



## Asset of Value & the Community Right to Bid NOMINATION FORM

Please use this form to nominate an Asset of Community Value (ACV).

The form is split into three key sections:

Section A: About your community organisation

Section B: About the asset you wish to nominate

Section C: What community value you believe the asset has

This information is required to assist you in making a high quality, eligible nomination to include an asset on Uttlesford District Council's register of Assets of Community Value (ACV). Assessment will be made on the information/evidence submitted on or with the nomination form. It is the responsibility of the nominating body to present their case for listing.

We will aim to consider nominations for validation within one week of receipt. Nominations will be considered valid once sufficient evidence is supplied to make an informed decision. The decision will be made within 8 weeks from the date that the nomination is validated. Nominations which fail to meet the regulatory requirements or lack sufficient supporting information and evidence to enable the Council to make an informed decision will be returned to the nominating body and will not be submitted for listing.

**Guidance on ACV and the Community Right to Bid are on our website [here](#) please read these either before or as you work through this submission.**

Our preference is to receive nominations via email. Please submit your completed nomination form and any supporting information to [planningpolicy@uttlesford.gov.uk](mailto:planningpolicy@uttlesford.gov.uk)

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

**SECTION A: ABOUT YOUR COMMUNITY ORGANISATION**

<b>A1. Name and address of your organisation</b>	
<b>Organisation name:</b>	Widdington Parish Council
<b>Address and postcode:</b>	19 Boundary Road, Bishop's Stortford, CM23 5LE
<b>Registration number</b> (if you are a charity, company, CIC or social enterprise)	

<b>A2. Who should we contact to discuss this nomination?</b>	
<b>Name:</b>	Katrina Levy (Clerk, Widdington Parish Council)
<b>Address and postcode</b> if different from above:	
<b>Telephone number</b>	████████████████████
<b>Email address</b>	██

<b>A3. Please specify what type of organisation you are</b>	
<b>Category</b>	<b>Tick ✓</b>
<b>Parish/Town Council</b>	X
<b>Unconstituted / unincorporated Community Group or Voluntary Group</b> whose members include at least 21 individuals who appear on the electoral roll [Please note that the details of these persons will be checked]	

<b>Neighbourhood Forum</b> designated as pursuant to section 61F of the Town & Country Planning Act 1990	
<b>Industrial &amp; Provident Society</b> which does not distribute any surplus it makes to its members	
<b>Company Limited by Guarantee</b> which does not distribute any surplus it makes to its members	
<b>Community Interest Company</b> which satisfies the requirements of Part 2 of the Companies (Audit, Investigations and Community Enterprise) Act 2004	
<b>Charity</b>	

<b>A4. Additional information required, as appropriate</b>		
		<b>Tick information provided ✓</b>
<b>If a Community Group or Neighbourhood Forum or Company Limited by Guarantee:</b>	Please provide documentary proof that you are a charity, company or neighbourhood forum	
<b>If an unincorporated body, Community Group or Voluntary Group:</b> [Such groups must be independent. A larger, e.g. national or County, organisation may not submit a nomination on behalf of its local membership]  Please provide the following documentation:	A completed membership list –this list should have a statement confirming that all those named on the list agree to be members of the community group. The list must include at least 21 electors registered to vote in the district or a neighbouring district	
	A signed statement from the Chairman of the group, or copy of the constitution, confirming that the group does not distribute any surplus to its members	
<b>If a group other than a Parish Council:</b>  Please provide evidence	Memorandum of Association	
	Articles of Association	

of organisational status, as relevant to your organisation	Companies House return	
	Trust Deed	
	Constitution/ Terms of Reference	
	Standing Orders	
	Interest Statement for Community Interest Company	

<b>A5. Local connection</b>
For groups other than Parish or Town Councils, please provide details of your group's local connection to the nominated asset, i.e. How your group's activities relate wholly or in part to the area covered by Uttlesford District Council or a neighbouring authority area

**SECTION B: ABOUT THE ASSET TO BE NOMINATED**

<b>B1. Which asset do you wish to nominate?</b>	
<b>Name of property or land:</b>	FLEUR DE LYS PUB
<b>Address and postcode:</b>	HIGH STREET WIDDINGTON, ESSEX CB11 3SG

<b>Website:</b>	thefleurdelys.co.uk
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**B2. Owner and Occupier Details - Please provide all information available to you**

<b>Owner</b>	<b>Name:</b>	[REDACTED]
	<b>Address and postcode:</b>	C/o Fleur De Lys High Street, Widdington CB11 3SG
	<b>Email address:</b>	[REDACTED]
	<b>Telephone contact number:</b>	
	<b>Status (delete as appropriate)</b>	Last known from HMLR entries 4 Oct 2019

**If more than one owner, please provide details for all owners**

<b>Lawful occupier(s)</b>	<b>Name:</b>	[REDACTED]
	<b>Address and postcode:</b>	Fleur De Lys High Street, Widdington, Essex CB113SG
	<b>Email address:</b>	[REDACTED]
	<b>Telephone number:</b>	[REDACTED]
	<b>Status (delete as appropriate)</b>	Tenants

### B3. Boundary of the property or land nominated

What do you consider to be the boundary of the property or Asset Community Value?

For a community nomination to be valid, it must include a description of the nominated land; and a map or plan with proposed boundaries clearly shown in red. Please give as much detail as possible.

This could be:

- Land Registry title information document and map with the boundaries clearly marked in red, if the land is registered.
- A written description with Ordnance Survey location, explaining where the boundaries lie, the approximate size and location of any building(s) on the land and details of any roads bordering the site
- Ideally a map or sketch plan to scale 1:1250 with an arrow showing north

Please use additional pages as required, and tick box to indicate that a plan will be sent separately

HMLR entries for title number EX 402847 & EX 856545 attached together with filed plan. See document named:

Land registry title number EX402847.pdf

### B4. Please send up to 10 photographs of the property or site nominate demonstrating the different facilities or uses

Photographs are useful to show the site and demonstrate usage. Please list in detail any photographs submitted. Photographs can be inserted, appended or emailed with the nomination form. Please ensure photographs are recent (ideally within the last 12 months).

Photo 1: CAMRA AWARDS for the Fleur

Photo 2: Community Events at the Fleur and Fleur Field

Photo 3: Regular Visiting displays/groups at the Fleur and Fleur Field

Photo 4: Community and Business use of the Fleur and Fleur Field to benefit entire village.

## SECTION C: DEMONSTRATING THE COMMUNITY VALUE OF THE ASSET

### C1. Current use of Asset

#### Describe the significant or main uses of the asset (i.e. non-ancillary):

Please provide detailed information, for example:

- What facilities does the property or land offer? What are the different land uses? E.g. if it is a pub consider all facilities e.g. bar area, restaurant, car park, garden, accommodation etc
- What activities take place?
- Events programme, timetable or calendar, screen grabs from websites
- Frequency of activities

[If the activities are conducted by persons or groups other than the nominator then evidence in the form of letters containing full details of the activities carried on by them must be supplied.

With regard to public houses, existing caselaw is clear that use as a restaurant only, ie for the consumption of food and alcoholic beverages, is insufficient to qualify premises for an ACV listing.]

**Please see continued response in document named:**

*APPENDIX C1- Assets of Value & the Community*

### C2. Describe in detail the local community who uses the Asset

Please provide detailed information of who uses this Asset, for example:

- Age / gender
- Socio-demographic nature of users
- Number of members
- The nature of different groups using the Asset
- Catchment area –how far to people travel to use the Asset?

Please provide letters and/or supporting information to evidence the different groups in the community that use the Asset. Letters from community groups should detail any usage arrangements i.e. dates and times of usage and for what activities. These can be provided separately with the nomination form.

- All ages and genders make use of The Fleur, those underage at suitable times and company, accompanied by adult members of their families.
- Customers are drawn from a wide range of socio-economic backgrounds: indeed making contact across this range is one of the most important and enjoyable facets of visiting The Fleur. Chris and Ellie set the tone here providing an equally warm welcome to all their customers.
- Currently due to staff shortages The Fleur is not open on a Monday/ Tuesday/ Weds (except evenings for drinks). Thursday evenings are typically quieter than Fridays/ Saturdays and Sundays .
- Nature of different groups --- see above
- Catchment area –this is predominantly the Village, but The Fleur now has a strong reputation in the whole Saffron Walden area



**C3. Is the current use of the Asset different from how it was used in the past?**

Please delete as appropriate:

- The current use is the same as the recent past [continue to C4]
- The current use is different from the recent past [please provide the information below]

**If different::** How was the Asset used in the past and how is it different from the current use. Please provide detailed information including:

- A timeframe
- Previous facilities and use of the Asset
- How the social well-being, cultural, recreational or sporting benefit has changed • Please provide independent evidence of such use.

Continue on a separate sheet if necessary.

NOT SIGNIFICANTLY DIFFERENT

**C4. Why do you feel the property or land is an Asset of Community Value?**

Please describe in detail why this specific Asset should be listed. [General information about use of a category or type of building or land e.g. pubs is not relevant] Continue on a separate sheet if necessary.

PLEASE SEE MORE DETAILS IN APPENDIX C1.

The Fleur De Lys is in the heart of the village and the pub plus its garden and meadow offer the space needed for village events. These facilities have been utilised successfully particularly in the last two years to celebrate the Queen's Platinum Jubilee and the King's Coronation for the entire village.

The Village Hall doesn't offer the same outdoor space for the community to come together and therefore without these facilities the ability to hold successful outdoor community events is severely impacted. The Village Hall also has limited capacity which also limits the type of community events that can be held.

The Jubilee events and Coronation celebrations allowed villagers of all ages to participate and enjoy time together. For some vulnerable residents the outdoor celebrations were the first such events they were able to attend due to covid and health related restrictions.

It is of vital importance to the maintenance of a close knit community that such opportunities continue to be available for all our community to enjoy in our beautiful rural setting.

**C5. How could the building or land be acquired and used in future?**

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

C5a. What is the estimated value of the Asset? And what is this based on?

Estimated value of the Asset

£300,000/400,000 +/- based on average prices of pubs sold in East Anglia in past 1 or 2 years but a more specialist valuation would be required if listing is to proceed.

C5b. How would a community group realistically fund the purchase of the building or land, and how they could run it for the benefit of the community?

Widdington Parish Council (WPC) could sponsor the creation of a special purpose limited liability entity (SPV), managed by an independent board of directors drawn from the local community. These Directors would act on a voluntary basis after election by investors. The WPC is of the view there are more than sufficient local residents with the range of skills required to manage such an operation. As Widdington is within easy commuting distance of the City of London it has always attracted lawyers, bankers, insurance and investment experts, many of whom continue to reside here in their retirement.

The SPV would raise funds by public subscription (and loans if necessary) and it would be the owner of the property. It would either let the pub on commercial terms (similar to the present situation) or manage it more directly through the appointment of a suitably qualified manager and other staff.

UDC is well aware that similar arrangements have been made in a number of other local villages where the importance of maintaining a vibrant pub has been recognized. The WPC believes that Widdington is as well or better placed to undertake such a project given the skill set available and history of fund raising to support worthwhile causes including:

2000 rebuilding Village Hall at total cost of £290,000 of which £250,000 was a Lottery Award and £37,000 was raised within the Village.

2016/17 raising approximately £120,000 for major renovation and repairs to the Church.

2019 raising approximately £30,000 to fund a successful Planning Appeal

C6. Are there other venues locally that offer the same or similar facilities within reasonable distance?

Please give details including distance from the nominated Asset.

- CRICKETEERS ARMS, RICKLING GREEN .... 3.3 MILES
- COACH & HORSES, NEWPORT .....2.8 MILES

### NOMINATION CHECKLIST

<b>Please check that the following material is submitted at the time your nomination. Please tick material submitted</b>	(✓)
Evidence of organisation type e.g. a copy of Constitution (if applicable) or	
Names and home addresses of 21 members registered to vote in nomination area (if group is not constituted)	
Plan showing the nominated land, with boundary marked in red	x
Copy of Land Registry Register View/ Official Copy register entries including title plan (if possible)	x

### SUPPORTING INFORMATION

Photographs of the Asset and facilities	x
Evidence of current or past community use (e.g. activity programmes, weblinks, verifiable event times / dates)	x
Letters from community groups confirming dates, times and details of usage	x

### SECTION D: DECLARATION

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

I understand that my personal details including my email and telephone number will be provided to the owner(s) of the land and/or the owner's solicitor on request.

I understand that my personal details will not be placed on the website, but a redacted copy of the nomination form will be provided to the public on request and/or placed on our website.

I confirm that I have read the guidance and privacy notice relating to Assets of Community Value and the Community Right to Bid.

Copies of any documentation I provide including the membership list will be provided to the owner(s) of the land and/or the owner's solicitor on request.

(Where applicable) I have checked that the members are content to share their personal details with the Council and the owner (or associated solicitors) for the purposes of this nomination and I can confirm that they consent to the sharing of their name and the street name from their address for this purpose.

Signed:



**Print Name: KATRINA LEVY**

**Position in Organisation: CLERK, WIDDINGTON PARISH COUNCIL**

**Date: 8<sup>th</sup> September 2023**

**FOR OFFICE USE ONLY**

<b>Date validated:</b>		<b>Decision deadline:</b>	
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