

Sandy Town Council

To: Cllrs J Ali, P Blaine, W Jackson, T Knagg, G Leach, M Pettitt (Chair), D Sharman, P Sharman, J Sparrow and S Sutton.

CC: Cllrs N Aldis, T Cole, M Hill, C Osborne and M Scott.

You are hereby summoned to a meeting of the Development Scrutiny Committee of Sandy Town Council to be held in the Council Chamber at 10, Cambridge Road, Sandy, Bedfordshire on Monday 13 March 2017 commencing at 6.30pm

Chris Robson

Chris Robson
10 Cambridge Road
Sandy
SG19 1JE
01767 681491
6 March 2017

1 Apologies

2 Declarations of interest

Under the Localism Act 2011 members of Council are not required to make oral declarations of interest at meetings but may not participate in discussion or voting on any items of business in which they have a Disclosable Pecuniary Interest (DPI) and under Sandy Town Council's Standing Orders must leave the room for the duration of all discussion on such items. (All members' register of interests are available on the Sandy Town Council website or on application to the Clerk.)

This item is included on the agenda to enable members to declare new DPIs and also to draw attention to their stated DPIs and also any non-disclosable personal interests which they have declared under Sandy Town Council's adopted Code of Conduct and which may be relevant to items on the agenda.

- i) Disclosable Pecuniary Interests*
- ii) Personal Interests*

3 Planning Applications

To consider the following applications submitted for comment by Central Bedfordshire Council

15.02.17	CB/17/00429/ FULL Mr & Mrs Mably 31 Bedford Road Sandy SG19 1EP	Single storey rear and side extension following removal of current rear and side conservatory Near neighbours 33, Bedford Road & 2 The Avenue, Sandy notified.
23.02.17	CB/TCA/17/ 00050 Mrs L Leet 14 Bedford Road Sandy SG19 1EL	Trees in a Conservation Area: Line of Lime trees to front of property – re-pollard to previous cut points to maintain size appropriate for location at 14 Bedford Road, Sandy, SG19 1EL. Near neighbours 12,12a,16 Bedford Road, Sandy notified.
23.02.17	CB/17/00801/ FULL Mr L Brittany The Four Horsemen Pub Ltd 29 Astral Close Lower Stondon SG16 6EL	Change of use from A1 shop to A4 drinking establishment at 7 High Street, Sandy, SG19 1AG. Near neighbours Betfred, USA Fried Chicken, Barclays Bank, Old Red Barbers, Stewpots Butchers, Lane & Browns Estate Agents, Chunky's Café, Flat 1, Flat 2, 5a, 8a, 9a, 10a, 11a High Street, Sandy notified.
27.02.17	CB/17/00166/ ADV Mr J Bartram C/o DLP Planning Ltd 4 Abbey Court Priory Business Park Bedford MK44 3WH	Advertisement: erection of an illuminated directional sign 3m x 2m and illuminated signage to warehouse at 64 High Road, Beeston, SG19 1PB. Near neighbour 62 High Road. 37a,39,41,43 The Green. 1,3,5,7,9,11,13,15,17,19,21,21a,21b,23,25,27 Orchard Road, Beeston notified.

02.03.17	CB/17/00608/ FULL Mr N Bianco 36 High Street Great Barford Bedford MK44 3JH	Dropped kerb at 122 St Neots Road, Sandy, SG19 1BS. Near neighbours 81a, 83, 120,124 St Neots Road, Sandy notified.
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4 Late Planning Applications

To review any late planning applications from Central Bedfordshire which otherwise could not be commented upon.

5 Minutes of previous meeting

To consider the minutes of meeting of the Development Scrutiny Committee held on Monday 20 February 2017 and to approve them as a correct record of proceedings.

6 Community Right to Bid for Assets of Community Value

To receive a nomination from East Bedfordshire CAMRA for The Bell PH, Sandy to be listed as an "asset of community value" under the Community Right to Bid, which is part of the Localism Act.

7 Items for Information

To note any decision notices or outcomes of appeals.



Community Right to Bid for Assets of Community Value

Nomination Form

Please read the attached notes before completing this form.

Section 1 - About you		
Your title: Mr	Forename: John	Surname: Goodlet
Address: 12 Karen House Bedford Road Henlow		
Postcode: SG16 6EG	Tel: 01462 816202	
Email address: chairman@eastbedscamra.org.uk		

Section 2 - About your voluntary or community group	
Name of organisation	East Bedfordshire CAMRA Branch
Address: 12 Karen House Bedford Road Henlow	
Postcode: SG16 6EG	Tel: 01462 816202
Email address: chairman@eastbedscamra.org.uk	
Your position in the organisation: Chairman	

What type of voluntary or community organisation do you belong to?	
Neighbourhood Forum <input type="checkbox"/>	A company limited by guarantee <input checked="" type="checkbox"/>
An unincorporated body with at least 21 members <input type="checkbox"/>	An industrial and provident society <input type="checkbox"/>
A charity <input type="checkbox"/>	A community interest company <input type="checkbox"/>
Town / Parish Council <input type="checkbox"/>	Other (please specify) <input type="checkbox"/>



What does your organisation do, and what are its main activities a) within Central Bedfordshire and b) outside Central Bedfordshire (if applicable)

CAMRA, the Campaign for Real Ale, is an independent consumer organisation campaigning for real ale, community pubs and consumer rights. CAMRA is a company limited by guarantee, registered in England with company number 1270286. CAMRA's national surplus is not distributed to its members and the individual CAMRA Branch activity where the pub is nominated is wholly or partly applied to the local authority area. The local CAMRA Branch submitting this nomination does not distribute any surplus it makes to its members in line with Section 5 of the regulations. The CAMRA branch has a local connection as demonstrated by the following activities which are run and funded by the branch within the local authority district:

- The Branch hosts meetings in the local pub and the local area
- The Branch nominates a local pub of the year in this area
- The Branch presents awards to pubs in the area
- The Branch runs campaigns to save local pubs in the area
- The Branch writes a local newsletter about pubs and campaigns in the area

How many members does your organization have?	294 in branch and 185,000 nationally
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If your organisation has a Constitution or Articles of Association please attach a copy with this nomination form.

If your organisation is an unincorporated body please attach the names and addresses of 21 members who are registered to vote in Central Bedfordshire.

If your organisation is a registered charity, please provide your Charity Registration number here	
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Section 3 – About the property to be nominated and its use

Name and address of the property



Bell, 1 Station Road, Sandy, Bedfordshire SG19 1AW

Further photos of exterior and interior features can be found at <https://whatpub.com/pubs/BEE/409/bell-sandy>

Please provide the following:

a) A description of the property, its proposed boundaries and its use. If possible please attach a site plan.

The nominated asset is a public house with attached beer garden and car park.

The pub dates back to circa 1861, built to provide facilities for the local railway customers

Please see attached the Title Plan and Register from the Land Registry which confirm the boundaries of the property.

b) The name(s) of the current occupants / users of the property (if known)

Please see attached Land Registry documentation which confirms this information.

Current tenant is John Welbourne

c) The name(s) and current or last known addresses of all owners i.e. those holding a freehold or leasehold interest in the property (if known)

Please see attached Land Registry documentation which confirms this information.

(13.04.2005) PROPRIETOR: GREENE KING RETAILING LIMITED (Co. Regn. No. 5265451) of Westgate Brewery, Bury St Edmunds, Suffolk IP33 1QT.

Are similar alternative facilities available in the area and do you know of any proposals to move the existing facilities to alternative premises?

Yes

No

(Tick one box)

If so, please provide details:

There are three other pubs in Sandy offering some similar and some different facilities.

The Kings Arms, 27 London Road, Sandy

[located central 25 min walk]

The Sir William Peel, 39 High Street, Sandy

[located central 5 min walk]

The Queens Head, 2-4 Cambridge, Sandy

[located central 10 min walk]

Only 4 pubs left in Sandy for a population of 12,000 following the closure of the Rose & Crown (2010) and Lord Roberts (2012). The surrounding hamlets of Hatch, Beeston & Stratford have no public houses anymore.

There are several licensed clubs in Sandy, but they are all for private members via subscription, not open to general public.

We are not aware of any plans to move the existing facilities to new premises

Section 4 - Information to support the nomination

Please state your reasons for thinking that the Council should conclude that the property is of Community Value and provide as much information as you can to support your application (to be continued on a separate sheet if necessary)

The pub provides the following services which further the social wellbeing and interests of the local community:

- The pub enables local people to enjoy a range of drinks (and food) in a pleasant, convivial atmosphere, which furthers their individual well-being
- The pub enables local people to meet and socialise in a welcoming environment which, individually, they find rewarding and enjoyable. Such social interaction is also in the interests of the locality as a whole as it encourages community cohesion and a collective sense of well-being.
- New research from Oxford University shows that people who have a 'local' pub are happier, are more satisfied with their life and have a wider network of friends. The research is available at: <http://www.camra.org.uk/pubs-wellbeing>
- Live music events are often hosted at the pub
- The pub hosts advertising for local events
- There is a beer garden attached to the pub which is used and enjoyed by local people
- There are televisions screening sporting events enjoyed by patrons
- The pub hosts regular quiz nights which bring the community together
- There is free parking available which is accessed by the wider community
- There are good transport links available to/from the pub
- Local sport teams meet in this pub
- There is good access for disabled people at the pub
- The pub has special value to local heritage and culture which should be protected; the pub dates back to circa 1861, built to provide facilities for the local railway customers
- Meeting spaces are available for local community groups and charities to use, various groups make use of the function room (see form attached)
- Local sports teams meet in the pub, such as the Pétanque and the Darts teams
- The pub provides other important local services to the community including employment opportunities for young people

Please see Appendix 4 for detailed information on the Community Value of the pub and the attached land



Checklist of attachments

- Copy of your organisation's constitution (if it has one) or Articles of Association
- The names and addresses of 21 members who are registered to vote in Central Bedfordshire if the organisation is an unincorporated body
- A site plan showing the property and its boundaries if you have one

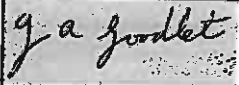
If electronically submitted please scan and email this form to peter.fraser@centralbedfordshire.gov.uk, or post to **Peter Fraser**

Head of Partnerships and Community Engagement

Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire SG17 5TQ

Declaration

I confirm that this nomination has been fully completed and that the information is, to the best of my knowledge, accurate to enable Central Bedfordshire Council to consider the nomination in accordance with the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012.

Signed:	
Print name:	JOHN A. GOODLET [Branch Chairman, East Beds CAMRA]
Date:	17/02/2017

Data Protection Statement

Central Bedfordshire Council ensures any personal data collected will be retained securely for as long as necessary, and only used for legitimate Council activities to facilitate the delivery of Council services, or for the purpose of preventing and/or detecting fraud and/or crime, in accordance with the Data Protection Act 1998.

Central Bedfordshire Council's Data protection policy is available at www.centralbedfordshire.gov.uk or by writing to the Corporate Data Protection Officer at Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.



Community Right to Bid for Assets of Community Value

Notes on completing the Nomination Form

All community nominations for properties to be included on the List of Assets of Community Value must be made using this form and must satisfy the requirements of the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012. For these purposes the term property means any qualifying land and / or buildings that are covered by the Regulations. The nomination form may be submitted electronically or by post.

What is the definition of an asset of community value?

A building or land is of community value if, in the Council's opinion:

- The actual current main use of the building or land furthers the social interests or social wellbeing of the local community and it is realistic to think that there can continue to be a main use which will further the social interests or social wellbeing of the local community (although not necessarily in the same way).

OR

- In the recent past, the main use of the building or land furthers the social interests or social wellbeing of the local community and it is realistic to think that there can continue to be a main use which will further the social interests or social wellbeing of the local community (although not necessarily in the same way as before).

In this context, social interests include cultural, recreational and sporting interests.

Section 2 – About your voluntary or community group

We are asking for the information in this section because we need evidence that you are eligible to make a nomination. We have to do this in order to satisfy the Regulations.

It is essential for you to show a local connection to Central Bedfordshire.

It is also essential for you to state the type of organisation you belong to, as only those voluntary and community bodies shown are eligible to make a nomination. Nominations cannot be accepted from anyone else, whether a person or a body. The definitions are as follows:

A Neighbourhood Forum	This is a body designated as such pursuant to section 61F of the Town and Country Planning Act 1990 (as established by the Localism Act 2011)
An unincorporated body	This must have at least 21 members and does not distribute any surplus it makes to its members
A company limited by guarantee	This must be one that does not distribute any surplus it makes to its members
An industrial and provident society	This means a body registered or deemed to be registered under the Industrial and Provident Societies Act 1965 which meets one of the conditions in section 1 of that Act. It must be one that does not distribute any surplus it makes to its members.
A community interest company group	This is a company which satisfies the requirements of Part 2 of the Companies (Audit Investigations and Community Enterprise) Act 2004.
A Parish Council	
A registered charity	

Declaration

The form must be signed by the person named in section 1.

Please note that any information provided in this nomination form may be copied and/or passed to the owner(s) of the property concerned.

The nominator's contact details as provided on the nomination form will be used for future correspondence, including, in the event that the asset is listed, notice that the owner has advised of an intention to dispose of the asset. It is therefore essential that the nominator ensures that any changes in contact details during the period of the listing are notified to the Council via the address above.

Information provided in the nomination form will be processed in accordance with the Data Protection Act for the purposes of administering the Community Right to Bid procedure. The information will be stored securely by Central Bedfordshire Council and will be destroyed after 6 years.



Where can I get further information?

Further details of the Community Right to Bid are available on the government's Community Rights website here <http://mycommunityrights.org.uk/community-right-to-bid/>

THE COMPANIES ACT 2006

PRIVATE COMPANY LIMITED BY GUARANTEE

ARTICLES OF ASSOCIATION

OF

CAMPAIGN FOR REAL ALE LIMITED

1. In these articles:-

"Articles"	means these Articles of Association.
"The Act"	means the Companies Act 2006.
"The Seal"	means the Common Seal of the Company.
"Secretary"	means any person appointed to perform the duties of the Secretary of the Company.
"United Kingdom"	means Great Britain and Northern Ireland.
"CAMRA"	means The Campaign for Real Ale Limited.
"National Executive"	means the Directors of the Company.

Expressions referring to writing shall, unless the contrary intention appears, be construed as including references to printing, lithography, photography, and other modes of representing or reproducing words in visible form.

Unless the context otherwise requires, words or expressions contained in these articles shall bear the same meaning as in the Act or any Statutory modification thereof in force at the date at which these Articles become binding.

2. The objects for which CAMRA is established are:-

- a. To protect the interests of all those who wish to drink real beer.
- b. To campaign for an improvement in the quality and variety of British beer.
- c. To draw to the attention of members and the general public those places where real beer can be found.
- d. To promote and foster activities concerned with the consumption of good quality beer.
- e. To campaign for the retention and reinstatement of the facilities of the traditional British pub including the public bar.

- f. To ensure in every manner possible that producers and retailers of beer act in the best interests of the customer.
 - g. To ensure that the knowledge and expertise of brewing real beer is kept alive.
 - h. To improve the standards of food, drink (whether intoxicating or not), service, hygiene and facilities in all establishments subject to the provisions of the Licensing Act 1964 or any subsequent similar legislation.
 - i. To publish and issue to members magazines or news letters.
 - j. To publish or sponsor the publication of books, articles, magazines, photographs, films, radio, television and internet content programmes or any similar material connected in any way with the items mentioned above, and to market them and otherwise assist in the collection and dissemination of information.
3. CAMRA is formed as a non-political body to pursue these aims.
4. In furtherance of the above objects but not otherwise CAMRA shall have power:-
- a. To purchase, acquire, sell, exchange and otherwise deal in any way, whatsoever with freehold, leasehold or other property, chattels and effects.
 - b. To borrow or raise or secure the payment of money in such manner and on such terms as may seem expedient.
 - c. To co-operate with and assist in any way, including the investment of monies, by way of purchase of shares or the making of loans, whether secured or unsecured, or in any other manner whatsoever, any other organisation or corporation or company which is sympathetic to the objects of CAMRA.
 - d. To participate in bank direct debiting schemes as an originator for the purpose of collecting membership subscriptions and any other amounts due to CAMRA; in furtherance of this, CAMRA may enter into any indemnity required by the banks upon whom direct debits are to be originated, and any such indemnity may be executed on behalf of CAMRA by its authorised company account signatories.
 - e. To invest in shares or otherwise in any organisation, company or corporation.
 - f. To undertake, encourage and provide finance for research or experimental work connected with the said objects or any of them.
 - g. To manufacture, sell, treat and deal in all kinds of services, commodities, substances, materials, articles and things.
 - h. To establish and support branches whose objects are the same as the objects of CAMRA and to supply or aid in the establishment and support of clubs or associations whose objects are sympathetic to the objects of CAMRA.

- i. To carry out all or any of the foregoing objects as principals or agents or in partnership, co-operation or conjunction with any person, firm, organisation, company or corporation and in any part of the world.
 - j. To do all such other things as may be incidental or conducive to the attainment of the said objects or any of them.
5. The income and property of CAMRA whencesoever derived shall be applied solely towards the promotion of the objects of CAMRA as set forth in these Articles, and no portion thereof shall be paid or transferred directly or indirectly, by way of dividend, bonus or otherwise howsoever by way of profit to the members of CAMRA, providing that nothing herein contained shall prevent the payment of reasonable remuneration to any of the National Executive or other members for services actually rendered.
6. The liability of the members is limited.
7. Every member of CAMRA undertakes to contribute to the assets of CAMRA in the event of its being wound up while he is a member, or within one year after he ceases to be a member, in respect of the payment of the debts and liabilities of CAMRA contracted before he ceases to be a member, and of the costs, charges and expenses of winding up, and for the adjustment of the rights of the contributors amongst themselves, such amount as may be required not exceeding £1.
8. If upon winding up or dissolution of CAMRA there remains after the satisfaction of all its debts and liabilities any property whatsoever the same shall not be paid to or distributed among the members of CAMRA but shall be given or transferred to some other institution or institutor having objects similar to the objects of CAMRA and which shall prohibit the distribution of its or their income and property amongst its or their members to an extent at least as great as is imposed on CAMRA under or by virtue of Article 5 hereof, such institution or institutions to be determined by the members of CAMRA at or before the time of dissolution or in default thereof by a Judge of the High Court of Justice having jurisdiction in regard to charitable funds and if and so far as effect cannot be given to the aforesaid provision then to some charitable object.

MEMBERS

9. The number of members with which CAMRA has been registered is unlimited.
10. No corporation may be a member of CAMRA, but clubs, associations and other organisations whose objectives are in keeping with the objectives of CAMRA may be deemed "affiliated bodies" by decision of the National Executive on payment of the fee from time to time set by the National Executive for affiliation and on registration of a representative member.
11. Such persons as the National Executive shall admit to membership shall be members of CAMRA on payment of a subscription of such sum as the members in a General Meeting may from time to time decide. The members in a General Meeting may stipulate types of membership and the payment appropriate to each type. Any member in arrears with payment of such subscription shall not be entitled

to any of the benefits of membership, and after being in arrears for one month shall be deemed to have resigned. Any member may resign at any time by notice in writing to the Registered Office of CAMRA, but shall not be entitled to repayment of any part of his/her subscription for any type of membership.

Application for membership of CAMRA shall be made on such form as shall from time to time be prescribed by the National Executive and shall be considered by the National Executive who shall not refuse to grant membership save for good reason.

Without prejudice to the foregoing CAMRA shall not at any time discriminate on the grounds of social status, politics, race, sex or religion.

The submission of an application for membership shall be regarded as an acknowledgement by the applicant that, if elected, he or she will abide by the Articles of CAMRA, a copy of which shall be available to every member subject to payment of the fee allowed by law, and by all the rules and regulations of CAMRA for the time being in force. .

12. No member may make any public statement or announcement in the name of CAMRA without the consent of the National Executive.
13. The National Executive shall have power to suspend from membership any person who does anything which is prime facie detrimental to the interests of CAMRA. The decision to suspend a person from membership shall be given to that person in writing within one week, and the person shall at the same time be given notice of the next meeting at the National Executive, which he/she may attend in order to state his/her case. If the person cannot attend, a written statement of case may be submitted, or if good reason for absence is given, the hearing of the case may be deferred until the next meeting of the National Executive. If the National Executive considers that a reasonable case has been made by the person suspended, it shall lift the suspension forthwith. If, on consideration of the case, the National Executive believes that the person's action was clearly detrimental to the interests of CAMRA, it shall have the power to expel the person from membership. Notice of a decision to expel a person from membership shall be given to that person in writing within one week, and at the same time the person shall be informed of the right to appeal to the General Meeting. Any person so expelled from membership may send a notice of appeal in writing to the Chairman of the National Executive and provided that such notice of appeal is received at least one week before a General Meeting, any such appeal shall be heard at the next General Meeting of CAMRA, and the person shall have the right to address the meeting but not to vote.

GENERAL MEETINGS

14. CAMRA shall in each year hold a General Meeting as its Annual General Meeting in addition to any other meeting in that year, and shall specify the meeting as such in the notice calling it; and not more than fifteen months shall elapse between the date of one Annual General Meeting of CAMRA and that of the next. The Annual General Meeting shall be held at such time and place as the National Executive shall appoint.
15. All meetings other than Annual General Meetings shall be called General Meetings. The National Executive may convene a General Meeting if they consider such a meeting necessary in the interests of CAMRA. A General Meeting shall also be convened by the National Executive (or, if there are no current members of the National Executive, by the Company Secretary or senior officer of CAMRA) within 90 days of the receipt at the Registered Office of CAMRA of a written requisition of

such a meeting signed by not less than 200 members or by one tenth of the membership (whichever is the lesser number). Such written requisition shall be accompanied by a sum of money sufficient to meet the cost of convening such a meeting.

If at any time there are not within the United Kingdom sufficient members of the National Executive capable of acting to form a quorum, any member of the National Executive capable or any other two members of the National Executive may convene a General Meeting in the same manner as nearly as possible as that in which meetings may be convened by the National Executive.

NOTICE OF GENERAL MEETINGS

16. An Annual General Meeting and a General Meeting called for the passing of a Special Resolution shall be called by giving not less than 14 days' notice in writing. The notice shall be exclusive of the day on which it is served or deemed to be served and of the day for which it is given, and shall specify the place, the day and hour of the meeting and, in case of special business, the general nature of that business and shall be given in a manner hereinafter mentioned or in such other manner, if any, as may be prescribed by CAMRA in a General Meeting, to such persons as are, under the Articles of CAMRA, entitled to receive such notices from CAMRA.
17. The accidental omission to give notice of a meeting to, or the non-receipt of notice of a meeting by, any person entitled to receive notice shall not invalidate the proceedings at the meeting.

PROCEEDINGS AT GENERAL MEETINGS

18. All business shall be deemed special that is transacted at a General Meeting and also all that is transacted at an Annual General Meeting with the exception of consideration of the accounts, balance sheets, and the reports of the National Executive and Auditors, the election of members of the National Executive in the place of those retiring and the appointment of and the fixing of the remuneration of the Auditors.
19. No business shall be transacted at any General Meeting unless a quorum of members is present at the time when the meeting proceeds to business; save as hereinafter otherwise provided 100 members present in person shall form a quorum.
20. If within half an hour from the time appointed for the meeting a quorum is not present, the meeting, if convened upon the requisition of members, shall be dissolved; in any other case, it shall stand adjourned to the same day in the next week, at the same time and place, or to such other day and at such other time and place as the National Executive may determine, and if at the adjourned meeting a quorum is not present within half an hour from the time appointed for the meeting the members then present shall be a quorum.
21. No business shall be transacted at any General Meeting except that included in the notice calling the meeting unless written notice shall be given to the Registered Office of CAMRA of the intention to raise that business at least forty-two clear days' notice before the date of the General Meeting or, if less than forty-nine days clear notice of the General Meeting shall have been given, within seven days of the giving of such notice.
22. The Chairman, if any, of the National Executive, shall preside as Chairman at every General Meeting of CAMRA, or if there is no such Chairman, or if he shall not be present within 15 minutes after the time appointed for the holding of the

meeting or is unwilling to act, the members of the National Executive present shall elect one of their number to be a Chairman of the meeting.

23. If at any meeting no member of the National Executive is willing to act as Chairman or if no member of the National Executive is present within 15 minutes after the time appointed for holding the meeting, the members present shall choose one of their number to be Chairman of the meeting.
24. The Chairman may solely at his own discretion or on the direction of the meeting adjourn the meeting from time to time and from place to place but no business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the notice of the adjournment took place. When a meeting is adjourned for 30 days or more, notice of the adjourned meeting shall be given as in the case of an original meeting. Save as aforesaid it shall be necessary to give any notice of an adjournment or of the business to be transacted at an adjourned meeting.
25. At any General Meeting a Resolution put to the vote of the meeting shall be decided on a show of hands unless a poll is (before or on the declaration of the result of the show of hands) demanded,
 - (a) by the Chairman; or
 - (b) by not less than 5 members present in person and having the right to vote at the meeting.

Unless a poll be so demanded, a declaration by the Chairman that a Resolution has on a show of hands been carried or carried unanimously, or by a particular majority, or lost, and an entry to that effect in the book containing the minutes of proceedings of CAMRA shall be conclusive evidence of the fact without proof of the number or proportion of the votes recorded in favour of or against such Resolution. The demand for a poll may be withdrawn.

26. Except as provided in article 25, if a poll is duly demanded it shall be taken in such manner as the Chairman directs, and the result of the poll shall be deemed to be the Resolution of the meeting at which the poll was demanded.
27. A poll demanded on the election of a Chairman, or on a question of adjournment, shall be taken forthwith. A poll demanded on any other question shall be taken at such time as the Chairman directs and any business other than that upon which a poll has been demanded may be proceeded with pending the taking of a poll.
28. In case of an equality of votes, whether on a show of hands, or on a poll, the Chairman on the meeting shall be entitled to a second or casting vote.

VOTES OF MEMBERS

29. Every member shall have one vote.
30. A member of unsound mind or in respect of whom an Order has been made by a Court having jurisdiction in lunacy, may vote, by his Committee, receiver or curator bonis or other person in the nature of a Committee, receiver or curator bonis appointed by the Court.
31. No member shall be entitled to vote at any General Meeting unless all monies presently payable by him to CAMRA have been paid.

NATIONAL EXECUTIVE

32. Unless a greater or lesser number is specified by an Ordinary Resolution carried at a General Meeting, there shall be 12 places on the National Executive.
33. The remuneration (if any) to be paid to any member of the National Executive shall be determined by the members in a General Meeting. The members of the National Executive shall be entitled to be repaid all travelling, hotel and other expenses properly incurred by them in or about the business of CAMRA including their expenses of travelling to and from the National Executive or committee meetings.
34. No person shall, at the same time, be a member of the National Executive and an employee of CAMRA; provided that a General Meeting of CAMRA may authorise a member of the National Executive to be or become an employee of CAMRA; and an employee of CAMRA may continue in his employment if elected a member of the National Executive in accordance with these Articles. A member of the National Executive who is an employee of CAMRA shall retire as a member of the National Executive and may submit himself for re-election at every Annual General Meeting, but shall not be taken into account in determining the members of the National Executive who are to retire by rotation at such meetings.

BORROWING POWERS

35. The National Executive may exercise all the powers of CAMRA to borrow money, and to mortgage or charge its undertaking and property, or any part thereof, and to issue debentures, debenture stock and other securities whether outright or as security for any debt liability or obligation of CAMRA or of any third party.

POWER AND DUTIES OF THE NATIONAL EXECUTIVE

36. The business of CAMRA shall be managed by the National Executive who may pay all expenses incurred in promoting and registering CAMRA and may exercise all such powers of CAMRA as are not, by the Act or by these Articles, required to be exercised by CAMRA at a General Meeting, subject nevertheless to the provisions of the Act or those Articles and to such regulations, being not inconsistent with the aforesaid provisions, as may be prescribed by CAMRA in General Meetings; but no regulation made by CAMRA in General Meetings shall invalidate any prior act of the National Executive which would have been valid if that regulation had not been made.
37. All cheques, promissory notes, drafts, bills of exchange and other negotiable instruments, and all receipts for money paid to CAMRA shall be signed, drawn, accepted, endorsed, or otherwise executed, as the case may be, in such manner as the National Executive shall from time to time by resolution determine.
38. The National Executive shall be empowered to form Committees or appoint Officers for any special purpose and may co-opt any member of CAMRA to undertake these tasks and these members shall be entitled to travelling and hotel expenses etcetera, as allowed to members of the National Executive under article 33.
39. The Chairman and any other 3 members of the National Executive shall be empowered to make emergency decisions in the interest of CAMRA without reference to a full meeting to the National Executive and such decisions shall be binding pending the next full meeting of the National Executive. Any such decision shall have to be ratified at the next properly convened meeting of the National Executive but the presumption shall exist that the decision is acceptable unless the circumstances are exceptional.

40. The National Executive shall cause Minutes to be made in books providing for the purpose:-
- (a) of all appointments of Officers made by the National Executive;
 - (b) of names of the members of the National Executive present at each meeting of the National Executive and of any Committee of the National Executive;
 - (c) of all resolutions and proceedings at all meetings of CAMRA and of the National Executive, and of Committees of the National Executive.
41. The National Executive shall be empowered to make rules and regulations which they consider to be in the interest of CAMRA which shall be binding on all members until revoked or countermanded by the members in General Meeting. Such rules and regulations shall not conflict with the Act or with the Articles.

DISQUALIFICATION OF MEMBERS OF THE NATIONAL EXECUTIVE

42. The Office of members of the National Executive shall be vacated if the member of the National Executive:-
- (a) becomes an employee of CAMRA other than in accordance with article 34 hereof; or
 - (b) becomes bankrupt or makes any arrangements or composition with his creditors generally; or
 - (c) becomes prohibited by law from being a member of the National Executive; or
 - (d) becomes of unsound mind; or
 - (e) resigns his office by notice in writing to CAMRA; or
 - (f) ceases to be a member of CAMRA; or
 - (g) is removed by resolution in General Meeting pursuant to section 168 of the Act or according to article 49 hereunder; or
 - (h) is directly or indirectly interested in any contract with CAMRA and fails to declare the nature of his interest in a manner required by section 177 of the Act.

A member of the National Executive shall not vote in respect of any contract in which he is interested or any matter arising there out after declaring his interest and if he does so vote his vote shall not be counted.

ROTATION OF THE MEMBERS OF THE NATIONAL EXECUTIVE

43. The election for membership of the National Executive shall take place at each Annual General Meeting of CAMRA. For each resolution to fill a place on the National Executive, each member shall have one vote; thus each member is entitled to as many votes as there are vacant places on the National Executive but is not required to exercise all or any such votes. The ballot shall be declared by simple majority, with the candidate polling the highest number of votes being declared elected to the vacant places in descending order of number of votes. No member of the National Executive elected at a General Meeting shall hold office for more than three years without retiring. In each year, one-third of the members of the National Executive (or if their number is not three or a multiple of three, then the number nearest one-third) shall retire from office. The members of the National Executive to retire in any one year shall be those who will have held office for three years since their last election, then, to make up the one-third or number nearest one-third, those who have been in office longest since their last election. As between members of the National Executive elected as such on the same day,

those to retire shall be determined by agreement between such members, or, if there is no such agreement, shall be those who received the least number of the votes cast for any candidate elected at the election. The computation of the members of the National Executive to retire at any Annual General Meeting follows this formula:

- a) Any member of the National Executive who is also an employee of CAMRA must retire at each Annual General Meeting.
 - b) Any member co-opted by the National Executive must retire at the Annual General Meeting following his/her co-option.
 - c) Take one third of the remaining number of members, or the number nearest one third (e.g. 4 of 11; 3 of 10; 3 of 8; 2 of 7 etc.).
 - d) Any member who will have been in Office for three years since his/her last election must retire.
 - e) The number to retire is then made up to the one-third or number nearest one-third by the length of service agreement/least votes formula e.g. if the three next longest serving members of the National Executive have all held office for two years, and two must retire, the three may agree unanimously among themselves which two shall retire, but failing this agreement, the two polling the least votes when elected shall retire.
44. Any retiring member of the National Executive whether elected at an Annual General Meeting or co-opted shall be eligible for re-election.
 45. The members of CAMRA at the meeting at which a member of the National Executive retires in accordance with articles 43 or 34 may fill the vacated office by electing a person thereto, and in default, the retiring member of the National Executive shall, if offering himself for re-election, be deemed to have been re-elected, unless at such meeting it is expressly resolved not to fill such vacated office or unless a resolution for the re-election of such member of the National Executive shall have been put to the meeting and lost.
 46. No person shall be eligible for election to the office of Member of the National Executive at any General Meeting unless not less than 42 or more than 60 days before the date appointed for the meeting, there shall have been left at the Registered Office of CAMRA notice in writing, signed by a member duly qualified to attend and vote at the meeting for which such notice is given, of his intention to propose such person for election, and also notice in writing signed by that person of his willingness to be elected.
 47. CAMRA may from time to time by ordinary resolution increase or reduce the number of members of the National Executive and may also determine in which rotation the increased or reduced number is to go out of office.
 48. The National Executive shall have power at any time to co-opt any person to be a member of the National Executive so long as the number of members of the National Executive shall not thereby come to exceed the number fixed in accordance with article 32 above. Any member of the National Executive so appointed shall hold office only until the next following Annual General Meeting, and shall then retire and be eligible for re-election, but shall not be taken into account in determining the number of members of the National Executive who are due to retire by rotation in accordance with article 43 above.
 49. By ordinary resolution at a General Meeting, of which notice has been given according to section 168 of the Act, CAMRA may remove any member of the National Executive from that office. This removal from office shall take effect

immediately, notwithstanding anything in these Articles, or in any agreement or contract between CAMRA and the member of the National Executive so removed from office, but shall be without prejudice to any rights that member may have either under any agreement or contract with CAMRA or generally at law.

50. If the removal from office of a member of the National Executive by resolution according to article 49 above occurs at an Annual General Meeting, the vacancy so created shall be filled in the normal course of election of members of the National Executive under article 43 above. If the removal from office occurs at any General Meeting, the meeting may by ordinary resolution (of which due notice has been given under articles 14 and 21 above) appoint a person to fill any vacancy so created, and that person's term of office as a member of the National Executive shall be as stated under article 43 above. If no appointment to any vacancy so created is made at a General Meeting, the National Executive shall have power according to article 48 above to co-opt a person to fill the vacancy, except that it may not co-opt the person dismissed from office under article 49 above.

PROCEEDINGS OF THE NATIONAL EXECUTIVE

51. The National Executive may meet together for the despatch of business, adjourn and otherwise regulate their meeting as they think fit. Questions arising at any meetings shall be decided by a majority of votes. In the case of an equality of votes the Chairman shall have a second or casting vote. The Secretary shall on the requisition of the Chairman or four other members of the National Executive at any time summon a meeting of the National Executive. At least six days' clear notice shall be given of such a meeting. It shall not be necessary to give notice of a meeting of the National Executive to any member of the National Executive for the time being absent from the United Kingdom.
52. The Chairman of any meeting of the National Executive shall be the Chairman presiding at the previous meeting of the National Executive or such other person as the National Executive may appoint by a majority vote at any meeting from time to time. Any member of the National Executive who ceases to be a member of the National Executive shall automatically cease to be Chairman.
53. The quorum necessary for the transaction of the business of the National Executive shall be fixed by the National Executive at a figure being not less than four.
54. The continuing members of the National Executive may act notwithstanding any vacancy in their body, but, if and so long as their number is reduced below the number fixed by or pursuant to the Articles of CAMRA as the necessary quorum of members of the National Executive, the continuing members of the National Executive or member of the National Executive may act for the purpose of increasing the number of members the National Executive to that number, or of summoning a General Meeting of CAMRA, but for no other purpose.
55. If the Chairman is not present within 15 minutes after the time appointed for holding a meeting of the National Executive, the members of the National Executive present may choose one of their number to be Chairman of that meeting.
56. The National Executive may delegate any of its powers to Committees consisting of such member or members of CAMRA as they think fit, and any Committee so formed shall in the exercise of the powers so delegated conform to any regulations that may be imposed on it by the National Executive.

57. Any member of CAMRA may be invited by the Chairman to attend a meeting of the National Executive subject to the approval of the members of the National Executive at that meeting.
58. A Committee may elect a Chairman of its meeting. If no such Chairman is elected or if at any meeting the Chairman is not present within 15 minutes after the time appointed for holding the same, the members present may choose one of their number to be Chairman of the meeting.
59. A Committee may meet and adjourn as it thinks proper. Questions arising at any meeting shall be determined by a majority of votes of the members present, and in the case of an equality of votes the Chairman shall have a second or casting vote.
60. All acts done by any meeting of the National Executive or of a Committee of the National Executive or any Committee of the National Executive and ordinary members of CAMRA or by any person acting as a member of the National Executive shall notwithstanding that it be afterwards discovered that there was some defect in the appointment of any such member of the National Executive or person acting as aforesaid or that they or any of them were disqualified, be as valid as if every such person had been duly appointed and was qualified to be a member of the National Executive.
61. A Resolution in writing signed by all the members of the National Executive for the time being entitled to receive notice of a meeting of the National Executive shall be as valid and effectual as if it had been passed at a meeting of the National Executive duly convened and held.
62. No decision at a meeting of the National Executive shall be rescinded at any future meeting of the National Executive unless notice of the intention to rescind the same shall have been given in the notice convening such meeting or unless two-thirds of those present being in number not less than four shall agree to waive the need for such notice.
63. Business to be conducted at each meeting of the National Executive shall, whenever practicable, be stated on the notice convening the meeting. Business of which notice has not been given on the convening notice shall not be transacted at the meeting except with the consent of at least three-fourths of those persons present, being in number not less than four.

SECRETARY

64. The Secretary, who shall not be also a member of the National Executive, shall be appointed by the National Executive for such term, at such remuneration and upon such conditions as they may think fit; and any Secretary so appointed may be removed by them.
65. A provision of the Act or these Articles requiring or authorising a thing to be done by or to a member of the National Executive and the Secretary shall not be satisfied by its being done by or to the same person acting both as a member of the National Executive and as, or in place of, the Secretary.

THE SEAL

66. The National Executive shall provide for the safe custody of the Seal, which shall only be used by the authority of the National Executive or of a Committee of the National Executive authorised by the National Executive in that behalf, and every instrument to which the Seal shall be affixed, shall be countersigned by the Secretary or by a second member of the National Executive or by some other person appointed by the National Executive for that purpose.

ACCOUNTS

67. The National Executive shall cause proper books of accounts to be kept with respect to:-
- (a) All sums of money received and expended by CAMRA and the matters in respect of which the receipt and expenditure takes place;
 - (b) All sales and purchases of goods by CAMRA; and
 - (c) The assets and liabilities of CAMRA.

Proper books shall not be deemed to be kept if there are not kept such books of accounts as are necessary to give a true and fair view of the state of CAMRA's affairs and to explain its transactions.

68. The books of account shall be kept at the Registered Office of CAMRA or subject to Section 388 of the Act at such other place or places as the National Executive think fit, and shall always be open to inspection of the National Executive.
69. The National Executive shall from time to time determine whether and to what extent and at what times and places and under what conditions or regulations the accounts and books of CAMRA or any of them shall be open to the inspection of members not being members of the National Executive, and no member, not being a member of the National Executive, shall have any right of inspecting any account or book or document of CAMRA except as conferred by statute or authorised by the National Executive or by CAMRA in General Meeting.
70. The National Executive shall from time to time in accordance with Sections 394, 398 and 415 of the Act cause to be prepared and to be laid down before CAMRA in General Meetings such profit and loss accounts, balance sheets, group accounts (if any) and reports as referred to in those sections.
71. A copy of every Balance Sheet (including every document required by law to be annexed thereto) which is to be laid before CAMRA in General Meeting together with a copy of the Auditors' Report, shall not less than 14 days before the date of the meeting be sent to every member of, and every holder of debenture of, CAMRA. Provided that this Article shall not require a copy of those documents to be sent to any person of whose address CAMRA is not aware or more than one of the joint holders of any debentures.

AUDIT

72. Auditors shall be appointed and their duties regulated in accordance with sections 475 to 479 of the Act.

NOTICES

73. A notice may be given by CAMRA to any member either personally or by sending it by post to him or to his registered address, if any, within the United Kingdom supplied by him to CAMRA for the giving of notice to him. Where a notice is sent by post, service of the notice shall be deemed to be effected by properly addressing pre-paying and posting a letter containing the notice, and to have been effected in the case of notice of a meeting posted by first or second class post at the expiration of 72 hours after the letter containing the same is posted and in any other case at the time at which the letter would be delivered in the ordinary course of post. Notices of General Meetings shall be deemed to be sufficiently served if incorporated in, included with or annexed to any magazine circulated by CAMRA to the whole of its membership.

74. Notice of any General Meeting shall be given in any manner hereinbefore authorised to:-
- (a) Every member except those members who (having no registered address within the United Kingdom) have not supplied to CAMRA an address within the United Kingdom for the giving of notice to them.
 - (b) Every person being a legal personal representative or a trustee in bankruptcy of a member where the member but for his death or bankruptcy would be entitled to receive notice of the meeting; and
 - (c) The Auditor for the time being of CAMRA.

MEANS OF COMMUNICATION TO BE USED

75. Anything sent or supplied by or to CAMRA under the Articles may be sent or supplied in any way in which the Act provides for documents or information which is authorised or required by any provision of that Act to be sent or supplied by or to CAMRA.
76. Any notice or document to be sent or supplied to a member of the National Executive in connection with the taking of decisions by members of the National Executive may also be sent or supplied by the means by which that member of the National Executive has asked to be sent or supplied with such notices or documents for the time being.
77. A member of the National Executive may agree with CAMRA that notices or documents sent to that member of the National Executive in a particular way are to be deemed to have been received within a specified time of their being sent, and for the specified time to be less than 48 hours.

Statement of Support

DATE 07/09/2016

I confirm that in putting forward the attached application to list the Bell pub as an 'Asset of Community Value (ACV)' that East Bedfordshire branch of CAMRA is acting on behalf of and with full authority of the Campaign for Real Ale (CAMRA). CAMRA is a limited company, registered in England with company number 1270286.

Faye Grima
Campaigns Officer
Campaign for Real Ale (CAMRA)

Appendix 3:

First-Tier Tribunal General Regulatory Chamber Community Right to Bid

Available: <http://sel.camra.org.uk/wp-content/uploads/2015-01-Windmill-Tribunal-ruling.pdf>

Summary of findings:

On 30 October 2013 CAMRA South East London Branch nominated the Windmill public house for inclusion on Lewisham Council's list of 'Assets of Community Value'. The pub was then accepted onto the register on 20 December 2013.

Within a month the owners applied for a review of the listing which took place on 11 December 2014. The request for review challenged CAMRA's eligibility to nominate properties to be included on the Council's register of Assets of Community Value.

The review concluded that the CAMRA Branch is an eligible nominating body and that the pub should remain on the Councils list of 'Assets of Community Value'.

Summary of findings:

- CAMRA is a company limited by guarantee. Article 5 of its Articles of Association prohibits distribution of its income or property to members.
- Although community nominations cannot come from a national organisation which relies solely on its national activities – the case is different where a national charity or national company limited by guarantee has a network of branches. From the Memorandum and Articles of Association of the Campaign, it follows that CAMRA is not a loosely affiliated grouping or federation of individual branches but rather one large organisation whose members choose to organise the Campaign's activities through a network of branches.
- Judge Warren concluded that applications from organisations with a branch structure should be treated in a hybrid way and that branches are entitled to rely on CAMRA's status as a company limited by guarantee which does not distribute any surplus it makes to its members in order to satisfy Regulation 5(1)(e). The individual CAMRA branch is then entitled to rely on its own activities in order to satisfy Regulations 4(1)(a) and (b).

To: Karen Lang, Planning Office, Central Bedfordshire Council

Date: 17 Feb 2107

From: John A. Goodlet, Chairman, East Bedfordshire, Campaign for Real Ale

Nomination of the Bell, Sandy as an Asset of Community Value – Appendix 4

This appendix further clarifies section 4 of the Nomination Form and provides additional data on the public house and community activities deemed by CAMRA to “further the social wellbeing of the community”

1) Games

Darts – This game is played on a regular basis and the Bell has one team which plays all year round in local leagues (EBIDL)

Petanque – This game is played regularly between April to October, the pub has one team playing in a local league.

Quiz Nights - There is a regular Quiz held fortnightly on every other Wednesday and it is well supported by the local community.

2) Sports

Sky TV sports are popular in the Bell and staff provide special themed events during large events e.g. Rugby Internationals, Soccer World Cup etc

The Sandy Cricket club regularly meets in the Bell and the pub directly sponsors the team in terms of clothing and equipment, with aids the continuing existence of the team.

The pub has two footballs teams playing in local leagues, they use the Bell for meetings and drinks e.g. as a clubhouse. The pub has directly sponsors the teams clothing.

Local Walking/Rambling Groups also use the Bell once a quarter. A party of up to 30 walkers, where the pub provide meals or a buffet.

3) Music and Events

The Bell hosts regular live music evenings during the winter months, plus there are other occasional events offering “disco” or “Karaoke” entertainment.

The Bell also uses a garden marquee in the summer months for an occasional outdoor live music event with 6 or 7 bands.

The Bell hosts special family events such as birthdays, christenings, wedding, wakes etc. and provides either buffets or set meals to the customer’s specification in the Function Room and occasional outdoor garden parties

The Bell hosts a number of fund raising events for local charities e.g. St Johns Hospice, Guide Dogs for the Blind and Bedford Boys Rugby Club.

In the summer, the beer garden is well used and there are occasional Barbecues for charity events. There is a covered patio area and customers are welcome to leave vehicles in the good sized car park overnight when attending pub events. The petanque court is located at the rear of the property.

4) Other Groups using the Bell

Local Motorcycle Clubs use the Bell as a regular meeting place as it has a good size car park.

The British Legion club meet at the Bell regularly and use the function room once a month

The East Midlands Thatchers Association meet at the Bell once a quarter, plus a special Christmas event

The function room is used twice a week as an exercise class for a local Kickboxers club

The function room is used regularly by local musicians for band practice

5) Summary of Social Interest or Social Wellbeing of the Community

The extremely large garden area will no doubt attract a property development scheme at some point in the future. But all areas of the garden are currently in use to support the pub's events and functions. Plus there is a Petanque court, covered patio and outside function Room – all well used.

The direct and indirect sponsoring of local sporting teams saves the organisations money, which helps them to continue to function during this difficult economical period. The local sporting teams use the Bell as the focal point of their social life.

All the proceeds from fund raising events are donated to local charities. Any future potential loss of the Bell as a public house would deprive these charities of much needed funds.

CAMRA accepts that it may be possible for pub customers to visit other pubs in the town. However, CAMRA firmly believes that many of the services and events run at the Bell are quite different from other local pubs and the focus on games and sports is much stronger than other pubs.

CAMRA confirms that this building was purpose built as a Public House and has been used exclusively as such for the past 156 years. The clientele is mixed with a good local support, plus a number of commuters from the nearby railway station and bus stops. The features and use of the pub have been covered within the original nomination form and **we firmly believe** that the building itself and the land attached furthers the "social wellbeing of the community" on the grounds of local history, architecture and operational use. With a population of 12,000 and still rising, the town of Sandy cannot afford to lose more local services.

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

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H.M. LAND REGISTRY

TITLE NUMBER

BD177644

ORDNANCE SURVEY
PLAN REFERENCE

TL1748A

Scale
1/1250
ENLARGED FROM 1/2500

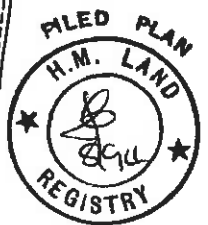
COUNTY BEDFORDSHIRE

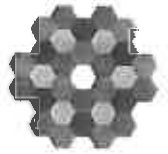
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28





Official copy
of register of
title

Title number BD177644

Edition date 04.09.2015

- This official copy shows the entries on the register of title on 07 SEP 2016 at 15:38:26.
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A: Property Register

This register describes the land and estate comprised in the title.

CENTRAL BEDFORDSHIRE

- 1 (04.08.1993) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Bell, 1 Station Road, Sandy (SG19 1AW).

NOTE: The fence between points A and E on the filed plan is not included in the title.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (13.04.2005) PROPRIETOR: GREENE KING RETAILING LIMITED (Co. Regn. No. 5265451) of Westgate Brewery, Bury St Edmunds, Suffolk IP33 1QT.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (04.08.1993) By a Conveyance dated 19 March 1965 made between (1) Claude Duncan Kettleborough and (2) Greene King (Biggleswade) Limited the land tinted pink on the filed plan was conveyed subject to the following:-

"subject to and with the benefit of the easements privileges rights and liberties more particularly specified in a Deed of Easement dated the Fourth day of July One thousand nine hundred and fifty five and made between the said Peter William Ireson Roberts and Mary Elizabeth Roberts of the first part the Halifax Building Society of the second part and the Eastern Gas Board of the third part so far as the same affects the property hereby conveyed and is capable of being enforced which rights relate to a gas main situate under the said land the approximate position of which is shown by a green dotted line on the said Plan"

Title number BD177644

C: Charges Register continued

NOTE: The green dotted line referred to is shown by a blue broken line on the filed plan.

- 2 (04.09.2015) A Dedication Agreement dated 4 September 2015 made between Greene King Retailing Limited (1) Central Bedfordshire Council (2) and Sandy Bar and Catering Limited (3) relates to land on the eastern boundary of the land in this title.
NOTE: Copy filed.

End of register



Central Bedfordshire

great
communities

Community right to bid

Advice for local community groups about nominating a building or piece of land for listing as an asset of community value and bidding to buy listed assets.

A great place to live and work.

Find us online  www.centralbedfordshire.gov.uk

About the Community Right to Bid

The Community Right to Bid gives community groups a fairer chance to ensure that buildings and facilities that are important to them stay available for the local community to use.

This could include a:

- village shop
- pub
- community centre
- children's centre
- allotment
- library

They can do this by asking to have a property or public space listed as an **asset of community value**. If this happens, when the owner wants to sell it, local community groups will have a right to make a bid and buy it on the open market.

The Community Right to Bid covers private as well as public property.

However the following properties are excluded from the Community Right to Bid scheme:

- residential property including gardens, outbuildings and other associated land in the same ownership as the associated residence;
- land licensed for use as a residential caravan site and
- operational land of statutory undertakers.



To nominate an asset and for further advice go to www.centralbedfordshire.gov.uk/community-rights

How it works

1. Local community groups such as parish councils, charities, voluntary organisations and social enterprises can contact Central Bedfordshire Council and nominate a building or other land for listing.
2. We will check that the property can be judged to be of community value and the nominating group fits one of the categories in the Localism Act 2011.
3. We will inform the local parish or town council and the owner or any lawful occupant of the property or land of the nomination.
4. **The council will give a written decision to the nominating group within eight weeks.** If we can't accept a nomination, we will say why.
5. If we accept the nomination the property will go on the List of Community Assets published on the Central Bedfordshire Council website. The property will remain on the List for at least five years.
6. We will tell the owner that their property has been listed and explain the grounds for appeal.
7. The council will maintain the List of Community Assets and a list of unsuccessful nominations. They will be available for anyone to inspect.
8. If property on the List comes up for sale the Council will notify the nominating group. If they want to bid to buy the asset the owner will have to give them six months to raise money for a bid before putting the property up for sale.

How does the council decide whether an asset is of community value?

Property is seen to be of community value **if currently used to further the social wellbeing or social interests of the local community (or has been in the last five years)** and it is realistic to think it will continue to do so in the future (whether or not in the same way).

The full definition for listing is contained in Section 88 of the Act, which can be

accessed on the following government website: www.legislation.gov.uk (type in 'Land of community value' as key words in the Advanced Search.)

To nominate an asset and for further advice go to www.centralbedfordshire.gov.uk/community-rights

Guidance for Asset Owners

If a nomination has been made on your asset you will need to respond to the Assets Team within 28 days to let them know if you have any comments about the nomination.

What happens if my asset is listed?

Once an asset has been listed nothing further will happen unless you decide to dispose of it.

When a listed asset comes up for sale the community group that nominated the asset for listing must be informed. There is then an initial holding period that gives community groups up to six weeks to request in writing that they want to be treated as a potential bidder for the asset. If no request

is received, the owner is free to sell the asset at the end of the six week period. If a community group does make a written request during this six week period, then the sale will need to be put on hold for the full period of six months to enable the community group to raise the money to put in a bid.

Once the asset goes on sale the owner is free to sell the asset to whomever they choose and at whatever price.

For more information go to www.centralbedfordshire.gov.uk/community-rights. Under "Community Right to Bid for assets of Community Value" you will find the "Process Guide".

Find out more

For more information about this publication, further copies, or a large print copy, get in touch.

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