Ryeworth Inn has served its neighbourhood for at least 100 years. In recent years it has suffered due to multiple changes of landlord/tenant and this has contributed to its current situation, but with the right approach and investment it could flourish and regain its former status.</p> <p>Dave Sage, Chairman of Planning Committee, Charlton Kings Parish Council</p>
<p>G. Could the asset realistically continue to be used for this, or another qualifying community purpose (or could this be achieved within the next five years)?</p>	<p>Evidence that there has been no significant change to the asset, which might impact on its fitness for purpose for proposed use or any business plans available for the asset.</p> <p>Condition of the asset and likelihood of funds being raised to remedy any defects to ensure it is fit for purpose.</p> <p>Evidence of a suitable organisation in a position to take this on.</p> <p>Market intelligence to support the case for sustainable community use of the asset.</p>	<p>Yes the asset could realistically be used for this community purpose within the next 5 years.</p>

Recommendation

This nomination meets the criteria to be an asset of community value and will be placed on Cheltenham Borough Council's list of successful nominations.

**Assets of Community Value
Assessment Process Summary**

Name of nominating organisation	CAMRA Cheltenham branch
Name of nominated property:	Kings Arms
Address of nominated property	140 Gloucester Road Cheltenham GL51 8NS

Stage 1 assessment – eligibility criteria

All of the criteria must be fulfilled for the nomination to be taken to stage 2 assessment.

Criteria	Evidence Required	Assessment
<p>A. Is the nominating organisation eligible?</p> <p>Nomination must be received by a qualifying community organisation, as set out in government regulations:</p> <ul style="list-style-type: none"> parish council, including neighbouring parish council unincorporated groups neighbourhood forums community interest groups with a local connection (charity, community interest company, company limited by guarantee that is non profit distributing, industrial and provident society that is non profit distributing) 	<p>In the case of community interest groups, the constitution, memorandum and articles of association or governing document.</p> <p>In the case of an unincorporated group, evidence of the membership of at least 21 people who appear on electoral roll.</p>	<p>Yes, CAMRA is an unincorporated body.</p> <p>It has been proven at a recent First-Tier Tribunal, that CAMRA branches met the legal definition of an unincorporated community group.</p>
<p>B. Can the nominating organisation demonstrate a local connection to the asset?</p> <p>The organisation must demonstrate that its</p>	<p>Any evidence demonstrating local connection for example: website, publications, reports, maps.</p>	<p>Yes</p>

<p>activities are concerned with the local authority area where the asset is located or with a neighbouring authority.</p>		
<p>C. Does the nomination include the information requested on the nomination form?</p> <p>This should include:</p> <ul style="list-style-type: none"> • a description of the land and proposed boundaries • details of any information the nominating organisation has regarding ownership, occupancy, freeholders and leaseholders 	<p>Nomination form to be checked for this information.</p>	<p>Yes</p>
<p>D. If the asset is outside one of the categories of exempt assets, as set out in schedule 1 of the regulations?</p> <p>A residence and land associated with a residence, except where an otherwise eligible asset contains residential quarters.</p> <p>Licensed caravan sites.</p> <p>Operational land of statutory undertakers as defined in section 263 of the Town and Country Planning Act 1990.</p>	<p>Evidence will be checked against known information and planning history.</p>	<p>N/A</p>

Stage 2 assessment – determining community value

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<p>E. Is there evidence of the use being described in the nomination, and that this is the main and non-ancillary use of the land or premises, or this has been its use within the last 5 years?</p>	<p>Any evidence of usage history including number of individuals or groups, publicity, calendar of events, bookings schedule etc.</p>	<p>Yes, there is evidence that the use described in the nomination form is the main and non-ancillary use of the land or premises.</p>
<p>F. Does this use further the social wellbeing and social interests of the local community? In particular:</p> <ul style="list-style-type: none"> • What is the current level of use of the asset and who uses it? • Is it used by particular communities of interest or need? • What do communities gain from their use of the asset and what would be the impact if it were lost? 	<p>What evidence is there that the asset furthers social interests including (a) cultural interests; (b) recreational interests; (c) sporting interests.</p> <p>What evidence is there that the asset furthers social well-being in terms of promoting social interaction and engagement and generating a sense of involvement with other people and their communities.</p>	<p>The rationale supplied by CAMRA for this nomination is as follows:</p> <p>This is one of the last remaining pubs along Gloucester Road. It is a true community pub hosting several pool and darts teams. In recent times, it has returned to selling real ale due to demand. With the demise of a number of other pubs close by, it is very important to protect this valuable local asset.</p>
<p>G. Could the asset realistically continue to be used for this, or another qualifying community purpose (or could this be achieved within the next five years)?</p>	<p>Evidence that there has been no significant change to the asset, which might impact on its fitness for purpose for proposed use or any business plans available for the asset.</p> <p>Condition of the asset and likelihood of funds being raised to remedy any defects to ensure it is fit for purpose.</p> <p>Evidence of a suitable organisation in a position to take this on.</p> <p>Market intelligence to support the case for sustainable community use of the asset.</p>	<p>Yes the asset could realistically be used for this community purpose within the next 5 years.</p>

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**Assets of Community Value
Assessment Process Summary**

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<p>G. Could the asset realistically continue to be used for this, or another qualifying community purpose (or could this be achieved within the next five years)?</p>	<p>Evidence that there has been no significant change to the asset, which might impact on its fitness for purpose for proposed use or any business plans available for the asset.</p> <p>Condition of the asset and likelihood of funds being raised to remedy any defects to ensure it is fit for purpose.</p> <p>Evidence of a suitable organisation in a position to take this on.</p> <p>Market intelligence to support the case for sustainable community use of the asset.</p>	<p>Yes the asset could realistically be used for this community purpose within the next 5 years.</p>

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