

# Maltsters Arms, Harbertonford, TQ9 7SZ

A short initial look at some of the possible options and considerations.

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## 1 Background

The owners of the pub are Heavitree Brewery who acquired it in 2006. After [REDACTED] gave up the pub in 2015 it was put on the market by the owners Heavitree Brewery for approximately £180,000. It remained closed for about 12 months and then in 2016 [REDACTED] negotiated a lease on the pub to run from 29 Apr 2006 for 15 years, and the pub was reopened.

According to Heavitree, [REDACTED] sent the keys back in September 2018 and left without giving any notice to the owners. This was in breach of his leasehold contract which, under the Landlord and Tenant Act 1954, would have required at least 3 months notice. However, it is unlikely that the owners will take any action.

[THE LANDLORD] struggled to make the pub work during the two and a half years he was there. It is important to try and understand why.

## 2 Problems

The failure of the pub is probably due to a combination factors. These appear to fall into two categories; the “physical” problems and the “operational” problems.

### 2.1 Physical Problems

Décor	<p>The pub is in need of renovation and a general upgrade. It looks very drab and uninviting and this will probably have put a lot of people off.</p> <p>The roof is apparently in need of repair.</p> <p>There has been a lack of investment by the owners and/or the leaseholder. John Webber took it on after it had been on the market for sometime. Having previously decided to sell the pub it would seem the owners were reluctant to invest in the business. The terms of the leasehold are unknown but the lack of investment left John with an almost impossible task. Ultimately, this may well have been the main reason for its closure.</p>
Size	It is a small pub. The current layout means the pub can only comfortably accommodate about 30 people.
Car Parking	This is a problem throughout the village but means the pub cannot capture passing trade.
Location	It is on a busy main road, which can make access difficult and not ‘family’ friendly.
Garden	It does not have direct access to a garden which, during the summer particularly, means it is not an attractive choice for many people when deciding where to spend some time.

### 2.2 Operational Problems

The following is based on conversations with only a very few residents.

Hot drinks	It was not possible to get a good cup of coffee/tea, which is an important source of revenue for many pubs, and makes a pub attractive to a different range of people.
Wi-Fi	These days this is as important as beer if the pub is to attract younger people... and the not so young.
Drinks Choice	The range of beers and wine was very small and the quality not as good as it could have been.
Snacks	The pub did not provide sandwiches during the day, which would have been useful for some people.
Food Choice	The pub provided pizzas and occasional curry-nights. Both were of reasonable quality. Had both these choices been available throughout the week it would have been a very useful service.
Reliability	While the pub advertised that one could get a pizza to eat-in or take-away, this service was very unreliable. Often, having planned to use this service, it turned out that it wasn't available. People will simply not use a service if it is not reliable... it is a business killer.
Business	<p>Apparently, the leasehold agreement required a monthly payment of £1600 per month. So, to just pay the rent the business needed to make a gross profit of about £500 per week which suggests a weekly turnover of about £1500. While this doesn't sound like much, it is likely that pub struggled to achieve this. A possible illustration is:</p> <p>Free Tapas and Music to a venue of about 30 people would probably require a gross profit of about £100 to break even (cost of music, food, bar-staff), which would require a turnover of £300 assuming 33% profit. So each person would need to spend £10. This is very close to the maximum of what might be expected. These events are unlikely to have made any money and while they filled the pub up for an evening they unfortunately did not address the underlying problems of the business.</p> <p>These figures will not be accurate but hopefully serve to illustrate the problem.</p>

### 3 Motivation for a Community Pub

There is general recognition of the importance of a pub in a community. It is recognised by central government which is why there is a Community Pubs Minister; Jake Berry MP.

#### 3.1 Cost of losing the pub

The population of Harbertonford, taken from the electoral register (ie 18+ yrs), is about 520 people and 276 properties. The population overall is estimated to be about 600.

Research done by the estate agents Whitworths suggested a local pub added between 7 – 10% to the value of a property.

If the pub was allowed to remain closed and possibly sold for development as a private dwelling, then there exists the potential for a general loss of value of the 276 properties of 7-10%.

Given an average house price in the village (based on Zoopla) of over £250,000, then a 7% loss in value would represent an average loss to each household of greater than £17,500 and a total loss to the community of £4.8m. Clearly, one should be careful about attaching too much importance to the detail of a calculation like this, but it does give an indication of the order of magnitude of the value of a local pub, and the significance of its loss.

#### 3.2 The need for a community pub

It would be very unusual for a village of the size of Harbertonford not to have a pub. Most villages have a pub because they provide an essential service to their community as a place to relax, meet neighbours and friends.

Most of the surrounding villages have a pub but they all are too far away to function as a community pub for Harbertonford. They are not within normal walking distance:

Church House Inn, Harberton	1.8m (3.0km)
Waterman's Arms, Tukenhay	1.9m (3.1km)
Maltsters Arms, Tuckenhay	2.0m (3.2km)
New Inn, Halwell	2.0m (3.2km)
Durant Arms, Ashprington	2.4m (3.8km)

Community Pubs are often used as small spaces for activities like:

- Somewhere for local artists to display there work.
- A place for District and County Councillors to hold surgeries
- Mini library and book exchange
- etc

### 3.3 Existence of a market

There used to be a wine bar in the village called Pounds. It was a great success and often full. Also, it appears that many friendships in the village trace their origins to Pounds. It closed only because the owner retired. This could indicate that there exists a real need and that there is every possibility that a well-run community pub could be viable and provide a valuable resource for the village.

A community pub needs to be attractive to everyone in the community. It needs to cater for those that like good wine, good beer and good cup of coffee. It should be an attractive venue and somewhere for all ages. It should serve the community and respond to its particular needs.

There are a number of holiday-lets and bed and breakfasts in the village. A pub within walking distance would benefit these businesses as well as providing revenue for the pub.

### 3.4 Village Hall

The Village Hall is a wonderful resource for the community but it is not a pub. Harbertonford is a sizeable village compared to the other villages in the area, many of which support both a pub and a village hall. Each has complementary roles to play.

### 3.5 History

There has been a pub in the village for as long as there are records, dating back to the late 18<sup>th</sup> century. A more recent map of the village dated 1887 shows there were three pubs; the Red Lion, the New Inn and the Maltsters Arms. It would be a great shame to allow this long tradition to die out and it would change the character of the village.

### 3.6 Viability

As private businesses, a lot of small village pubs struggle. The advantage of a community pub is that some of the capital costs are reduced through grants and favourable loan rates. Running costs can also be reduced through volunteer work and revenues increase by a sense of ownership by the community.

The consequence of the problems outlined in section 2 is that the pub was not viable. It is essential to be sure that the main problems can be addressed.

## 4 Resolving the problems

In section 2, some of the problems that have led to the current closure of the pub were listed. Below is an attempt to list how they might be resolved.

### 4.1 Physical Problems

Décor	The pub needs investment. Depending on how the projects is funded and whether control is through a leasehold or freehold, funds need to be set aside to address the issues.
Size	It is a small pub but it does not use the available space very well. Also, there is

	<p>accommodation above the pub which could be used so that the facilities in the pub could be expanded.</p> <p>The property next to the Maltsters Arms on the corner is also owned by Heavitree. It is on the market for £200,000. If the two were combined then this would obviously increase the space available and allow easy access to the common area beside the river.</p>
Car Parking	<p>This is a problem throughout the village. However, as a Community Pub, its main purpose is to serve local residents and therefore car-parking need not be a central issue.</p> <p>There is a small car-park over the bridge from the pub. Could this be made bigger ?</p>
Location	<p>It is on a busy main road, which can make access difficult and potentially dangerous for children and those with mobility issues. This would need to be improved. One obvious improvement would be railings along the main road. Also, see Size above re property next to the pub.</p>
Garden	<p>It does not have direct access to a garden. It does have the village green which is only a few steps away. However, the pavement is right on the main road and is a real danger. Railings would mitigate this. Also, there exists a rumour that the owners of the old school house next to the pub offered the use of a small part of their garden, but this needs checking! Again... see Size above re property next to the pub.</p> <p>A more radical possibility, given that the roof is in need of repair, would be a roof garden.</p>

## 4.2 Operational Problems

Hot drinks	<p>Availability of drinks other than alcohol is now common place and would make a huge difference to the attractiveness, especially during the day. It is an easy addition to the services with little investment or expertise required.</p>
Wi-Fi	<p>Virtually no cost.</p>
Drinks Choice	<p>The range of beers and wine was very small and the quality not as good as it could have been.</p>
Snacks	<p>Sandwiches can be either made to order or bought in from a local supplier.</p>
Food Choice	<p>A continuous or regular range of food choice would make the pub an attractive option for people..</p>
Reliability	<p>The reliability and quality of service is key and is achievable with good management.</p>
Business	<p>The pub needs to be run as a business and supported by a realistic and robust business plan. It needs the support of the community but will only get this if some of the problems cited above are addressed as part of the business plan.</p>

## 5 Community Pubs

The first co-operative pub opened in 1988 (Tafarn y Fic in Llithfaen, Gwynedd). By 2010 there were still only five community pubs in the UK. The Localism Act (2011) introduced the Assets of Community Value regulations (ACV) to enable communities to protect valued social assets.

The Plunkett Foundation, working with others in the industry, developed the co-operative pub model. Since then the number of community pubs has grown steadily.

CAMRA maintain a database of Community Pubs including a summary by type of ownership. According to this data, as of 3rd May 2018 there are 110 community owned pubs operating in England and Wales, of which 67

are societies for the benefit of the community (see ref 2).

## 5.1 Resilience

Although still a relatively young sector, to date there have been no community-owned pub closures in the UK, therefore maintaining a survival rate of 100%. This compares extremely positively with data for UK businesses which have an estimated 5 year survival rate of 41% (Office for National Statistics) and is one of the best business survival rates anywhere in the world.

## 5.2 Community Pubs in the South West

A number of community pubs have opened in the West Country in recent years including:

- The Tally Ho, Littlehempston, Totnes, Devon (recently community owners have leased – ref 10)
- The New Inn, Manaccan, Cornwall
- The Drovers Inn, Gussage All Saints, Dorset

All of are operating successfully.

## 5.3 Micro Pubs

A micropub according to the Micropub Association is defined as follows: "A micropub is a small freehouse which listens to its customers, mainly serves cask ales, promotes conversation, shuns all forms of electronic entertainment and dabbles in traditional pub snacks". It is a bit of a vague definition and is mentioned here just for completeness.

There are many so-called micro-breweries in the area. Many are happy to provide discounted supplies to community pubs as it fits with the ethos of these companies.

# 6 Legal considerations

## 6.1 Assets of Community Value

Chapter 3 of the Localism Act (2011) introduced a concept of Assets of Community Value (ACV) and this was then enhanced by the Assets of Community Value (England) Regulations 2012.

The overriding aim of these regulations is to protect local amenities and social spaces and to give local community groups a clear time period in which to bid for any such property, and to work up a formal offer with funding to purchase them before they are disposed of by their owner on the open market.

It is necessary for a community interest group to request that the Maltsters be added to the Council's list of Assets of Community Value.

This will then allow 6 weeks to make a written request to be treated as a potential bidder. If this is submitted then there then follows 6 months to formulate a bid.

## 6.2 Change of Use

Heavitree have previously tried to sell the Maltsters with little success. It is possible they may try and market it as a property suitable for development into a private dwelling. However, this would require an application to our LPA, South Hams District Council, for a change of use which could be challenged.

## 6.3 Legal Entity

A Community Pub would need to be owned (freehold or leasehold) by a legal entity. Below are some of the possible options. They are not all mutually exclusive. More details in ref 5.

### 1. A Community Interest Company (CIC)

A Community Interest Company (CIC) is designed for social enterprises that want to use their profits and assets for the public good. They are very similar to a normal limited company but have an additional legally binding Community Interest Statement.

## **2. Companies Limited by Guarantee**

These are commonly used for community projects. They are much the same as a normal limited company except they do not issue shares or have shareholders and the company is controlled by its members. Also, liability is limited according to a guarantee in its Articles of Association, unlike a normal company where liability is limited by the value of the shares issued.

## **3. Co-operative Societies and Community Benefit Societies**

The Co-operative and Community Benefit Societies Act came into force from 1 August 2014 and replaced the 'Industrial and Provident Society' legal form with two new legal forms; Co-operative Society and Community Benefit Society.

A Co-operative Society is for the benefit of its members, a Community Benefit Society is for benefit of the community at large. When registering a Society needs to decide which model it will adopt as different rules apply. The 'Society' will probably be a limited company.

## **4. Public Works Loan Board**

This option enables a parish council to access a loan to buy a pub and pay for any related improvements required at the time of purchase. The pub will then become an asset of the council and will be subject to the rules and conditions of ownership of that local authority. In most instances this process will follow after the community registers the pub as a 'community asset' under the 'Right to Buy' legislation. The business can be run by the parish council directly or rented/leased to an independent operator under a suitable contract.

## **5. Shared/Private Purchase as a Community Asset**

This is where a small group of local residents purchase the pub often as a Private Limited Company and then engage with the community to make the business a community asset. They become the benevolent landlords for the community. Such a group may take advantage of Enterprise Investment Schemes which allow a group of investors (minimum of 4) to gain a significant tax advantages.

### **6.4 Personal Licence**

The management of the pub needs to be someone or several people who have a Personal Licence. It is possible to obtain an exemption from this requirement for a community pub, but in general it seems to be easier just to have someone qualified. It should be noted that they do not need to be on the premises at all times.

### **6.5 Leasehold or Freehold**

The current owners would probably like to sell the freehold. However, given the trading history, the condition of the pub and its location they will probably struggle to sell it as a pub. If a change of use is applied for this could be challenged and the pub could be registered as an ACV (see 6.1 and 6.2 above). It may be possible therefore to persuade the owners to grant a lease. This would significantly reduce the initial funding requirement. Any leasehold agreement would need to contain provision for the refurbishment of the pub.

## **7 Funding Sources**

### **7.1 National Lottery**

The Big Lottery Fund's Power to Change fund has a significant £150m to invest in community-led enterprises – such as shops, businesses and community assets. The £10m Community Enterprise Fund is currently open for applications.

### **7.2 South Hams Lottery**

The SeaMoor Lotto provides a means of raising funds as a registered "good cause". The SeaMoor Lotto Community Fund is administered by the South Hams and West Devon District Councils.

### **7.3 Community Pub**

The Community Pub Business Support Programme is a £3.62 million, two-year programme that will see a comprehensive package of business development support, advice and loan and grant funding being delivered to community groups in England to help them establish community-owned pubs that can clearly demonstrate how they will bring significant social, economic and environmental benefits to their communities.

### **7.4 Crowdfunding**

Crowd-funding is a way of raising funds online through donations that may range in size. There are many platforms available for do this, one is Crowd Funder. They can host a Community Share offer and may also match the funds raised. The Swan in Grendon Underwood, Buckinghamshire is current using Crowd Funder (see ref 9)

### **7.5 Community Shares**

A registered Community Benefit Society can raise funds by issuing shares. Interest can be paid on these shares but it must be the “the lowest rate sufficient to obtain the necessary funds from members who are committed to furthering the society’s objects”.

Community Shares Booster programme can provide matched funding for capital raised through community shares.

### **7.6 Fund Raising**

The village used to have a very successful music festival; FordStock, with attendances of over 2000. Could this talent, experience and knowledge be revitalised to raise funds? Maybe Fordstock2 ...

## **8 Possible Next Steps**

### **8.1 Assets of Community Value**

SHDC need to be requested to list the Maltsters Arms as an ACV, and also if possible, the property next to it.

### **8.2 Pubic Meeting and Survey**

It might be useful to distribute a leaflet that summarises the possibilities of a community pub and either to directly call a public meeting or to simply ask for some feedback about what people would want as a precursor to a public meeting.

### **8.3 Contact the Plunkett Foundation**

These are the experts and they will come and discuss the options with the relevant community group and make recommendations. They can then help with the formulation of a business plan which would be necessary to secure funding any of the possible sources.

### **8.4 Contact Community Pubs**

Make contact and possibly arrange a visit to a couple of local community pubs to meet and talk to the trustees.

- The Tally Ho, Littlehempston, Totnes, Devon ( North of Totnes, 6 miles away)
- The New Inn, Manaccan, Cornwall ( near Falmouth, 100 miles)
- The Drovers Inn, Gussage All Saints, Dorset (Near Bournemouth, 114 miles)

### **8.5 Informal Group**

In the first instance, it may be an idea to have an informal group of three or four people to push things along until a clear strategy emerges. However, some form of authorisation from the Village Hall and/or Parish Council would be helpful when talking to organisations like the Plunkett Foundation.

## References

1. The Cost of Running a Pub – British Beer Pub Association  
<http://beerandpub.com/wp-content/uploads/2017/07/Cost-guide-for-tenants-2017.pdf>
2. CAMRA – List of Community Pubs  
<https://pubs.camra.org.uk/community-right-to-buy>
3. Plunkett Foundation – free advice  
<https://plunkett.co.uk/>
4. Power to Change – advice and grants  
<https://www.powertochange.org.uk/get-support/programmes/community-pubs-support-programme/>
5. Pub is the Hub, Community Ownership – general advice  
<https://www.pubisthehub.org.uk/wp-content/uploads/2014/07/CommunityOwnership.pdf>
6. Community Companies – good overview  
<https://www.communitycompanies.co.uk/types-of-community-companies>
7. Community Shares – how they work  
<http://communityshares.org.uk/resources/handbook>
8. Community Shares Booster Programme – matched funding  
<https://communitysharesbooster.org.uk/>
9. Crowd Funder – example  
<https://www.crowdfunder.co.uk/grendon-underwood---swan-pub-community-share-offer>
10. Recent News – Community owned pub (Tally Ho) leases pub  
<https://www.devonlive.com/news/property/community-owned-pub-devon-just-2070174>

NAME AND CONTACT DETAILS REDACTED FOR PUBLICATION ONLINE



# The Community Right to Bid Assets of Community Value

## Nomination Form

Please refer to the Guidance Notes before completing this form. It should then be completed, as fully as possible, in order to nominate a local asset to be listed as an Asset of Community Value under the Localism Act 2011. The detail you place on this form will enable the Council to come to an informed decision on whether the asset should/can be placed on the List of Assets of Community Value.

If you require any assistance in filling out this form, please contact the Community Team at [community@swdevon.gov.uk](mailto:community@swdevon.gov.uk).

### Section 1. About your Organisation

#### 1a. Nominating Organisation's Name and Address:

Organisation Name\*:

Address:

*\*full name as written in your constitution or rules (if appropriate)*

#### 1b. Please provide a named contact for us to get in touch with, should we need to discuss your nomination:

Name:

Address:

Tel Number:

Mobile Number:

Email Address:

#### 1c. Please specify which of the following categories your organisation relates to

##### Category of Organisation

Parish or Town Council

Unincorporated Group

*(at least 21 individual members must be registered to vote locally)*

Neighbourhood Forum

Community Interest Group with a local connection either:

a) A Charity

b) A Community Interest Company

c) A Company Limited by Guarantee that is non profit distributing

d) An Industrial and Provident Society that is non profit distributing

√

**1d. Evidence of a local connection**

All nominating organisations must have a local connection, *if your local connection is not obvious*, please describe how your organisation is connected to the South Hams/West Devon, or a neighbouring authority's area:

.

If a charity, please provide registration number

**Section 2. About the Asset you are nominating:**

Please note that you are required to provide correct boundary and ownership information for the asset you wish to nominate. Incorrect information may result in South Hams District Council's/West Devon Borough Council's inability to register the asset if this nomination is successful. The Council reserves the right to recharge any costs (including Land Registry fees) incurred as a result of incorrect information being submitted.

**2a. What is the asset? e.g. shop, pub, community facility, playing field****2b. Please provide the name of the asset (if relevant), and the location/address of the asset:**

Name:

Address:

Postcode:

**2c. Please provide details of the boundary of the asset. Please submit a boundary map/plan at the end of this application. Where possible this should be a Land Registry Title Plan for the asset. You can contact the Land Registry at**

<http://www.landregistry.gov.uk/public/property-ownership> or 0844 8921111.

If you unable to provide a Land Registry Title Plan please contact us to discuss.

**2d. If relevant, please provide the name, address and email address of the current occupants of the asset being nominated:**

**2e. If different to above, please provide the names, addresses and email addresses of all those holding a freehold or leasehold interest in the asset. If possible please include/attach the Land Registry Title Register for the asset.**

### **Section 3. Supporting Information for your Nomination**

In order to be listed on the List of Assets of Community Value, assets have to meet the definition in the Localism Act 2011:

*‘a building or other land in a local authority’s area is land of community value if in the opinion of the authority –*

- an actual current use of the building or other land that is not an ancillary use, furthers the social wellbeing or social interests of the local community*

*and*

- it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.*

or

- there is a time in the recent past when an actual use of the building or other land that was not an ancillary use, furthered the social wellbeing or interests of the local community*

*and*

- it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community.*

Please complete either **Box 3a** for assets you believe have a current ‘community value’ use, or **Box 3b** for assets you believe have had a recent ‘community value’ use (within the last two years), to explain how you believe the asset you are nominating meets this definition.

Please note that it is your responsibility to provide sufficient evidence to support your case.

**3a - Assets that have a current community use**

Please ensure you answer all of the following:

i. What is the current use of the asset?

ii. Please describe how you believe this use furthers the social wellbeing or social interests (including cultural, sporting and recreational interests) of the local community.

iii. Do you consider the 'community use' you have described above to be the main use of the asset? i.e. the social value function is the primary use of the asset, not a secondary use, for example social clubs of businesses, or a private club room occasionally hired out for functions.

iv. Please list any other facilities in the local area with a similar use.

v. Please demonstrate how you believe it is realistic to think that there can continue to be use of the asset which will further (whether or not in the same way) the social wellbeing or social interests of the local community.

Please include:

a) evidence of community support for this nomination / your proposal for the asset (minutes, letters of support, petition, survey etc); - *Documents should be submitted at the end of the form, however you may wish to summarise*

b) an outline of how you would raise funds to purchase the asset (loans, grants, fundraising etc)

c) an outline of how you would run and maintain the asset

d) evidence of your ability to fill volunteer positions if the asset is to be volunteer led

e) details of any planning applications/proposals that you are aware of

**3b. Assets that have had a recent community use (within the last two years) but are not currently in community use**

**Please ensure you answer all of the following:**

**i. What was the former use of the asset?**

**ii. Please describe how you believe this former use furthered the social wellbeing or social interests (including cultural, sporting and recreational interests) of the local community.**

**iii. Please state when the asset was last in this use.**

**iv. Do you consider the ‘community use’ you have described above to be the main former use of the asset? i.e. the social value function was the primary use of the asset, not a secondary use, for example social clubs or businesses, or a private club room occasionally hired out for functions.**

**v. Please list any other facilities in the local area with a similar use**

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**vi. Please demonstrate how you believe it is realistic to think that there can continue to be use of the asset which will further (whether or not in the same way) the social wellbeing or social interests of the local community.**

Please include:

- a) evidence of community support for this nomination and your proposal for the asset (minutes, letters of support, petition, survey etc); - *Documents should be submitted at the end of the form, however you may wish to summarise*

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- b) an outline of how you would raise funds to purchase the asset (loans, grants, fundraising etc)

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- c) an outline of how you would run and maintain the asset

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- d) evidence of your ability to fill volunteer positions if the asset is to be volunteer led

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- e) details of any planning applications/proposals that you are aware of

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## **Validation Checklist**

Please ensure that you have answered all the questions in full that apply to your application and that you have included the following:

- ☐ Land Registry Title Plan clearly marked with the asset you are nominating, or other plan as agreed with us;
- ☐ Land Registry Title Register confirming ownership of the asset;
- ☐ Supporting documentation as required in sections 3a or 3b to evidence community support and your proposals for future community use of the asset.
- ☐ A copy of your organisational constitution if you have one
- ☐ Details of at least 21 local electors who are members of your organisation if you are an unincorporated group

**IMPORTANT NOTE:** The assessment period will commence once the Council is in receipt of a fully valid application. Incomplete application forms and forms missing required documentation will not be accepted as valid and will be returned to the applicant to provide the missing information.

**Declaration** I confirm that I am authorised to submit this nomination form on behalf of the applicant organisation and that all of the information given or referred to in this form is true and accurate and that all relevant information has been submitted.

We will acknowledge receipt of your nomination and will check through your form and let you know if any information is missing or if any further information is required.

If all the requested information is provided, we will accept the form. We have 8 weeks from formally validating the form to determine whether the asset you have nominated should be placed on the List of Assets of Community Value.

**Important Information-** A landowner is entitled to request to see this form during the 8 week consultation period (once the nomination is validated) or following any decision to list the asset concerned as an Asset of Community Value. If you feel that the information contained within this form is of a confidential, commercial and /or personal nature, please contact the Community Team for further guidance.