

Nomination Form

Please use this form to nominate an asset of community value.

The form is split into three sections to enable you to give details about: (a) who you are; (b) the asset you wish to nominate and (c) what community value you believe the asset has. We ask for this specific information to help assess whether your nomination meets the requirements of the legislation relating to this community right.

Guidance notes are provided at the end of the form to explain in more detail what is required and we encourage you to read these either before or as you work through this submission.

Your nomination will be considered and responded to 8 weeks from the date that it is received and acknowledged.

Please submit your completed nomination form to the following address:

**Assets of Community Value
Democratic Services
Stafford Borough Council
Civic Centre
Riverside
Stafford ST16 3AQ**

or alternatively email it to:

democraticservices@staffordbc.gov.uk

Section 1 - About Your Community Organisation

Q1 Name and address of your organisation	
Organisation name:	Save Our Red Lion - Bradley
Address and postcode:	<div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> Bradley Stafford ST18 9DB
Registration number (if you are a charity, company, CIC or social enterprise)	N/A

Q2 Please specify what type of organisation you are	
Category	Tick ✓
Parish/Town Council	
Unconstituted / unincorporated Community Group whose members include at least 21 individuals who appear on the electoral roll	✓
Neighbourhood Forum designated as pursuant to section 61F of the Town and Country Planning Act 1990	
Industrial and Provident Society which does not distribute any surplus it makes to its members	
Company Limited by Guarantee which does not distribute any surplus it makes to its members	
Community Interest Company which satisfies the requirements of Part 2 of the Companies (Audit, Investigations and Community Enterprise) Act 2004	
Charity	

Q3 Who should we contact to discuss this nomination?	
Name:	<div style="background-color: black; width: 100px; height: 15px;"></div>
Address and postcode:	<div style="background-color: black; width: 100px; height: 15px;"></div> , Bradley,

	Stafford ST18 9DB
Telephone number	██████████
Email address	████████████████████

Section 2 - About The Property To Be Nominated

Q4 Which asset do you wish to nominate?	
Name of property:	The Red Lion Inn and Restaurant
Address and postcode:	Smithy Lane, Bradley, Stafford ST18 9DZ
Name of property owner	Staffordshire Pub Company Limited
Address and postcode:	c/o The Lewis Partnership The Moat House Hotel, Lower Penkridge Road, Acton Trussell ST17 0RJ
Telephone number	██████████
Email address (if known)	████████████████████
Current occupier's name (if different from property owner)	
Details of occupier's interest in property	

Section 3 - Demonstrating The Community Value Of The Asset

Q5 Why do you feel the property is an asset of community value?
<p>Please give as much information as possible about the current use of the asset i.e. what activities take place, what groups use the facility currently or in the recent past etc. Continue on a separate sheet if necessary. Definition of an asset of community value can be found in the guidance document.</p> <p>Note: Any information entered into this section only may be copied and passed onto the owner of the property you are nominating.</p>

1. The pub has previously been listed as an Asset of Community Value between September 2015 and September 2020
2. The pub building is Grade II listed (Listing Number 1116741), and the Historic England listing states the building is "...probably c17 in origin...". It neighbours the Grade I listed Church of St Mary's and All Saints.
3. The pub enables local people to meet and socialise in a friendly, welcoming location. This promotes community cohesion and integration between different generations.
4. There is disabled parking and flat access to the pub, and disabled facilities. This provides an easily accessible and inclusive space to meet friends and other members of the community, furthering wellbeing.
5. There is free parking which is accessible to people from outside the village, allowing visitors to use walking routes around the neighbouring countryside. This has attracted visitors to the pub and encouraged access to countryside.
6. There is a beer garden attached / neighbouring the pub which is used and enjoyed by the community, including local families. The pub has hosted summer garden events including a barbeque in 2024, which has brought different groups of people together.
7. The pub has offered a food menu, running special evening events (e.g., launch of seasonal menus with invites to local residents).
8. The pub offers a range of alcoholic / non-alcoholic drinks in a pleasant, convivial environment and atmosphere which furthers community cohesion.
9. The pub offers a dart board and board games which are used by the local community and visitors.
10. The pub hosts a regular monthly quiz night, which brings people together from Bradley and the surrounding area. This helps further community spirit, and social interaction between different age groups.
11. The pub has hosted evening events for local political groups, which has included Members of Parliament as evening speakers.
12. The pub hosted the local Neighbourhood Watch Group on a monthly basis.
13. The pub has hosted wedding and funeral events, following services at the neighbouring Church.
14. The pub has provided training and job opportunities to young people from Bradley and the surrounding area, supporting their professional development and integration into the community.
15. The Red Lion is the only pub in the village.
16. The Title Register (No. SF315688) held by the Land Registry contains a Section 95(1) of the Localism Act 2011 restriction in the "Proprietorship Register" section as at 27th September 2024.

Q6 What do you consider to be the boundary of the property?

Please give as much detail as you can and include a plan if possible.

Land Registry Title Plan and Title Deeds supplied.

The Red Lion is bordered to:

1. The north by the Grade I listed St Mary's and All Saints' Church and churchyard.
2. The east by St Mary's Close public highway and neighbouring residential properties. The pub beer garden and part of the car park is to the east of the main building.
3. The south by neighbouring residential properties and Smithy Lane public highway. Part of the pub car park is to the south / south east of the main building.
4. The west by Almshouse Croft public highway and neighbouring residential properties including Grade II listed The Old Cottage (Listing: 1319822)

Attachment checklist

- Copy of group constitution (if applicable)
- ✓ Names and home addresses of 21 members registered to vote in nomination area (if group is not constituted)
- ✓ Site boundary plan (if possible)
- Evidence of current community use e.g. activity programmes, website links etc

Declaration

[Redacted Signature Area]

Print Name: [Redacted Name]

FOR OFFICE USE ONLY

Date received:		Decision deadline:	
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Guidance Notes

These guidance notes are provided to help you complete your Community Right to Bid nomination form.

The guidance is set out question-by-question for ease of use.

Section 1 - About Your Community Organisation

Q1 Your organisation

Enter the name and address of your organisation in this section.

Q2 Type of organisation

It is important you state which organisation type you are as only those shown here are currently eligible to nominate and all but unconstituted community groups are able to bid. Unfortunately any nomination received from any other body will not be accepted.

- Parish/Town Council
- Neighbourhood Forum – designated as pursuant to section 61F of the Town and Country Planning Act 1990
- Industrial and Provident Society which does not distribute any surplus it makes to its members
- Company Limited by Guarantee which does not distribute any surplus it makes to its members
- Unconstituted/unincorporated Community Group whose members include at least 21 local people who appear on the electoral roll within the local authority, or a neighbouring authority.
- Community Interest Company which satisfies the requirements of Part 2 of the Companies (Audit, Investigations and Community Enterprise) Act 2004
- Charity

If you are a charitable organisation or company you must provide your charity number.

Q3 Who to contact about the nomination

Contact details

The contact name must be the same as the person signing the declaration overleaf. Ideally, this will be a member of the management team (chairperson, secretary or treasurer).

Section 2 About The Property To Be Nominated

Q4 Which asset do you wish to nominate?

Enter the full name and postal and address of the property you wish to nominate.

Owner It is very important that you include the details of the owner of the freehold interest in the property as the Council will need to contact the owner to inform them of the nomination and allow them to comment.

Q4 Which asset do you wish to nominate?

Current occupier The current occupier may not be the same as the property owner so it is important we advise all affected should the property be registered. You should therefore provide details of all tenants/occupants at the property.

It is particularly important that this question is completed as correctly and accurately as possible as this could delay the assessment of your nomination.

Section 3 - Demonstrating The Community Value Of The Asset

Q5 Why do you feel the property is an asset of community value?

In here you need to put why you feel the property currently boosts the social interest and social wellbeing of the local community or if it had in the past why it is realistic to think that it could in the future.

Definition of an asset of community value

A building or land is deemed to be of community value if, in the opinion of the council:

- its actual current use furthers the social wellbeing and interests of the local community, or a use in the recent past has done so; and
- that use is not an ancillary one; and
- for land in current community use it is realistic to think that there will continue to be a use which furthers social wellbeing and interests, or for land in community use in the recent past it is realistic to think that there will be community use within the next 5 years (in either case, whether or not that use is exactly the same as the present or past); and
- it does not fall within one of the exemptions e.g. residential premises and land held with them.

Social interests include (a) cultural interests; (b) recreational interests; (c) sporting interests. Social well-being relates to social interaction and engagement. It is a sense of involvement with other people and their communities

Q6 What do you consider to be the boundary of the property?

We need to know the extent of the property you are nominating; this may include the car park area as an example. However, it should be noted that any area which is in the ownership of a statutory undertaker (i.e. electricity substation) cannot be registered.

If possible please include a plan with the boundary marked on it.

Checklist

What is a constitution?

A constitution sets out what the main aims of the organisation are and how the group will be governed. It details the structure of the group and how members will work together to achieve its aims (including how the management team are elected and how new members can join the group). It should detail the frequency and level of meetings i.e. every quarter and a yearly AGM and how finances will be dealt with. Examples of a constitution can be searched on the internet.