

**Assets of Community Value  
Assessment Process Summary**

<b>Name of nominating organisation</b>	CAMRA Cheltenham Branch
<b>Name of nominated property:</b>	The Adam and Eve
<b>Address of nominated property</b>	The Adam and Eve 8 Townsend Street Cheltenham GL51 9HD

**Stage 1 assessment – eligibility criteria**

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

<b>Criteria</b>	<b>Evidence Required</b>	<b>Assessment</b>
<p><b>A. Is the nominating organisation eligible?</b></p> <p>Nomination must be received by a qualifying community organisation, as set out in government regulations:</p> <ul style="list-style-type: none"> <li>parish council, including neighbouring parish council</li> <li>unincorporated groups (Nominations can be accepted from any unincorporated group with membership of at least 21 local people who appear on the electoral roll within the local authority)</li> <li>neighbourhood forums</li> <li>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)</li> </ul>	<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><u>Form of Nominating Group</u> The nomination has been made by CAMRA Cheltenham Branch. We have seen the CAMRA Cheltenham Branch constitution and this confirms that the branch is an unconstituted group.</p> <p>The constitution states the following objects of The Cheltenham Branch: 1. Name: The name shall be the "The Cheltenham Branch" hereinafter called 'the Branch'. 2. Object: The objects shall be to support the aims and objectives of the Campaign for Real Ale Limited (hereinafter called 'CAMRA') within the geographical area of Gloucestershire Postcodes GL50, GL51, GL52, GL53.</p> <p>Branches of CAMRA adopt the most recent Model Branch Constitution which gives instructions on the way that all Branches shall operate.</p> <p><u>Membership:</u> We have had confirmed by CAMRA that there are a total of 954 members in Cheltenham CAMRA Branch and the geographical breakdown is as follows: 133 members living within a GL50 postcode 294 members living within a GL51 postcode 333 members living within a GL52 postcode</p>

		<p>166 members living within a GL53 postcode 28 members have not provided a postcode address</p> <p>Upon joining CAMRA as a paid member, you are automatically enrolled into a local branch according to your postcode. Members then receive regular updates from the local branch – such as a branch newsletter. Only in very unique cases do members ask to be removed from a specific branch – and to do so they must contact CAMRA HQ</p> <p>All members consent to become members by paying an annual subscription fee to CAMRA Ltd and are thus automatically a member of both CAMRA nationally and the individual CAMRA Branch. By joining CAMRA they are automatically consenting to be bound by the constitution and Articles of Association.</p> <p><u>Distribution of profit</u> CAMRA is a company limited by guarantee and is not profit distributing. CAMRA's National surplus is not distributed to its members and the individual CAMRA Branch activity is wholly or partly applied to the local authority area where the asset nominated is nominated.</p> <p>CAMRA Cheltenham Branch is a 'not for profit' organisation and therefore cannot provide financial support for any local activities un-connected with CAMRA.</p> <p>Cheltenham CAMRA's surplus is negligible. Funding for events such as the beer festival are initially funded by a loan from CAMRA HQ which is then re-paid assuming the event covered its costs.</p>
<p><b>B. Can the nominating organisation demonstrate a local connection to the asset?</b></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>CAMRA Cheltenham Branch have their own website which includes reference to the assets of community value campaign:</p> <p>"If you love your local pub and want to protect it from demolition or change of use, make sure to list it with your local Council as an Asset of Community Value (ACV). You can nominate as a CAMRA Branch, as an informal group of 21 local people or as a Parish Council. Please note that our Branch area is covered by both Cheltenham (CBC)</p>

		<p>and Tewkesbury (TBC) Borough Councils.</p> <p>We are working with local community groups to facilitate listing Cheltenham Pubs as assets of community value. Below lists out the current status in the branch. If you wish engage us to help list your local please email our pubs officer at <a href="mailto:pubs@cheltenhamcamra.org.uk">pubs@cheltenhamcamra.org.uk</a>”</p> <p>In addition, CAMRA Cheltenham Branch have supplied a list of names of local community members that have signed to support the nomination of the pub.</p>
<p><b>C. Does the nomination include the information requested on the nomination form?</b></p> <p>This should include:</p> <ul style="list-style-type: none"> <li>• a description of the land and proposed boundaries</li> <li>• details of any information the nominating organisation has regarding ownership, occupancy, freeholders and leaseholders</li> </ul>	Nomination form to be checked for this information.	Yes
<p><b>D. Is the asset included in one of the categories of exempt assets, as set out in schedule 1 of the regulations?</b></p> <ul style="list-style-type: none"> <li>• A residence and land associated with a residence, except where an otherwise eligible asset contains residential quarters.</li> <li>• Licensed caravan sites.</li> <li>• Operational land of statutory undertakers as defined in section 263 of the Town and Country Planning Act 1990.</li> </ul>	Evidence will be checked against known information and planning history.	No

### Summary

The Council is satisfied that CAMRA Cheltenham Branch is eligible to make the nomination on account of it being an unincorporated group with a membership of at least 21 local people who appear on the electoral roll within Cheltenham Borough. It is also non-profit distributing.

## Stage 2 assessment – determining community value

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

Criteria	Evidence Required	Assessment
<p><b>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?</b></p>	<p>Any evidence of usage history including number of individuals or groups, publicity, calendar of events, bookings schedule etc.</p>	<p>From Arkell's website:</p> <p>The Adam and Eve is celebrating eight consecutive years in CAMRA's Good Beer Guide.</p> <p>Not that everybody has always appreciated the lively atmosphere here.</p> <p>In the 1970s the owners decided to buy the house next door so that the noise from the skittles didn't disturb anybody. The Adam and Eve doubled in size overnight and became one of the few pubs with a skittle alley right in the middle of the building. The alley is still in great demand and the complaints have stopped!</p> <p>There is a large bar with multi-screen Sky TV, and a walled beer garden.</p> <p>Although hot snacks are available at the weekends, this is a pub predominantly for drinkers rather than diners and adults rather than families. It prides itself on its old-fashioned welcome.</p> <p>Since 1991 they have been serving Arkell's beer and pub enthusiasts agree that The Adam and Eve is now restored to its place as one of the best examples of Britain's tradition for priceless backstreet locals. It has been awarded Cask Marque for the second year running.</p>
<p><b>F. Does this use further the social wellbeing and social interests of the local community?</b> In particular:</p> <ul style="list-style-type: none"> <li>• What is the current level of use of the asset and who uses it?</li> <li>• Is it used by particular communities of interest or need?</li> <li>• What do communities gain from their use of the asset and what would be the impact if it were lost?</li> </ul>	<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><b>Evidence supplied by CAMRA:</b></p> <p>The Adam &amp; Eve is a valuable locals pub, located mid-terraced in Townsend Street, just off the western end of Lower High Street. It was in the CAMRA Good Beer Guide for many years whilst being run by long serving landlady, Dot. It has recently been refurbished and is still offering a wide range of Arkell's beers. It has a popular skittle alley/function room, host to several local skittle teams. It also has a dartboard in side bar area, sports TV, and an attractive rear beer garden. It is a true locals pub, the last in this part of the town. This could easily be lost and converted to a pair of houses so should be given protection as an asset of Community Value.</p> <p>The pub has also hosted community events associated with the Big Local project.</p>

<p><b>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)?</b></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</p>
<p><b>H. Is there any evidence that the local community feel strongly that the asset should be retained as a community asset?</b></p>	<p>Any evidence of surveys, petitions, awareness raising, publicity, evidence from parish plans, neighbourhood plan or other local document to support the case.</p>	<p>No further information</p>

**Recommendation**

**There is good evidence that the Adam and Eve furthers the social wellbeing and social interests of the local community, that this is the main and non-ancillary use of the premises, and that this use could realistically continue into the future. This nomination therefore 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**

<b>Name of nominating organisation</b>	CAMRA Cheltenham Branch
<b>Name of nominated property:</b>	The National Hunt
<b>Address of nominated property</b>	The National Hunt Benhall Avenue Cheltenham GL51 6AF

**Stage 1 assessment – eligibility criteria**

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

<b>Criteria</b>	<b>Evidence Required</b>	<b>Assessment</b>
<p><b>A. Is the nominating organisation eligible?</b></p> <p>Nomination must be received by a qualifying community organisation, as set out in government regulations:</p> <ul style="list-style-type: none"> <li>parish council, including neighbouring parish council</li> <li>unincorporated groups (Nominations can be accepted from any unincorporated group with membership of at least 21 local people who appear on the electoral roll within the local authority)</li> <li>neighbourhood forums</li> <li>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)</li> </ul>	<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><u>Form of Nominating Group</u> The nomination has been made by CAMRA Cheltenham Branch. We have seen the CAMRA Cheltenham Branch constitution and this confirms that the branch is an unconstituted group.</p> <p>The constitution states the following objects of The Cheltenham Branch: 1. Name: The name shall be the "The Cheltenham Branch" hereinafter called 'the Branch'. 2. Object: The objects shall be to support the aims and objectives of the Campaign for Real Ale Limited (hereinafter called 'CAMRA') within the geographical area of Gloucestershire Postcodes GL50, GL51, GL52, GL53.</p> <p>Branches of CAMRA adopt the most recent Model Branch Constitution which gives instructions on the way that all Branches shall operate.</p> <p><u>Membership:</u> We have had confirmed by CAMRA that there are a total of 954 members in Cheltenham CAMRA Branch and the geographical breakdown is as follows: 133 members living within a GL50 postcode 294 members living within a GL51 postcode</p>

		<p>333 members living within a GL52 postcode  166 members living within a GL53 postcode  28 members have not provided a postcode address</p> <p>Upon joining CAMRA as a paid member, you are automatically enrolled into a local branch according to your postcode. Members then receive regular updates from the local branch – such as a branch newsletter. Only in very unique cases do members ask to be removed from a specific branch – and to do so they must contact CAMRA HQ</p> <p>All members consent to become members by paying an annual subscription fee to CAMRA Ltd and are thus automatically a member of both CAMRA nationally and the individual CAMRA Branch. By joining CAMRA they are automatically consenting to be bound by the constitution and Articles of Association.</p> <p><u>Distribution of profit</u>  CAMRA is a company limited by guarantee and is not profit distributing. CAMRA’s National surplus is not distributed to its members and the individual CAMRA Branch activity is wholly or partly applied to the local authority area where the asset nominated is nominated.</p> <p>CAMRA Cheltenham Branch is a ‘not for profit’ organisation and therefore cannot provide financial support for any local activities un-connected with CAMRA.</p> <p>Cheltenham CAMRA’s surplus is negligible. Funding for events such as the beer festival are initially funded by a loan from CAMRA HQ which is then re-paid assuming the event covered its costs.</p>
<p><b>B. Can the nominating organisation demonstrate a local connection to the asset?</b></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>CAMRA Cheltenham Branch have their own website which includes reference to the assets of community value campaign:</p> <p>“If you love your local pub and want to protect it from demolition or change of use, make sure to list it with your local Council as an Asset of Community Value (ACV). You can nominate as a CAMRA Branch, as an informal group of 21 local people or as a Parish Council. Please note that</p>

		<p>our Branch area is covered by both Cheltenham (CBC) and Tewkesbury (TBC) Borough Councils.</p> <p>We are working with local community groups to facilitate listing Cheltenham Pubs as assets of community value. Below lists out the current status in the branch. If you wish engage us to help list your local please email our pubs officer at <a href="mailto:pubs@cheltenhamcamra.org.uk">pubs@cheltenhamcamra.org.uk</a>”</p> <p>In addition, CAMRA Cheltenham Branch have supplied a list of names of local community members that have signed to support the nomination of the pub.</p>
<p><b>C. Does the nomination include the information requested on the nomination form?</b></p> <p>This should include:</p> <ul style="list-style-type: none"> <li>• a description of the land and proposed boundaries</li> <li>• details of any information the nominating organisation has regarding ownership, occupancy, freeholders and leaseholders</li> </ul>	Nomination form to be checked for this information.	Yes
<p><b>D. Is the asset included in one of the categories of exempt assets, as set out in schedule 1 of the regulations?</b></p> <ul style="list-style-type: none"> <li>• A residence and land associated with a residence, except where an otherwise eligible asset contains residential quarters.</li> <li>• Licensed caravan sites.</li> <li>• Operational land of statutory undertakers as defined in section 263 of the Town and Country Planning Act 1990.</li> </ul>	Evidence will be checked against known information and planning history.	No

### Summary

The Council is satisfied that CAMRA Cheltenham Branch is eligible to make the nomination on account of it being an unincorporated group with a membership of at least 21 local people who appear on the electoral roll within Cheltenham Borough. It is also non-profit distributing.



## Stage 2 assessment – determining community value

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

Criteria	Evidence Required	Assessment
<p><b>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?</b></p>	<p>Any evidence of usage history including number of individuals or groups, publicity, calendar of events, bookings schedule etc.</p>	<p>From Greene King website  <i>“A friendly local driven business that offers excellent pub food and cask ales, we show the major sports events in comfortable and pleasant surroundings.”</i></p>
<p><b>F. Does this use further the social wellbeing and social interests of the local community?</b></p> <p>In particular:</p> <ul style="list-style-type: none"> <li>• What is the current level of use of the asset and who uses it?</li> <li>• Is it used by particular communities of interest or need?</li> <li>• What do communities gain from their use of the asset and what would be the impact if it were lost?</li> </ul>	<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 National Hunt in Benhall is the only pub in this western fringe of Cheltenham. It is a popular local, and provides the community hub for the large Benhall and St. Mark's area of town and is the closest pub to GCHQ but, being a large Greene King pub, is also renowned for it's food. It has a pool table, sports TV plus patio garden areas and a large car park. It is regularly used for wedding/birthday parties and wakes. The local church often uses the pub for their monthly meal.</p> <p>The nearest alternative pubs are the Harvester at Arle Court which is essentially a restaurant, the Midland, by the station or the Lansdown near Montpellier, all nearly a mile away.</p> <p>Due to it's size, location and car park, it may be considered, by Greene King, more viable for other uses, but because it is the main community hub for socialising in this part of town, it is essential that this be listed as an Asset of Community Value.</p>
<p><b>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)?</b></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</p>
<p><b>H. Is there any evidence that the local community feel strongly that the asset should be retained as a community asset?</b></p>	<p>Any evidence of surveys, petitions, awareness raising, publicity, evidence from parish plans, neighbourhood plan or other local document to support the case.</p>	<p>No further information</p>

### Recommendation

There is good evidence that the National Hunt furthers the social wellbeing and social interests of the local community, that this is the main and non-ancillary use of the premises, and that this use could realistically continue into the future. This nomination therefore 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**

<b>Name of nominating organisation</b>	CAMRA Cheltenham Branch
<b>Name of nominated property:</b>	Old Restoration
<b>Address of nominated property</b>	Old Restoration 55-57 High Street Cheltenham GL50 1DX

**Stage 1 assessment – eligibility criteria**

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

<b>Criteria</b>	<b>Evidence Required</b>	<b>Assessment</b>
<p><b>A. Is the nominating organisation eligible?</b></p> <p>Nomination must be received by a qualifying community organisation, as set out in government regulations:</p> <ul style="list-style-type: none"> <li>parish council, including neighbouring parish council</li> <li>unincorporated groups (Nominations can be accepted from any unincorporated group with membership of at least 21 local people who appear on the electoral roll within the local authority)</li> <li>neighbourhood forums</li> <li>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)</li> </ul>	<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><u>Form of Nominating Group</u> The nomination has been made by CAMRA Cheltenham Branch. We have seen the CAMRA Cheltenham Branch constitution and this confirms that the branch is an unconstituted group.</p> <p>The constitution states the following objects of The Cheltenham Branch: 1. Name: The name shall be the "The Cheltenham Branch" hereinafter called 'the Branch'. 2. Object: The objects shall be to support the aims and objectives of the Campaign for Real Ale Limited (hereinafter called 'CAMRA') within the geographical area of Gloucestershire Postcodes GL50, GL51, GL52, GL53.</p> <p>Branches of CAMRA adopt the most recent Model Branch Constitution which gives instructions on the way that all Branches shall operate.</p> <p><u>Membership:</u> We have had confirmed by CAMRA that there are a total of 954 members in Cheltenham CAMRA Branch and the geographical breakdown is as follows: 133 members living within a GL50 postcode 294 members living within a GL51 postcode</p>

		<p>333 members living within a GL52 postcode  166 members living within a GL53 postcode  28 members have not provided a postcode address</p> <p>Upon joining CAMRA as a paid member, you are automatically enrolled into a local branch according to your postcode. Members then receive regular updates from the local branch – such as a branch newsletter. Only in very unique cases do members ask to be removed from a specific branch – and to do so they must contact CAMRA HQ</p> <p>All members consent to become members by paying an annual subscription fee to CAMRA Ltd and are thus automatically a member of both CAMRA nationally and the individual CAMRA Branch. By joining CAMRA they are automatically consenting to be bound by the constitution and Articles of Association.</p> <p><u>Distribution of profit</u>  CAMRA is a company limited by guarantee and is not profit distributing. CAMRA’s National surplus is not distributed to its members and the individual CAMRA Branch activity is wholly or partly applied to the local authority area where the asset nominated is nominated.</p> <p>CAMRA Cheltenham Branch is a ‘not for profit’ organisation and therefore cannot provide financial support for any local activities un-connected with CAMRA.</p> <p>Cheltenham CAMRA’s surplus is negligible. Funding for events such as the beer festival are initially funded by a loan from CAMRA HQ which is then re-paid assuming the event covered its costs.</p>
<p><b>B. Can the nominating organisation demonstrate a local connection to the asset?</b></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>CAMRA Cheltenham Branch have their own website which includes reference to the assets of community value campaign:</p> <p>“If you love your local pub and want to protect it from demolition or change of use, make sure to list it with your local Council as an Asset of Community Value (ACV). You can nominate as a CAMRA Branch, as an informal group of 21 local people or as a Parish Council. Please note that</p>

		<p>our Branch area is covered by both Cheltenham (CBC) and Tewkesbury (TBC) Borough Councils.</p> <p>We are working with local community groups to facilitate listing Cheltenham Pubs as assets of community value. Below lists out the current status in the branch. If you wish engage us to help list your local please email our pubs officer at <a href="mailto:pubs@cheltenhamcamra.org.uk">pubs@cheltenhamcamra.org.uk</a>”</p> <p>In addition, CAMRA Cheltenham Branch have supplied a list of names of local community members that have signed to support the nomination of the pub.</p>
<p><b>C. Does the nomination include the information requested on the nomination form?</b></p> <p>This should include:</p> <ul style="list-style-type: none"> <li>• a description of the land and proposed boundaries</li> <li>• details of any information the nominating organisation has regarding ownership, occupancy, freeholders and leaseholders</li> </ul>	Nomination form to be checked for this information.	Yes
<p><b>D. Is the asset included in one of the categories of exempt assets, as set out in schedule 1 of the regulations?</b></p> <ul style="list-style-type: none"> <li>• A residence and land associated with a residence, except where an otherwise eligible asset contains residential quarters.</li> <li>• Licensed caravan sites.</li> <li>• Operational land of statutory undertakers as defined in section 263 of the Town and Country Planning Act 1990.</li> </ul>	Evidence will be checked against known information and planning history.	No

### Summary

The Council is satisfied that CAMRA Cheltenham Branch is eligible to make the nomination on account of it being an unincorporated group with a membership of at least 21 local people who appear on the electoral roll within Cheltenham Borough. It is also non-profit distributing.

## Stage 2 assessment – determining community value

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

Criteria	Evidence Required	Assessment
<p><b>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?</b></p>	<p>Any evidence of usage history including number of individuals or groups, publicity, calendar of events, bookings schedule etc.</p>	<p>The pub does not have a website but does have an active facebook page, with 483 likes. There is evidence of the pub hosting community-based events such as All Hallows eve party, quiz night and darts competitions.</p>
<p><b>F. Does this use further the social wellbeing and social interests of the local community?</b> In particular:</p> <ul style="list-style-type: none"> <li>• What is the current level of use of the asset and who uses it?</li> <li>• Is it used by particular communities of interest or need?</li> <li>• What do communities gain from their use of the asset and what would be the impact if it were lost?</li> </ul>	<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>Evidence supplied by CAMRA</p> <p>The Restoration is probably the oldest pub in town, the front part is listed, the rear part is not although is probably partially protected as being ancillary to a listed building.</p> <p>Currently serving all locally produced ales, promoting our local economy, and hosting quiz nights, darts tournaments and live music nights. There are two dart boards and a pool table, both regularly used by the locals plus numerous board games and several daily papers. Sports TV generally screening the days racing or news programmes.</p> <p>The pub serves as a local's pub but also for those from the wider Cheltenham area. It would be a huge loss to Cheltenham if this pub was to change to other uses, therefore, it is essential that this should be protected as an Asset of Community Value.</p>
<p><b>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)?</b></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</p>
<p><b>H. Is there any evidence that the local community feel strongly that the asset should be retained as a community asset?</b></p>	<p>Any evidence of surveys, petitions, awareness raising, publicity, evidence from parish plans, neighbourhood plan or other local document to support the case.</p>	<p>No further information</p>

**Recommendation**

**There is good evidence that the Old Restoration furthers the social wellbeing and social interests of the local community, that this is the main and non-ancillary use of the premises, and that this use could realistically continue into the future. This nomination therefore 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**

<b>Name of nominating organisation</b>	CAMRA Cheltenham Branch
<b>Name of nominated property:</b>	The Royal Union
<b>Address of nominated property</b>	The Royal Union 37 Hatherley Street Cheltenham GL50 2TT

**Stage 1 assessment – eligibility criteria**

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

<b>Criteria</b>	<b>Evidence Required</b>	<b>Assessment</b>
<p><b>A. Is the nominating organisation eligible?</b></p> <p>Nomination must be received by a qualifying community organisation, as set out in government regulations:</p> <ul style="list-style-type: none"> <li>parish council, including neighbouring parish council</li> <li>unincorporated groups (Nominations can be accepted from any unincorporated group with membership of at least 21 local people who appear on the electoral roll within the local authority)</li> <li>neighbourhood forums</li> <li>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)</li> </ul>	<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><u>Form of Nominating Group</u> The nomination has been made by CAMRA Cheltenham Branch. We have seen the CAMRA Cheltenham Branch constitution and this confirms that the branch is an unconstituted group.</p> <p>The constitution states the following objects of The Cheltenham Branch: 1. Name: The name shall be the "The Cheltenham Branch" hereinafter called 'the Branch'. 2. Object: The objects shall be to support the aims and objectives of the Campaign for Real Ale Limited (hereinafter called 'CAMRA') within the geographical area of Gloucestershire Postcodes GL50, GL51, GL52, GL53.</p> <p>Branches of CAMRA adopt the most recent Model Branch Constitution which gives instructions on the way that all Branches shall operate.</p> <p><u>Membership:</u> We have had confirmed by CAMRA that there are a total of 954 members in Cheltenham CAMRA Branch and the geographical breakdown is as follows: 133 members living within a GL50 postcode 294 members living within a GL51 postcode 333 members living within a GL52 postcode</p>

		<p>166 members living within a GL53 postcode 28 members have not provided a postcode address</p> <p>Upon joining CAMRA as a paid member, you are automatically enrolled into a local branch according to your postcode. Members then receive regular updates from the local branch – such as a branch newsletter. Only in very unique cases do members ask to be removed from a specific branch – and to do so they must contact CAMRA HQ</p> <p>All members consent to become members by paying an annual subscription fee to CAMRA Ltd and are thus automatically a member of both CAMRA nationally and the individual CAMRA Branch. By joining CAMRA they are automatically consenting to be bound by the constitution and Articles of Association.</p> <p><u>Distribution of profit</u> CAMRA is a company limited by guarantee and is not profit distributing. CAMRA's National surplus is not distributed to its members and the individual CAMRA Branch activity is wholly or partly applied to the local authority area where the asset nominated is nominated.</p> <p>CAMRA Cheltenham Branch is a 'not for profit' organisation and therefore cannot provide financial support for any local activities un-connected with CAMRA.</p> <p>Cheltenham CAMRA's surplus is negligible. Funding for events such as the beer festival are initially funded by a loan from CAMRA HQ which is then re-paid assuming the event covered its costs.</p>
<p><b>B. Can the nominating organisation demonstrate a local connection to the asset?</b></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>CAMRA Cheltenham Branch have their own website which includes reference to the assets of community value campaign:</p> <p>"If you love your local pub and want to protect it from demolition or change of use, make sure to list it with your local Council as an Asset of Community Value (ACV). You can nominate as a CAMRA Branch, as an informal group of 21 local people or as a Parish Council. Please note that our Branch area is covered by both Cheltenham (CBC)</p>



		<p>and Tewkesbury (TBC) Borough Councils.</p> <p>We are working with local community groups to facilitate listing Cheltenham Pubs as assets of community value. Below lists out the current status in the branch. If you wish engage us to help list your local please email our pubs officer at <a href="mailto:pubs@cheltenhamcamra.org.uk">pubs@cheltenhamcamra.org.uk</a>”</p> <p>In addition, CAMRA Cheltenham Branch have supplied a list of names of local community members that have signed to support the nomination of the pub.</p>
<p><b>C. Does the nomination include the information requested on the nomination form?</b></p> <p>This should include:</p> <ul style="list-style-type: none"> <li>• a description of the land and proposed boundaries</li> <li>• details of any information the nominating organisation has regarding ownership, occupancy, freeholders and leaseholders</li> </ul>	Nomination form to be checked for this information.	Yes
<p><b>D. Is the asset included in one of the categories of exempt assets, as set out in schedule 1 of the regulations?</b></p> <ul style="list-style-type: none"> <li>• A residence and land associated with a residence, except where an otherwise eligible asset contains residential quarters.</li> <li>• Licensed caravan sites.</li> <li>• Operational land of statutory undertakers as defined in section 263 of the Town and Country Planning Act 1990.</li> </ul>	Evidence will be checked against known information and planning history.	No

### Summary

The Council is satisfied that CAMRA Cheltenham Branch is eligible to make the nomination on account of it being an unincorporated group with a membership of at least 21 local people who appear on the electoral roll within Cheltenham Borough. It is also non-profit distributing.

## Stage 2 assessment – determining community value

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

Criteria	Evidence Required	Assessment
<p><b>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?</b></p>	<p>Any evidence of usage history including number of individuals or groups, publicity, calendar of events, bookings schedule etc.</p>	<p>From Royal Union website:            The Royal Union Inn has established itself as one of the best examples of what a 'REAL' Pub should be. Tucked away in the quiet 'village' of Tivoli, it is a ten minute equidistant walk from the train station and Cheltenham Town Centre.            It has a range of eight REAL ales and is a cemented entry for the Cheltenham area in CAMRA's Good Beer Guide. Although supporting as many local micro brewers as possible, it also stocks award winning ales from throughout the U.K.            Since developing an old skittle alley into a light and warm extension to the premises, including a small but well equipped kitchen, the Union has enjoyed success by creating REAL home cooked, imaginative food, with the emphasis on 'sharing' meals. (20oz Fillet of Rump, Portuguese Chicken, Whole BBQ'd Leg of Lamb, shoulder of Pork), so please see our menus. Despite the increase in people eating and our high ranking on trip advisor, the landlord is insistent that the Union is a Pub where you can get great food to go with your ale, rather than a 'Pub Restaurant' or 'Gastro Pub'.            As well as its name for real ales the Union is gaining a reputation for its range of craft keg beers. There's a comprehensive selection of Single Malt Whiskies, Gins, Rums, Fortified wines and a small but great range of wines from around the world.            There is a thriving music scene at the Union with local Musicians performing various Jazz and Blues genres on Sunday nights.            On Thursday evenings there is a sheet quiz of six categories, 60 questions in total. Any number in the team is allowed as long as one of them isn't Google. Take as long as you wish to finish and its only a pound per team!</p>

<p><b>F. Does this use further the social wellbeing and social interests of the local community?</b></p> <p>In particular:</p> <ul style="list-style-type: none"> <li>• What is the current level of use of the asset and who uses it?</li> <li>• Is it used by particular communities of interest or need?</li> <li>• What do communities gain from their use of the asset and what would be the impact if it were lost?</li> </ul>	<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 Royal Union is a traditional 'street corner' local in the centre of the Tivoli area of town. It is a privately owned freehouse with wide range of ales and spirits and has been included in the CAMRA Good Beer Guide for several years. The former skittle alley has been converted to a restaurant with new kitchen but it is still a popular locals' pub and also attracts custom from much further afield. The pub provides regular live music and the occasional specialist beer festival.</p> <p>The closest alternative would be the Tivoli but that functions more as a restaurant than a community focus. The closest community pub is probably the Jolly Brewmaster, about half a mile away.</p> <p>In recent times, however, the landlord/owner submitted plans to build two cottages on the skittle alley part of the pub which would have made the remaining area of the pub too small and not practical to operate as a pub. This would inevitably have led to the pub's closure and conversion to a single dwelling. The application was withdrawn but the prospect of similar proposals is still a possibility. It is therefore important to list this as an Asset of Community Value to help protect its future.</p>
<p><b>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)?</b></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>Comments from owner</p> <p>I took over the license at The Royal Union in December 2008. In the previous 15 years it had several landlords, none of which enjoyed much success and it had acquired the reputation of 'not a very nice pub'. It was in fact about to be boarded up and sold for development by the then owners Punch Taverns. I therefore acquired it on very good terms as a tenant. I gradually increased trade and 9 months later bought the freehold of the Union.</p> <p>It has been a slow, gradual process of improving and modernising the old place on an 'as and when' I could afford it basis. The Union is now trading more profitably than it has done for decades. Having said that, I am certain in its present guise of a 'locals pub' that it has virtually reached its trading plateau. It is unfortunately at the size that it needs permanent staffing but, with all of the other running costs, is not making a huge profit. It pays for itself but not a great deal more.</p> <p>It is therefore my intention sometime next year to apply for planning permission to demolish the far end of the pub adjoining Bakehouse Lane and to build a three bedroomed house. From the profits the pub would be down sized but would create new toilets (including for the first time facilities for the disabled) and a new 'inner' courtyard which would also provide for the first time, wheelchair access to the premises.</p> <p>The entire pub, both inside and out, will be renovated to create a wonderful 'new' asset to the community and hopefully, because it will be a more manageable size and therefore more profitable, one that will continue to be a pub for another 150 years.</p>

		<p>I am not a Pubco, I am a private individual, a one man band, who bought the Union when it had failed and was not trading profitably. I have worked long hard hours to make it successful with great support from the local community. I might add with virtually zero support from the people that have made this application.</p> <p>I have consistently stated my love of the industry and my belief that the Royal Union should always remain a licensed premise.</p> <p>I have even suggested that I could create a covenant on the property to ensure that it does so.</p>
<p><b>H. Is there any evidence that the local community feel strongly that the asset should be retained as a community asset?</b></p>	<p>Any evidence of surveys, petitions, awareness raising, publicity, evidence from parish plans, neighbourhood plan or other local document to support the case.</p>	<p>No further information</p>

**Recommendation**

**There is good evidence that the Royal Union furthers the social wellbeing and social interests of the local community, that this is the main and non-ancillary use of the premises. The input from the owner was welcomed and this reasserts the view that this use could realistically continue into the future.**

**This nomination therefore 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**

<b>Name of nominating organisation</b>	CAMRA Cheltenham Branch
<b>Name of nominated property:</b>	The Russell
<b>Address of nominated property</b>	The Russell 1 Hales Road Cheltenham GL52 6SD

**Stage 1 assessment – eligibility criteria**

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

<b>Criteria</b>	<b>Evidence Required</b>	<b>Assessment</b>
<p><b>A. Is the nominating organisation eligible?</b></p> <p>Nomination must be received by a qualifying community organisation, as set out in government regulations:</p> <ul style="list-style-type: none"> <li>parish council, including neighbouring parish council</li> <li>unincorporated groups (Nominations can be accepted from any unincorporated group with membership of at least 21 local people who appear on the electoral roll within the local authority)</li> <li>neighbourhood forums</li> <li>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)</li> </ul>	<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><u>Form of Nominating Group</u> The nomination has been made by CAMRA Cheltenham Branch. We have seen the CAMRA Cheltenham Branch constitution and this confirms that the branch is an unconstituted group.</p> <p>The constitution states the following objects of The Cheltenham Branch: 1. Name: The name shall be the "The Cheltenham Branch" hereinafter called 'the Branch'. 2. Object: The objects shall be to support the aims and objectives of the Campaign for Real Ale Limited (hereinafter called 'CAMRA') within the geographical area of Gloucestershire Postcodes GL50, GL51, GL52, GL53.</p> <p>Branches of CAMRA adopt the most recent Model Branch Constitution which gives instructions on the way that all Branches shall operate.</p> <p><u>Membership:</u> We have had confirmed by CAMRA that there are a total of 954 members in Cheltenham CAMRA Branch and the geographical breakdown is as follows: 133 members living within a GL50 postcode 294 members living within a GL51 postcode 333 members living within a GL52 postcode</p>

		<p>166 members living within a GL53 postcode 28 members have not provided a postcode address</p> <p>Upon joining CAMRA as a paid member, you are automatically enrolled into a local branch according to your postcode. Members then receive regular updates from the local branch – such as a branch newsletter. Only in very unique cases do members ask to be removed from a specific branch – and to do so they must contact CAMRA HQ</p> <p>All members consent to become members by paying an annual subscription fee to CAMRA Ltd and are thus automatically a member of both CAMRA nationally and the individual CAMRA Branch. By joining CAMRA they are automatically consenting to be bound by the constitution and Articles of Association.</p> <p><u>Distribution of profit</u> CAMRA is a company limited by guarantee and is not profit distributing. CAMRA's National surplus is not distributed to its members and the individual CAMRA Branch activity is wholly or partly applied to the local authority area where the asset nominated is nominated.</p> <p>CAMRA Cheltenham Branch is a 'not for profit' organisation and therefore cannot provide financial support for any local activities un-connected with CAMRA.</p> <p>Cheltenham CAMRA's surplus is negligible. Funding for events such as the beer festival are initially funded by a loan from CAMRA HQ which is then re-paid assuming the event covered its costs.</p>
<p><b>B. Can the nominating organisation demonstrate a local connection to the asset?</b></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>CAMRA Cheltenham Branch have their own website which includes reference to the assets of community value campaign:</p> <p>"If you love your local pub and want to protect it from demolition or change of use, make sure to list it with your local Council as an Asset of Community Value (ACV). You can nominate as a CAMRA Branch, as an informal group of 21 local people or as a Parish Council. Please note that our Branch area is covered by both Cheltenham (CBC)</p>

		<p>and Tewkesbury (TBC) Borough Councils.</p> <p>We are working with local community groups to facilitate listing Cheltenham Pubs as assets of community value. Below lists out the current status in the branch. If you wish engage us to help list your local please email our pubs officer at <a href="mailto:pubs@cheltenhamcamra.org.uk">pubs@cheltenhamcamra.org.uk</a>”</p> <p>In addition, CAMRA Cheltenham Branch have supplied a list of names of local community members that have signed to support the nomination of the pub.</p>
<p><b>C. Does the nomination include the information requested on the nomination form?</b></p> <p>This should include:</p> <ul style="list-style-type: none"> <li>• a description of the land and proposed boundaries</li> <li>• details of any information the nominating organisation has regarding ownership, occupancy, freeholders and leaseholders</li> </ul>	Nomination form to be checked for this information.	Yes
<p><b>D. Is the asset included in one of the categories of exempt assets, as set out in schedule 1 of the regulations?</b></p> <ul style="list-style-type: none"> <li>• A residence and land associated with a residence, except where an otherwise eligible asset contains residential quarters.</li> <li>• Licensed caravan sites.</li> <li>• Operational land of statutory undertakers as defined in section 263 of the Town and Country Planning Act 1990.</li> </ul>	Evidence will be checked against known information and planning history.	No

### Summary

The Council is satisfied that CAMRA Cheltenham Branch is eligible to make the nomination on account of it being an unincorporated group with a membership of at least 21 local people who appear on the electoral roll within Cheltenham Borough. It is also non-profit distributing.

## Stage 2 assessment – determining community value

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

Criteria	Evidence Required	Assessment
<p><b>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?</b></p>	<p>Any evidence of usage history including number of individuals or groups, publicity, calendar of events, bookings schedule etc.</p>	<p>No further information</p>
<p><b>F. Does this use further the social wellbeing and social interests of the local community?</b> In particular:</p> <ul style="list-style-type: none"> <li>• What is the current level of use of the asset and who uses it?</li> <li>• Is it used by particular communities of interest or need?</li> <li>• What do communities gain from their use of the asset and what would be the impact if it were lost?</li> </ul>	<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 Russell was a true local's pub but has not kept up with changing trends. The landlord/owner is also a local developer renowned for demolishing the Greyhound pub, without planning permission, in 2012. This pub is being intentionally run-down to justify demolition and re-development as a profitable investment. This is one of only two traditional pubs in Cheltenham which has resisted selling cask ales, which has ultimately lead to its' decline in custom, the other being the Shamrock. Most of the other pubs that have recently closed also resisted selling cask ale, notably Prince of Wales, G Bar (Teagues/Old Amsterdam), Junction, Fox &amp; Hounds and Hop Pole.</p> <p>If sold, on the open market at a realistic price, this could, once again, become a popular local. It would require major refurbishment due to being run-down, but it has considerable potential as a free house in the future. Given that there are many new houses set to be built on the nearby Battledown industrial estate, this pub could become a community focus for this part of town. The only real alternative in the area is the Cheltenham Motor Club but as a 'club', requires membership for regular visitors so is not a 'Pub' in the true sense.</p> <p>It is, therefore, considered important to list this pub as an Asset of Community Value as there are few alternatives in the area.</p> <p style="text-align: center;"><small>Community Right to Bid Nomination Form 2 of 3</small></p> <p>The evidence that this pub has a local connection is unclear.</p>
<p><b>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)?</b></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</p>
<p><b>H. Is there any evidence that the local community feel strongly that the asset should be retained</b></p>	<p>Any evidence of surveys, petitions, awareness raising, publicity, evidence from parish plans, neighbourhood</p>	<p>No further information</p>



as a community asset?	plan or other local document to support the case.	
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**Recommendation**

**There is little evidence that this pub furthers the social wellbeing and social interests of the local community. The decision is therefore not to list this pub at this time. CAMRA Cheltenham Branch are welcome to resubmit the nomination if they are able to include additional information about the pubs connection to the local community.**

**Assets of Community Value  
Assessment Process Summary**

<b>Name of nominating organisation</b>	CAMRA Cheltenham Branch
<b>Name of nominated property:</b>	The Somerset
<b>Address of nominated property</b>	The Somerset 30 Moorend Street Cheltenham GL53 0EH

**Stage 1 assessment – eligibility criteria**

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

<b>Criteria</b>	<b>Evidence Required</b>	<b>Assessment</b>
<p><b>A. Is the nominating organisation eligible?</b></p> <p>Nomination must be received by a qualifying community organisation, as set out in government regulations:</p> <ul style="list-style-type: none"> <li>parish council, including neighbouring parish council</li> <li>unincorporated groups (Nominations can be accepted from any unincorporated group with membership of at least 21 local people who appear on the electoral roll within the local authority)</li> <li>neighbourhood forums</li> <li>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)</li> </ul>	<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><u>Form of Nominating Group</u> The nomination has been made by CAMRA Cheltenham Branch. We have seen the CAMRA Cheltenham Branch constitution and this confirms that the branch is an unconstituted group.</p> <p>The constitution states the following objects of The Cheltenham Branch: 1. Name: The name shall be the "The Cheltenham Branch" hereinafter called 'the Branch'. 2. Object: The objects shall be to support the aims and objectives of the Campaign for Real Ale Limited (hereinafter called 'CAMRA') within the geographical area of Gloucestershire Postcodes GL50, GL51, GL52, GL53.</p> <p>Branches of CAMRA adopt the most recent Model Branch Constitution which gives instructions on the way that all Branches shall operate.</p> <p><u>Membership:</u> We have had confirmed by CAMRA that there are a total of 954 members in Cheltenham CAMRA Branch and the geographical breakdown is as follows: 133 members living within a GL50 postcode 294 members living within a GL51 postcode</p>

		<p>333 members living within a GL52 postcode  166 members living within a GL53 postcode  28 members have not provided a postcode address</p> <p>Upon joining CAMRA as a paid member, you are automatically enrolled into a local branch according to your postcode. Members then receive regular updates from the local branch – such as a branch newsletter. Only in very unique cases do members ask to be removed from a specific branch – and to do so they must contact CAMRA HQ</p> <p>All members consent to become members by paying an annual subscription fee to CAMRA Ltd and are thus automatically a member of both CAMRA nationally and the individual CAMRA Branch. By joining CAMRA they are automatically consenting to be bound by the constitution and Articles of Association.</p> <p><u>Distribution of profit</u>  CAMRA is a company limited by guarantee and is not profit distributing. CAMRA’s National surplus is not distributed to its members and the individual CAMRA Branch activity is wholly or partly applied to the local authority area where the asset nominated is nominated.</p> <p>CAMRA Cheltenham Branch is a ‘not for profit’ organisation and therefore cannot provide financial support for any local activities un-connected with CAMRA.</p> <p>Cheltenham CAMRA’s surplus is negligible. Funding for events such as the beer festival are initially funded by a loan from CAMRA HQ which is then re-paid assuming the event covered its costs.</p>
<p><b>B. Can the nominating organisation demonstrate a local connection to the asset?</b></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>CAMRA Cheltenham Branch have their own website which includes reference to the assets of community value campaign:</p> <p>“If you love your local pub and want to protect it from demolition or change of use, make sure to list it with your local Council as an Asset of Community Value (ACV). You can nominate as a CAMRA Branch, as an informal group of 21 local people or as a Parish Council. Please note that</p>

		<p>our Branch area is covered by both Cheltenham (CBC) and Tewkesbury (TBC) Borough Councils.</p> <p>We are working with local community groups to facilitate listing Cheltenham Pubs as assets of community value. Below lists out the current status in the branch. If you wish engage us to help list your local please email our pubs officer at <a href="mailto:pubs@cheltenhamcamra.org.uk">pubs@cheltenhamcamra.org.uk</a>”</p> <p>In addition, CAMRA Cheltenham Branch have supplied a list of names of local community members that have signed to support the nomination of the pub.</p>
<p><b>C. Does the nomination include the information requested on the nomination form?</b></p> <p>This should include:</p> <ul style="list-style-type: none"> <li>• a description of the land and proposed boundaries</li> <li>• details of any information the nominating organisation has regarding ownership, occupancy, freeholders and leaseholders</li> </ul>	Nomination form to be checked for this information.	Yes
<p><b>D. Is the asset included in one of the categories of exempt assets, as set out in schedule 1 of the regulations?</b></p> <ul style="list-style-type: none"> <li>• A residence and land associated with a residence, except where an otherwise eligible asset contains residential quarters.</li> <li>• Licensed caravan sites.</li> <li>• Operational land of statutory undertakers as defined in section 263 of the Town and Country Planning Act 1990.</li> </ul>	Evidence will be checked against known information and planning history.	No

### Summary

The Council is satisfied that CAMRA Cheltenham Branch is eligible to make the nomination on account of it being an unincorporated group with a membership of at least 21 local people who appear on the electoral roll within Cheltenham Borough. It is also non-profit distributing.

## Stage 2 assessment – determining community value

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

Criteria	Evidence Required	Assessment
<p><b>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?</b></p>	<p>Any evidence of usage history including number of individuals or groups, publicity, calendar of events, bookings schedule etc.</p>	<p>From Glos Citizen:</p> <p>Full of warmth and character this is one of Cheltenham’s last remaining traditional ale houses. Nestled in a fine Victorian backstreet in the popular Leckhampton area of southern Cheltenham It’s a hidden oasis, serving not only locals but people from far and wide enjoying its unique ambience created by some very eccentric and eclectic décor.</p> <p>Range of ales</p> <p>A comprehensive range of real ales and ciders are on tap to suit the most discerning drinker at very reasonable prices. The pub boasts a multitasking function room that morphs itself into whatever the customer desires, be it for skittles, live music, discos, comedy and all your party needs.</p> <p>Excellent location</p> <p>Front seating is available and the garden is a superb way to spend soaking up the sun with a refreshing libation!</p> <p>We have a function room that is available to book and is ideal for birthday parties, christenings and alike. Catering is also available.</p>
<p><b>F. Does this use further the social wellbeing and social interests of the local community?</b></p> <p>In particular:</p> <ul style="list-style-type: none"> <li>• What is the current level of use of the asset and who uses it?</li> <li>• Is it used by particular communities of interest or need?</li> <li>• What do communities gain from their use of the asset and what would be the impact if it were lost?</li> </ul>	<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 Somerset is a true 'locals' pub set in the middle of a row of terraced cottages tucked away off Shurdington Road in the heart of a residential area. It has a large skittle alley/function room with regular live music evenings. There is a dartboard, regularly in use, and a piano. Outside is an attractive courtyard garden where regular barbecues are held.</p> <p>This is a traditional pub serving just basic pub snacks. The closest alternative would be the Norwood, about 200yds. which is more restaurant orientated, or the Jolly Brewmaster, about a half mile away but that has no function room.</p> <p>This is the only 'community' pub in the area and so should be listed as an Asset of Community Value.</p>
<p><b>G. Could the asset realistically continue to be used for this, or another qualifying</b></p>	<p>Evidence that there has been no significant change to the asset, which might impact on its fitness for</p>	<p>Yes</p>

<p><b>community purpose (or could this be achieved within the next five years)?</b></p>	<p>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><b>H. Is there any evidence that the local community feel strongly that the asset should be retained as a community asset?</b></p>	<p>Any evidence of surveys, petitions, awareness raising, publicity, evidence from parish plans, neighbourhood plan or other local document to support the case.</p>	<p>No further information</p>

**Recommendation**

**There is good evidence that the Somerset furthers the social wellbeing and social interests of the local community, that this is the main and non-ancillary use of the premises, and that this use could realistically continue into the future. This nomination therefore 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**

<b>Name of nominating organisation</b>	CAMRA Cheltenham Branch
<b>Name of nominated property:</b>	The Umbrella
<b>Address of nominated property</b>	The Umbrella Orchard Way Arle Cheltenham GL51 7LD

**Stage 1 assessment – eligibility criteria**

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

<b>Criteria</b>	<b>Evidence Required</b>	<b>Assessment</b>
<p><b>A. Is the nominating organisation eligible?</b></p> <p>Nomination must be received by a qualifying community organisation, as set out in government regulations:</p> <ul style="list-style-type: none"> <li>parish council, including neighbouring parish council</li> <li>unincorporated groups (Nominations can be accepted from any unincorporated group with membership of at least 21 local people who appear on the electoral roll within the local authority)</li> <li>neighbourhood forums</li> <li>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)</li> </ul>	<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><u>Form of Nominating Group</u> The nomination has been made by CAMRA Cheltenham Branch. We have seen the CAMRA Cheltenham Branch constitution and this confirms that the branch is an unconstituted group.</p> <p>The constitution states the following objects of The Cheltenham Branch:</p> <ol style="list-style-type: none"> <li>Name: The name shall be the "The Cheltenham Branch" hereinafter called 'the Branch'.</li> <li>Object: The objects shall be to support the aims and objectives of the Campaign for Real Ale Limited (hereinafter called 'CAMRA') within the geographical area of Gloucestershire Postcodes GL50, GL51, GL52, GL53.</li> </ol> <p>Branches of CAMRA adopt the most recent Model Branch Constitution which gives instructions on the way that all Branches shall operate.</p> <p><u>Membership:</u> We have had confirmed by CAMRA that there are a total of 954 members in Cheltenham CAMRA Branch and the geographical breakdown is as follows: 133 members living within a GL50 postcode</p>

		<p>294 members living within a GL51 postcode  333 members living within a GL52 postcode  166 members living within a GL53 postcode  28 members have not provided a postcode address</p> <p>Upon joining CAMRA as a paid member, you are automatically enrolled into a local branch according to your postcode. Members then receive regular updates from the local branch – such as a branch newsletter. Only in very unique cases do members ask to be removed from a specific branch – and to do so they must contact CAMRA HQ</p> <p>All members consent to become members by paying an annual subscription fee to CAMRA Ltd and are thus automatically a member of both CAMRA nationally and the individual CAMRA Branch. By joining CAMRA they are automatically consenting to be bound by the constitution and Articles of Association.</p> <p><u>Distribution of profit</u>  CAMRA is a company limited by guarantee and is not profit distributing. CAMRA's National surplus is not distributed to its members and the individual CAMRA Branch activity is wholly or partly applied to the local authority area where the asset nominated is nominated.</p> <p>CAMRA Cheltenham Branch is a 'not for profit' organisation and therefore cannot provide financial support for any local activities un-connected with CAMRA.</p> <p>Cheltenham CAMRA's surplus is negligible. Funding for events such as the beer festival are initially funded by a loan from CAMRA HQ which is then re-paid assuming the event covered its costs.</p>
<p><b>B. Can the nominating organisation demonstrate a local connection to the asset?</b></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>CAMRA Cheltenham Branch have their own website which includes reference to the assets of community value campaign:</p> <p>"If you love your local pub and want to protect it from demolition or change of use, make sure to list it with your local Council as an Asset of Community Value (ACV). You can nominate as a CAMRA Branch, as an informal group</p>



		<p>of 21 local people or as a Parish Council. Please note that our Branch area is covered by both Cheltenham (CBC) and Tewkesbury (TBC) Borough Councils.</p> <p>We are working with local community groups to facilitate listing Cheltenham Pubs as assets of community value. Below lists out the current status in the branch. If you wish engage us to help list your local please email our pubs officer at <a href="mailto:pubs@cheltenhamcamra.org.uk">pubs@cheltenhamcamra.org.uk</a>”</p> <p>In addition, CAMRA Cheltenham Branch have supplied a list of names of local community members that have signed to support the nomination of the pub.</p>
<p><b>C. Does the nomination include the information requested on the nomination form?</b></p> <p>This should include:</p> <ul style="list-style-type: none"> <li>• a description of the land and proposed boundaries</li> <li>• details of any information the nominating organisation has regarding ownership, occupancy, freeholders and leaseholders</li> </ul>	Nomination form to be checked for this information.	Yes
<p><b>D. Is the asset included in one of the categories of exempt assets, as set out in schedule 1 of the regulations?</b></p> <ul style="list-style-type: none"> <li>• A residence and land associated with a residence, except where an otherwise eligible asset contains residential quarters.</li> <li>• Licensed caravan sites.</li> <li>• Operational land of statutory undertakers as defined in section 263 of the Town and Country Planning Act 1990.</li> </ul>	Evidence will be checked against known information and planning history.	No

### Summary

The Council is satisfied that CAMRA Cheltenham Branch is eligible to make the nomination on account of it being an unincorporated group with a membership of at least 21 local people who appear on the electoral roll within Cheltenham Borough. It is also non-profit distributing.

## Stage 2 assessment – determining community value

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

Criteria	Evidence Required	Assessment
<p><b>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?</b></p>	<p>Any evidence of usage history including number of individuals or groups, publicity, calendar of events, bookings schedule etc.</p>	<p>Enterprise Inns are currently looking for publican to run this pub. The pub remains open.</p> <p>Info from Enterprise Inns website:</p> <p>The Umbrella is a superb opportunity to take on a true community local pub situated in a densely populated area in the Hesters Way area of Cheltenham. The pub occupies a prominent corner position and has great facilities to ensure that the local community can be well provided for with a function room combined with a skittle alley, large trading area, external covered smoking area, and car park. The pub is in a very good condition for somebody to capitalise on the potential of the trading opportunity.</p> <p>The Umbrella is a great opportunity for the right Publican to capitalise on this fantastic business. Enterprise are looking to potentially upgrade the kitchen facilities which will give the new Publican an opportunity to develop and introduce a food offer and bring the Umbrella back to be the centre of the local community. The pub should be the traditional host with games teams, functions, events and other community activities. There is a requirement for the Publican to have experience in the trade and be able to see the potential in this pub to make it a success.</p>
<p><b>F. Does this use further the social wellbeing and social interests of the local community?</b></p> <p>In particular:</p> <ul style="list-style-type: none"> <li>• What is the current level of use of the asset and who uses it?</li> <li>• Is it used by particular communities of interest or need?</li> <li>• What do communities gain from their use of the asset and what would be the impact if it were lost?</li> </ul>	<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 Umbrella is the only community pub in this vast western residential area of Cheltenham. It is a large pub with visually separate lounge, bar and Pool areas including a dartboard and 2 pool tables and there is a separate skittle alley/function room to the rear. It also has a large car park with patio garden area to the front. It is clearly a major asset to the local community. It has bus stops right outside served by route 'A' which runs to town and on to Prestbury every 10mins. during the day and half hourly evenings and Sundays. The nearest alternative is the Cross Hands on Tewkesbury Road but that is primarily a restaurant with a small lounge bar area, not particularly a community pub. There are really no alternative pubs within at least a mile of this pub. The pub, occupying a large plot of land, may be seen to be more profitable to owners, Enterprise Inns, for other uses such as a supermarket, it is therefore vital to protect this pub as an Asset of Community Value to protect it longer term against change of use without planning consent.</p>
<p><b>G. Could the asset realistically continue to be used for this, or another qualifying community</b></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</p>	<p>Yes</p>

<p><b>purpose (or could this be achieved within the next five years)?</b></p>	<p>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><b>H. Is there any evidence that the local community feel strongly that the asset should be retained as a community asset?</b></p>	<p>Any evidence of surveys, petitions, awareness raising, publicity, evidence from parish plans, neighbourhood plan or other local document to support the case.</p>	<p>No further information</p>

**Recommendation**

**There is good evidence that the Umbrella furthers the social wellbeing and social interests of the local community, that this is the main and non-ancillary use of the premises, and that this use could realistically continue into the future. This nomination therefore 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**

<b>Name of nominating organisation</b>	CAMRA Cheltenham Branch
<b>Name of nominated property:</b>	The Wheatsheaf
<b>Address of nominated property</b>	The Wheatsheaf 283 Old Bath Road Cheltenham GL53 9AJ

**Stage 1 assessment – eligibility criteria**

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

<b>Criteria</b>	<b>Evidence Required</b>	<b>Assessment</b>
<p><b>A. Is the nominating organisation eligible?</b></p> <p>Nomination must be received by a qualifying community organisation, as set out in government regulations:</p> <ul style="list-style-type: none"> <li>parish council, including neighbouring parish council</li> <li>unincorporated groups (Nominations can be accepted from any unincorporated group with membership of at least 21 local people who appear on the electoral roll within the local authority)</li> <li>neighbourhood forums</li> <li>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)</li> </ul>	<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><u>Form of Nominating Group</u> The nomination has been made by CAMRA Cheltenham Branch. We have seen the CAMRA Cheltenham Branch constitution and this confirms that the branch is an unconstituted group.</p> <p>The constitution states the following objects of The Cheltenham Branch: 1. Name: The name shall be the "The Cheltenham Branch" hereinafter called 'the Branch'. 2. Object: The objects shall be to support the aims and objectives of the Campaign for Real Ale Limited (hereinafter called 'CAMRA') within the geographical area of Gloucestershire Postcodes GL50, GL51, GL52, GL53.</p> <p>Branches of CAMRA adopt the most recent Model Branch Constitution which gives instructions on the way that all Branches shall operate.</p> <p><u>Membership:</u> We have had confirmed by CAMRA that there are a total of 954 members in Cheltenham CAMRA Branch and the geographical breakdown is as follows: 133 members living within a GL50 postcode 294 members living within a GL51 postcode</p>

		<p>333 members living within a GL52 postcode  166 members living within a GL53 postcode  28 members have not provided a postcode address</p> <p>Upon joining CAMRA as a paid member, you are automatically enrolled into a local branch according to your postcode. Members then receive regular updates from the local branch – such as a branch newsletter. Only in very unique cases do members ask to be removed from a specific branch – and to do so they must contact CAMRA HQ</p> <p>All members consent to become members by paying an annual subscription fee to CAMRA Ltd and are thus automatically a member of both CAMRA nationally and the individual CAMRA Branch. By joining CAMRA they are automatically consenting to be bound by the constitution and Articles of Association.</p> <p><u>Distribution of profit</u>  CAMRA is a company limited by guarantee and is not profit distributing. CAMRA’s National surplus is not distributed to its members and the individual CAMRA Branch activity is wholly or partly applied to the local authority area where the asset nominated is nominated.</p> <p>CAMRA Cheltenham Branch is a ‘not for profit’ organisation and therefore cannot provide financial support for any local activities un-connected with CAMRA.</p> <p>Cheltenham CAMRA’s surplus is negligible. Funding for events such as the beer festival are initially funded by a loan from CAMRA HQ which is then re-paid assuming the event covered its costs.</p>
<p><b>B. Can the nominating organisation demonstrate a local connection to the asset?</b></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>CAMRA Cheltenham Branch have their own website which includes reference to the assets of community value campaign:</p> <p>“If you love your local pub and want to protect it from demolition or change of use, make sure to list it with your local Council as an Asset of Community Value (ACV). You can nominate as a CAMRA Branch, as an informal group of 21 local people or as a Parish Council. Please note that</p>

		<p>our Branch area is covered by both Cheltenham (CBC) and Tewkesbury (TBC) Borough Councils.</p> <p>We are working with local community groups to facilitate listing Cheltenham Pubs as assets of community value. Below lists out the current status in the branch. If you wish engage us to help list your local please email our pubs officer at <a href="mailto:pubs@cheltenhamcamra.org.uk">pubs@cheltenhamcamra.org.uk</a>”</p> <p>In addition, CAMRA Cheltenham Branch have supplied a list of names of local community members that have signed to support the nomination of the pub.</p>
<p><b>C. Does the nomination include the information requested on the nomination form?</b></p> <p>This should include:</p> <ul style="list-style-type: none"> <li>• a description of the land and proposed boundaries</li> <li>• details of any information the nominating organisation has regarding ownership, occupancy, freeholders and leaseholders</li> </ul>	Nomination form to be checked for this information.	Yes
<p><b>D. Is the asset included in one of the categories of exempt assets, as set out in schedule 1 of the regulations?</b></p> <ul style="list-style-type: none"> <li>• A residence and land associated with a residence, except where an otherwise eligible asset contains residential quarters.</li> <li>• Licensed caravan sites.</li> <li>• Operational land of statutory undertakers as defined in section 263 of the Town and Country Planning Act 1990.</li> </ul>	Evidence will be checked against known information and planning history.	No

### Summary

The Council is satisfied that CAMRA Cheltenham Branch is eligible to make the nomination on account of it being an unincorporated group with a membership of at least 21 local people who appear on the electoral roll within Cheltenham Borough. It is also non-profit distributing.

## Stage 2 assessment – determining community value

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

Criteria	Evidence Required	Assessment
<p><b>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?</b></p>	<p>Any evidence of usage history including number of individuals or groups, publicity, calendar of events, bookings schedule etc.</p>	<p>Taken from the Wheatsheaf website:</p> <p>The Wheatsheaf puts on a range of events and activities for local people</p> <ul style="list-style-type: none"> <li>• Monthly Pub Quiz ““It was a remarkably enjoyable, sociable and fun night out. A table booking is a 'must' as by the start of the quiz the Wheatsheaf was full. There were 60 folk making up 12 or so quiz teams.”</li> <li>• Monthly Open Mic Night</li> <li>• Weekly Burger Night</li> <li>• Weekly Steak Night</li> <li>• Weekly Fish &amp; Chips Night</li> <li>• Daily Coffee and Cake</li> <li>• Twice-weekly Iyengar Yoga Classes</li> <li>• Weekly martial arts class</li> </ul>
<p><b>F. Does this use further the social wellbeing and social interests of the local community?</b></p> <p>In particular:</p> <ul style="list-style-type: none"> <li>• What is the current level of use of the asset and who uses it?</li> <li>• Is it used by particular communities of interest or need?</li> <li>• What do communities gain from their use of the asset and what would be the impact if it were lost?</li> </ul>	<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 Wheatsheaf is a large family pub in Leckhampton, the only remaining pub in that area. The nearest alternatives are the Norwood and other pubs on Bath Road, about 1 mile away.</p> <p>The pub has a main bar area visually split into three areas, plus a large garden, small car park and a separate large function room which features regular live entertainment and is also used for rehearsal sessions for local bands, Charity events and Yoga and Martial Arts classes. There is also a regular quiz night. Food is served lunchtimes and evenings except Mondays including speciality nights on most days. The pub is currently open all day and serves coffees from 9.30.</p> <p>This pub has historic interest in that Brian Jones used to play in bands here prior to forming the Rolling Stones in the early 1960's. Jim Capaldi has also played here prior to becoming a member of Traffic.</p> <p>It is truly a local community pub and would be a great loss to the area if it were to close, so it is crucial that it should be listed as an Asset of Community Value.</p>
<p><b>G. Could the asset realistically continue to be used for this, or another qualifying community purpose (or could this be</b></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</p>	<p>Yes</p>

<p><b>achieved within the next five years)?</b></p>	<p>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><b>H. Is there any evidence that the local community feel strongly that the asset should be retained as a community asset?</b></p>	<p>Any evidence of surveys, petitions, awareness raising, publicity, evidence from parish plans, neighbourhood plan or other local document to support the case.</p>	<p>No further information</p>

### **Recommendation**

**There is good evidence that the Wheatsheaf furthers the social wellbeing and social interests of the local community, that this is the main and non-ancillary use of the premises, and that this use could realistically continue into the future. This nomination therefore 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**

<b>Name of nominating organisation</b>	CAMRA Cheltenham Branch
<b>Name of nominated property:</b>	The Beaufort Arms
<b>Address of nominated property</b>	The Beaufort Arms 184 London Road Cheltenham GL52 6HJ

**Stage 1 assessment – eligibility criteria**

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

<b>Criteria</b>	<b>Evidence Required</b>	<b>Assessment</b>
<p><b>A. Is the nominating organisation eligible?</b></p> <p>Nomination must be received by a qualifying community organisation, as set out in government regulations:</p> <ul style="list-style-type: none"> <li>parish council, including neighbouring parish council</li> <li>unincorporated groups (Nominations can be accepted from any unincorporated group with membership of at least 21 local people who appear on the electoral roll within the local authority)</li> <li>neighbourhood forums</li> <li>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)</li> </ul>	<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><u>Form of Nominating Group</u> The nomination has been made by CAMRA Cheltenham Branch. We have seen the CAMRA Cheltenham Branch constitution and this confirms that the branch is an unconstituted group.</p> <p>The constitution states the following objects of The Cheltenham Branch: 1. Name: The name shall be the "The Cheltenham Branch" hereinafter called 'the Branch'. 2. Object: The objects shall be to support the aims and objectives of the Campaign for Real Ale Limited (hereinafter called 'CAMRA') within the geographical area of Gloucestershire Postcodes GL50, GL51, GL52, GL53.</p> <p>Branches of CAMRA adopt the most recent Model Branch Constitution which gives instructions on the way that all Branches shall operate.</p> <p><u>Membership:</u> We have had confirmed by CAMRA that there are a total of 954 members in Cheltenham CAMRA Branch and the geographical breakdown is as follows: 133 members living within a GL50 postcode 294 members living within a GL51 postcode</p>

		<p>333 members living within a GL52 postcode  166 members living within a GL53 postcode  28 members have not provided a postcode address</p> <p>Upon joining CAMRA as a paid member, you are automatically enrolled into a local branch according to your postcode. Members then receive regular updates from the local branch – such as a branch newsletter. Only in very unique cases do members ask to be removed from a specific branch – and to do so they must contact CAMRA HQ</p> <p>All members consent to become members by paying an annual subscription fee to CAMRA Ltd and are thus automatically a member of both CAMRA nationally and the individual CAMRA Branch. By joining CAMRA they are automatically consenting to be bound by the constitution and Articles of Association.</p> <p><u>Distribution of profit</u>  CAMRA is a company limited by guarantee and is not profit distributing. CAMRA’s National surplus is not distributed to its members and the individual CAMRA Branch activity is wholly or partly applied to the local authority area where the asset nominated is nominated.</p> <p>CAMRA Cheltenham Branch is a ‘not for profit’ organisation and therefore cannot provide financial support for any local activities un-connected with CAMRA.</p> <p>Cheltenham CAMRA’s surplus is negligible. Funding for events such as the beer festival are initially funded by a loan from CAMRA HQ which is then re-paid assuming the event covered its costs.</p>
<p><b>B. Can the nominating organisation demonstrate a local connection to the asset?</b></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>CAMRA Cheltenham Branch have their own website which includes reference to the assets of community value campaign:</p> <p>“If you love your local pub and want to protect it from demolition or change of use, make sure to list it with your local Council as an Asset of Community Value (ACV). You can nominate as a CAMRA Branch, as an informal group of 21 local people or as a Parish Council. Please note that</p>

		<p>our Branch area is covered by both Cheltenham (CBC) and Tewkesbury (TBC) Borough Councils.</p> <p>We are working with local community groups to facilitate listing Cheltenham Pubs as assets of community value. Below lists out the current status in the branch. If you wish engage us to help list your local please email our pubs officer at <a href="mailto:pubs@cheltenhamcamra.org.uk">pubs@cheltenhamcamra.org.uk</a>”</p> <p>In addition, CAMRA Cheltenham Branch have supplied a list of names of local community members that have signed to support the nomination of the pub.</p>
<p><b>C. Does the nomination include the information requested on the nomination form?</b></p> <p>This should include:</p> <ul style="list-style-type: none"> <li>• a description of the land and proposed boundaries</li> <li>• details of any information the nominating organisation has regarding ownership, occupancy, freeholders and leaseholders</li> </ul>	Nomination form to be checked for this information.	Yes
<p><b>D. Is the asset included in one of the categories of exempt assets, as set out in schedule 1 of the regulations?</b></p> <ul style="list-style-type: none"> <li>• A residence and land associated with a residence, except where an otherwise eligible asset contains residential quarters.</li> <li>• Licensed caravan sites.</li> <li>• Operational land of statutory undertakers as defined in section 263 of the Town and Country Planning Act 1990.</li> </ul>	Evidence will be checked against known information and planning history.	No

### Summary

The Council is satisfied that CAMRA Cheltenham Branch is eligible to make the nomination on account of it being an unincorporated group with a membership of at least 21 local people who appear on the electoral roll within Cheltenham Borough. It is also non-profit distributing.

## Stage 2 assessment – determining community value

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

Criteria	Evidence Required	Assessment
<p><b>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?</b></p>	<p>Any evidence of usage history including number of individuals or groups, publicity, calendar of events, bookings schedule etc.</p>	<p>From Wadworths website:</p> <p>The Beaufort Arms is a friendly, family run local pub and B&amp;B in the heart of beautiful Cheltenham. The six guest rooms have been awarded 3 stars by the AA and UK tourist authorities. The spacious and well appointed function room can be hired out for all occasions; regular events are arranged too including folk music, karaoke and live bands.</p> <p>Many a pub sport is played here, there are teams for skittles, darts and pool. A popular quiz is held every Sunday evening.</p> <p>For more information please see our website using the link below</p> <p>The pub is currently closed and is on the market with James A Baker from Bath. Best offers were invited by 16 Feb 2016.</p>
<p><b>F. Does this use further the social wellbeing and social interests of the local community?</b></p> <p>In particular:</p> <ul style="list-style-type: none"> <li>• What is the current level of use of the asset and who uses it?</li> <li>• Is it used by particular communities of interest or need?</li> <li>• What do communities gain from their use of the asset and what would be the impact if it were lost?</li> </ul>	<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>Until recently, this was a bustling locals pub hosting many skittles, darts and pool teams, the local folk club was held here monthly and other social groups held meetings in the skittle alley. There have also been weekly quiz nights and poker nights. The skittle alley was regularly used on Saturdays (and other non-skittles nights) for private parties and receptions. A true local community pub.</p> <p>The pub seems to have lost some trade recently due to the most recent licensee removing the pool table and reducing the food menu to just pizzas but trade could easily be restored by a dedicated landlord and better beer range.</p> <p>This is a vital pub for this large residential area, the closest others being the London Inn, nearly half mile walk, or the Russell which does not sell real ale, the main draw for pubs these days, and is currently under threat of closure. The other nearest venue is the Cheltenham Motor Club which requires membership for regular customers.</p>
<p><b>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)?</b></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</p>	<p>Despite being closed, the pub is being marketed as a Freehold Licensed Premises. It is therefore reasonable to conclude that the asset could continue to further the social wellbeing and social interests of the local community within the next five years.</p>

	sustainable community use of the asset.	
<b>H. Is there any evidence that the local community feel strongly that the asset should be retained as a community asset?</b>	Any evidence of surveys, petitions, awareness raising, publicity, evidence from parish plans, neighbourhood plan or other local document to support the case.	

### **Recommendation**

**There is good evidence that the Beaufort Arms furthers the social wellbeing and social interests of the local community, that this is the main and non-ancillary use of the premises, and that this use could be achieved within the next five years. This nomination therefore 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**

<b>Name of nominating organisation</b>	CAMRA Cheltenham Branch
<b>Name of nominated property:</b>	The Plough
<b>Address of nominated property</b>	The Plough Mill Street Prestbury Cheltenham GL52 3BG

**Stage 1 assessment – eligibility criteria**

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

<b>Criteria</b>	<b>Evidence Required</b>	<b>Assessment</b>
<p><b>A. Is the nominating organisation eligible?</b></p> <p>Nomination must be received by a qualifying community organisation, as set out in government regulations:</p> <ul style="list-style-type: none"> <li>parish council, including neighbouring parish council</li> <li>unincorporated groups (Nominations can be accepted from any unincorporated group with membership of at least 21 local people who appear on the electoral roll within the local authority)</li> <li>neighbourhood forums</li> <li>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)</li> </ul>	<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><u>Form of Nominating Group</u> The nomination has been made by CAMRA Cheltenham Branch. We have seen the CAMRA Cheltenham Branch constitution and this confirms that the branch is an unconstituted group.</p> <p>The constitution states the following objects of The Cheltenham Branch:</p> <ol style="list-style-type: none"> <li>Name: The name shall be the "The Cheltenham Branch" hereinafter called 'the Branch'.</li> <li>Object: The objects shall be to support the aims and objectives of the Campaign for Real Ale Limited (hereinafter called 'CAMRA') within the geographical area of Gloucestershire Postcodes GL50, GL51, GL52, GL53.</li> </ol> <p>Branches of CAMRA adopt the most recent Model Branch Constitution which gives instructions on the way that all Branches shall operate.</p> <p><u>Membership:</u> We have had confirmed by CAMRA that there are a total of 954 members in Cheltenham CAMRA Branch and the geographical breakdown is as follows: 133 members living within a GL50 postcode</p>

		<p>294 members living within a GL51 postcode  333 members living within a GL52 postcode  166 members living within a GL53 postcode  28 members have not provided a postcode address</p> <p>Upon joining CAMRA as a paid member, you are automatically enrolled into a local branch according to your postcode. Members then receive regular updates from the local branch – such as a branch newsletter. Only in very unique cases do members ask to be removed from a specific branch – and to do so they must contact CAMRA HQ</p> <p>All members consent to become members by paying an annual subscription fee to CAMRA Ltd and are thus automatically a member of both CAMRA nationally and the individual CAMRA Branch. By joining CAMRA they are automatically consenting to be bound by the constitution and Articles of Association.</p> <p><u>Distribution of profit</u>  CAMRA is a company limited by guarantee and is not profit distributing. CAMRA’s National surplus is not distributed to its members and the individual CAMRA Branch activity is wholly or partly applied to the local authority area where the asset nominated is nominated.</p> <p>CAMRA Cheltenham Branch is a ‘not for profit’ organisation and therefore cannot provide financial support for any local activities un-connected with CAMRA.</p> <p>Cheltenham CAMRA’s surplus is negligible. Funding for events such as the beer festival are initially funded by a loan from CAMRA HQ which is then re-paid assuming the event covered its costs.</p>
<p><b>B. Can the nominating organisation demonstrate a local connection to the asset?</b></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>CAMRA Cheltenham Branch have their own website which includes reference to the assets of community value campaign:</p> <p>“If you love your local pub and want to protect it from demolition or change of use, make sure to list it with your local Council as an Asset of Community Value (ACV). You can nominate as a CAMRA Branch, as an informal group</p>

		<p>of 21 local people or as a Parish Council. Please note that our Branch area is covered by both Cheltenham (CBC) and Tewkesbury (TBC) Borough Councils.</p> <p>We are working with local community groups to facilitate listing Cheltenham Pubs as assets of community value. Below lists out the current status in the branch. If you wish engage us to help list your local please email our pubs officer at <a href="mailto:pubs@cheltenhamcamra.org.uk">pubs@cheltenhamcamra.org.uk</a>”</p> <p>In addition, CAMRA Cheltenham Branch have supplied a list of names of local community members that have signed to support the nomination of the pub.</p>
<p><b>C. Does the nomination include the information requested on the nomination form?</b></p> <p>This should include:</p> <ul style="list-style-type: none"> <li>• a description of the land and proposed boundaries</li> <li>• details of any information the nominating organisation has regarding ownership, occupancy, freeholders and leaseholders</li> </ul>	Nomination form to be checked for this information.	Yes
<p><b>D. Is the asset included in one of the categories of exempt assets, as set out in schedule 1 of the regulations?</b></p> <ul style="list-style-type: none"> <li>• A residence and land associated with a residence, except where an otherwise eligible asset contains residential quarters.</li> <li>• Licensed caravan sites.</li> <li>• Operational land of statutory undertakers as defined in section 263 of the Town and Country Planning Act 1990.</li> </ul>	Evidence will be checked against known information and planning history.	No

### Summary

The Council is satisfied that CAMRA Cheltenham Branch is eligible to make the nomination on account of it being an unincorporated group with a membership of at least 21 local people who appear on the electoral roll within Cheltenham Borough. It is also non-profit distributing.



## Stage 2 assessment – determining community value

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

Criteria	Evidence Required	Assessment
<p><b>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?</b></p>	<p>Any evidence of usage history including number of individuals or groups, publicity, calendar of events, bookings schedule etc.</p>	<p>From Plough website</p> <p>The Plough at Prestbury hosts many events throughout the year. Our annual Real Ale Festival takes place in June serving up a fine selection of quality Real Ales + Good Pub Food too! On a Thursday evenings the 'Tap Room' is host to local folk musicians. We also occasionally have a 'Sing-a-long' night with the vocal talents of the talented local girl... Becky Carter. Be sure to check back often to find out what is going on. Or why not join us on Twitter to keep up-to-date?</p>
<p><b>F. Does this use further the social wellbeing and social interests of the local community?</b> In particular:</p> <ul style="list-style-type: none"> <li>• What is the current level of use of the asset and who uses it?</li> <li>• Is it used by particular communities of interest or need?</li> <li>• What do communities gain from their use of the asset and what would be the impact if it were lost?</li> </ul>	<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 Plough is a hidden gem in Prestbury, a truly historic thatched roof local pub built in the 17<sup>th</sup> century. From the intimate beamed internal rooms to the impressive external landscaped gardens including a boules pitch and orchard, it should be listed as one of England's Heritage pubs.</p> <p>Beer is served straight from the barrels in the 'cellar' to the side of the bar either from the small bar in the lounge or over a serving hatch in a small corridor. There is also a small intimate 'snug' with a real fire, ideal for the colder winter evenings. There is also a small cosy separate function room, accessed from the garden.</p> <p>The pub serves the community in a number of ways:-          Beer and cider festivals are held annually.          The Chamber of Commerce have been meeting here weekly for 35years          Thursday has been 'folk' night for 20years          A 'barbershop' quartet rehearse here every week          A 'Boules' league plays here twice a week</p>
<p><b>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)?</b></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>Yes</p>

	Market intelligence to support the case for sustainable community use of the asset.	
<b>H. Is there any evidence that the local community feel strongly that the asset should be retained as a community asset?</b>	Any evidence of surveys, petitions, awareness raising, publicity, evidence from parish plans, neighbourhood plan or other local document to support the case.	No further information – no response to letter sent to Prestbury Parish council

### **Recommendation**

**There is good evidence that the Plough furthers the social wellbeing and social interests of the local community, that this is the main and non-ancillary use of the premises, and that this use could realistically continue into the future. This nomination therefore meets the criteria to be an asset of community value and will be placed on Cheltenham Borough Council's list of successful nominations**

