

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:	Forton Parish Council
Address and postcode:	Forton Clerk Owl's Oak, Forton. TF108BY
Registration number (if you are a charity, company, CIC or social enterprise)	

Q2 Please specify what type of organisation you are	
Category	Tick ✓
Parish/Town Council	X
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:	Carol Little
Address and postcode:	Owl's Oak, Forton. TF108BY

Telephone number	Home 01952 813510 Work 01952 387701
Email address	Carol.little@taw.org.uk

Section 2 - About The Property To Be Nominated

Q4 Which asset do you wish to nominate?	
Name of property:	The Red Lion
Address and postcode:	Sutton TF10 8BY
Name of property owner	Admiral Taverns
Address and postcode:	Admiral Taverns 4 th Floor HQ Building 58 Nicholas Street Chester CH1 2NP
Telephone number	01244 321171
Email address (if known)	enquiries@admiraltaverns.co.uk
Current occupier's name (if different from property owner)	Vacant
Details of occupier's interest in property	Property is currently vacant and for sale

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>

The Red Lion Sutton

Situated beside the busy A519 where it has stood since the 17th Century, the Red Lion is a traditional country pub. It is an attractive timber framed building, the only remaining one in the village and which was previously part of the Aqualate estate. It enjoys wonderful views across the estate which is a site of Special Scientific Interest, managed by English Nature.

The pub was closed during the pandemic and is currently on the market as a freehold. It is owned by Admiral Taverns who, pre-pandemic, we understand, proposed to invest in the property.

The property has a long history as a popular pub and eating house with the penultimate tenants having run it successfully and profitably for 14 years. The most recent tenants increased the business but were curtailed by the pandemic. The business was well supported by local residents and drew customers from local villages and Newport. People were prepared to travel some distance to enjoy its food, drink and atmosphere.

A historic building with an open fire, the pub had a warm friendly atmosphere with tables tucked into cosy corners. Timbered ceilings and traditional furnishings added to the ambiance. There was always a combination of people eating in the lounge area and people drinking in the bar. The menu comprised of, high quality, home cooked fare from a regularly changing menu. The homemade soups and sweets were made from the produce from the garden and contributions from the orchards of local residents. It was known as a place where you could have a "proper meal" and since it closed, it has been lamented by previous customers who say there are very few places in the area where you can find the equivalent. Trip advisor rated the food as 5 star, its Facebook pages still carry enthusiastic appraisals.

The bar always offered a variety of good traditional ales kept to perfection in the beer cellar, a fact acknowledged by the local CAMRA group. A variety of wines and a large selection of other alcoholic and non-alcoholic drinks, nicely presented, were always available.

The Lion was popular with local residents as it provided a venue where they were sure to meet up with friends from the village. Local farmers would drop in after a lonely day in the fields and could sit and chat to villagers and visitors providing them with valuable contact. In early evenings and quiet nights there would often be a conversation with everybody sat around the bar area contributing to that discussion, as the pub filled up, the group conversation would gradually be taken over by the general hubbub. The pub was child and dog friendly enabling walkers to drop in and families to enjoy the facilities. People travelling on the A519 were often very grateful for a comfort break.

Local residents and people from surrounding towns and villages have supported the pub by booking events and celebrations. Birthdays, anniversaries, graduations, re-unions, village Christmas parties were regularly celebrated here. It was a popular venue for funeral wakes following services in Forton Church. On the Queens Silver Jubilee celebrations the pub played host to the village celebrations.

Local groups like the History society, Investors, Rotary, Shoots, Walkers, Writing groups etc drew in useful business with the benefit of a private room, if preferred.

The pub has always spearheaded fundraising for local causes and charities.

Landlords have had a variety of ideas to draw in additional business, calendar events, Christmas morning, New Years Eve always filled the pub with fancy dress themed parties sold out. Christmas day lunches were always fully booked and office lunches, in the run up to Christmas, always popular. For a number of years the annual village Christmas functions have been extremely well supported and have grown every year for the last ten years. The local church Carol singers always called to sing carols, collect for charity and be rewarded with mince pies. Lunches were a draw for local pensioners giving them an opportunity to socialise. In the summer BBQ's on the beer garden with outdoor seating and a pleasant view were popular. Car enthusiasts regularly met to show off their vehicles.

Live music has always been a feature of the Red Lion with folk evenings, music groups, and the occasional open mike. Regular appearances by the Staffordshire Morris Men always attracted a crowd, outside in summer and inside in winter.

The Red Lion has always hosted a range of characters. The pub was once a regular haunt of Ozzy Osbourne of Black Sabbath and Roy Wood of Wizard was occasionally in attendance.

Sutton is a small, friendly, village where the residents know one another and look after one another. There is an active neighbourhood watch group and people help others where they can. The pub provided a contact centre where people could be reintroduced to local tradesmen.

Brought to its knees by Coronavirus, the Red Lion has the potential to resurrect itself into a thriving village asset. Previously successful and well supported, its sale as freehold property gives a potential buyer an opportunity to escape from punishing pub rates and beer ties. The loss of so many pubs will create opportunities for places that are traditional and offer something a bit special. With its attractive features, good passing trade, adequate car parking and beer garden, the Red Lion has potential to generated good business. With an experienced investor the pub has huge potential.

Although the site of the pub, at 0.85 of an acre, will draw attention from potential builders, Sutton has major drainage issues. The pub and a large part of the village are built on a hard sandstone outcrop which runs under the beer garden and shelves steeply down onto the Radmore Lane. All the village properties operate on septic tanks. Sutton already has problems with septic tank run-off flowing down the village in certain conditions. For this and other reasons Sutton has been designated for no further development in the past. We understand, a scheme, submitted by a local resident, to build on part of the site to fund the purchase, subsidising and operation for the pub, has been turned down, in principle, by the planning department. An offer for the pub from two potential investors from the village, based on a surveyors valuation has been turned down by the agents. There are people in the village who see the financial potential of the pub.

It would be tragic if the pub as was bought, solely, as a building site. The pub is not listed, probably because the deeds of most of the Aqualate estate properties were lost in the Aqualate hall fire. It would be unforgivable if the building, which has stood for over three hundred years, was bulldozed to facilitate a building scheme which would be unlikely to get approval.

The Red Lion has been described as the “heart of the village” it is the only social amenity in the village and contributes to the social wellbeing, enjoyment and interests of the community. It should not be allowed to be lost because of the pandemic.

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.



The Estate Agents plan:- Everard Cole Ltd Cambridge- Red Lion Newport Rd Sutton has the property, car park and beer garden outlined in green on map and photographs of building.

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

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

Signed:
Print Name:
Position in Organisation:
Date:

FOR OFFICE USE ONLY			
Date received:		Decision deadline:	

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.