

**Assets of Community Value
Assessment Process Summary**

Name of nominating organisation	CAMRA Cheltenham Branch
Name of nominated property:	St. Pauls Tavern
Address of nominated property	59 St. Pauls Road Cheltenham Glos GL50 4JA

Stage 1 assessment – eligibility criteria

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

Criteria	Evidence Required	Assessment
<p>A. Is the nominating organisation eligible?</p> <p>Nomination must be received by a qualifying community organisation, as set out in government regulations:</p> <ul style="list-style-type: none"> parish council, including neighbouring parish council unincorporated groups (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) neighbourhood forums community interest groups with a local connection (charity, community interest company, company limited by guarantee that is non-profit distributing, industrial and provident society that is non-profit distributing) 	<p>In the case of community interest groups, the constitution, memorandum and articles of association or governing document.</p> <p>In the case of an unincorporated group, evidence of the membership of at least 21 people who appear on electoral roll.</p>	<p><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. Can the nominating organisation demonstrate a local connection to the asset?</p> <p>The organisation must demonstrate that its activities are concerned with the local authority area where the asset is located or with a neighbouring authority.</p>	<p>Any evidence demonstrating local connection for example: website, publications, reports, maps.</p>	<p>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 pubs@cheltenhamcamra.org.uk”</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>C. Does the nomination include the information requested on the nomination form?</p> <p>This should include:</p> <ul style="list-style-type: none"> • a description of the land and proposed boundaries • details of any information the nominating organisation has regarding ownership, occupancy, freeholders and leaseholders 	Nomination form to be checked for this information.	Yes
<p>D. Is the asset included in one of the categories of exempt assets, as set out in schedule 1 of the regulations?</p> <ul style="list-style-type: none"> • A residence and land associated with a residence, except where an otherwise eligible asset contains residential quarters. • Licensed caravan sites. • Operational land of statutory undertakers as defined in section 263 of the Town and Country Planning Act 1990. 	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>E. Is there evidence of the use being described in the nomination, and that this is the main and non-ancillary use of the land or premises, or this has been its use within the last 5 years?</p>	<p>Any evidence of usage history including number of individuals or groups, publicity, calendar of events, bookings schedule etc.</p>	<p>Evidence supplied by CAMRA</p> <div style="border: 1px solid black; padding: 5px;"> <p>St. Pauls Tavern is a small but important pub for the local community. Although not too far from the town centre, this is a 'locals' pub serving this local community. It has proved popular in the last few years with regular live or recorded music nights. Points to note:-</p> <ul style="list-style-type: none"> • Over 700 students live within a 400 metre diameter of the pub • Almost £5000 have been raised by the pub organising Charity Street Parties during the last 5 years • Rated as as one of the top 6 music venues in Gloucestershire • Provides opportunities for community integration • Nearest local pub to UoG Francis Close Hall • Current free-house status – free of brewery ties • The single remaining pub in St Paul's – there were over 20 seventy years ago • Clientele between 18 and 80 ! <p>It is, therefore, considered important to list this pub as an Asset of Community Value as there are no alternatives in this residential area.</p> </div>
<p>F. Does this use further the social wellbeing and social interests of the local community?</p> <p>In particular:</p> <ul style="list-style-type: none"> • What is the current level of use of the asset and who uses it? • Is it used by particular communities of interest or need? • What do communities gain from their use of the asset and what would be the impact if it were lost? 	<p>What evidence is there that the asset furthers social interests including (a) cultural interests; (b) recreational interests; (c) sporting interests.</p> <p>What evidence is there that the asset furthers social well-being in terms of promoting social interaction and engagement and generating a sense of involvement with other people and their communities.</p>	<p>From Echo website announcing pub was to close Feb 2016:</p> <p>The last remaining pub in St Paul's will close tonight. The landlady of St Paul's Tavern, Nichola Morrison, has decided to call time after eight years in charge. Community leaders spoke of their sadness yesterday at losing an asset to the area, much-loved for its live music nights and hosting an annual street party.</p> <p>The chair of St Paul's Road Area Residents' Association, Tess Beck, said she is "very grateful" for Nichola's commitment to the pub and area.</p> <p>"She's done more than just have a pub, she's made it a venue, and put on the annual street parties as well, and really encouraged a lot of bands and given them somewhere to play," said Tess.</p> <p>Previous parties hosted by Nichola have seen Hanover Street swarming with people, with music and family activities, raising cash for charity.</p> <p>There is therefore good evidence that the pub did further the social wellbeing and social interests of the local community</p>

<p>G. Could the asset realistically continue to be used for this, or another qualifying community purpose (or could this be achieved within the next five years)?</p>	<p>Evidence that there has been no significant change to the asset, which might impact on its fitness for purpose for proposed use or any business plans available for the asset.</p> <p>Condition of the asset and likelihood of funds being raised to remedy any defects to ensure it is fit for purpose.</p> <p>Evidence of a suitable organisation in a position to take this on.</p> <p>Market intelligence to support the case for sustainable community use of the asset.</p>	<p>Letter from owner:</p> <p>I have received your notification of application for Asset of Community Value for the above brought about by a nomination from CAMRA.</p> <p>The venue was closed because of on non-viability when we acquired it from Admiral Taverns back in 2009 and we re-opened it on a leased tie free basis later that year. The pub has struggled to survive ever since due to lack of support, closing this month with the operator/landlady owing over £20,000. I can sadly see no viable future for it as a public house but please note I am all in favour of it remaining as such.</p> <p>Regarding its validity as an “asset of community value” I would point out that no meetings were held at the premises (there is a church/community hall next door) and the only public events held were street parties/music nights which prompted the attached from the council. The venue does not sell food nor does it show live sport. It is true that it is the last remaining watering hole in St Pauls but is less than ¼ of a mile away from the nearest public house as the crow flies.</p> <p>I would love to see it remain as a public house and have approached CAMRA in this regard, but this in itself has no bearing on it being of community value.</p> <p>I would welcome the opportunity to discuss this application further with you.</p> <p>Regards, Richard Shorting Fever Property Ltd</p> <p>It is 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>
<p>H. Is there any evidence that the local community feel strongly that the asset should be retained as a community asset?</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>	

Recommendation
There is good evidence that when open, St. Pauls Tavern furthered the social wellbeing and social interests of the local community, that this was the main and non-ancillary use of the premises. The comments from the owner have been noted, but there still remains the possibility that the qualifying 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

