

Received in person at Town Hall.
9.11.15. Jim Tina Harrington.

Brentwood Borough Council

Assets of community value

Nomination form

For including land on the List of Assets of Community Value

Community Right to Bid - Assets of Community Value Regulations 2012

Please ensure that you provide adequate and accurate information to enable Brentwood Borough Council to make a decision on your nomination. You may attach photos, maps, plans and other documents to help us correctly identify the asset and to support your nomination. For information and guidance about how Brent Council considers nominations for assets of community value, please visit [WEB PAGE link](#)

Completed forms should be sent either via email to localism@brentwood.gov.uk or by post to:

Community Assets Register
Brentwood Borough Council
Town Hall
Ingrave Road
Brentwood
Essex
CM15 8AY

1. About your Organisation

a) Contact Details

Name of your organisation:	The Blackmore Bull Community Group
Address:	Waterbridge House, The Green, Blackmore, Essex CM4 0QH
Name of Contact Person:	Tina Harrington
Phone:	07717826263
Email:	tina@harrington.net

b) Eligibility for applying

To be eligible to nominate a community asset for listing, you must be a voluntary or community body:

- A neighbourhood forum
- An unincorporated body whose members include at least 21 members and does not distribute any surplus it makes to its members
- A charity
- A company limited by guarantee which does not distribute surplus to members
- An industrial and provident society which does not distribute surplus to members
- A community interest company.

Also please demonstrate how a 'local connection' exists namely how your organisation's activities are wholly or partly concerned with the local authority's area or with a neighbouring borough's area.

In the case of an unincorporated body, company limited by guarantee and an industrial and provident society, these have a 'local connection' if any surplus generated is applied for the benefit of the borough, or a neighbouring borough.

In the case of an unincorporated body it has a local connection if the body has 21 local members, namely persons who are on the register of local government elections for Brentwood, or a neighbouring borough.

1. If you are an incorporated organisation please describe the legal form of your organisation

including registration number(s) where applicable (e.g. company limited by guarantee, charitable organisation, community Interest Company etc.)

Organisation Type:	▪ An unincorporated body whose members include at least 21 members and does not distribute any surplus it makes to its members
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Registration Number(s):	Unregistered
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2. If your organisation carries out activities for profit please describe below how you use the surplus that is generated.

<p>This is a non profit making organisation</p>
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3. If you are an unincorporated organisation please describe below what provisions are

made for community benefit in your constitution:

1. The sole purpose of the organisation is to acquire and retain The Bull Public House as a Community Asset, specifically for the use of a Public House and ancillary uses such as a meeting place for local clubs, associations and groups. Furthermore as a venue for events such as Remembrance Day in association with local Churches and groups such as Scouts and Guides.
2. The organisation's constitution provides for the acquisition of the public house so that it may be retained as a Community Assets reflecting the historical purpose of the building and retaining its significance within the community of Blackmore.
3. The purpose is to preserve a Grade II listed building whose historic use has been a public house which provides an amenity to the village, in addition to preserve the venue of a large number of associations, clubs and groups. It is believed to have been an eating drinking and resting place since the thirteenth century and the purpose of the organisation is to preserve the historic significance of this building.
4. The constitution provides for the ability to raise a fund sufficient to purchase the Public House and to renovate it, replacing the bar that has been removed and furnishings to enable it to function as a public house. Furthermore the constitution enables the organisation to raise capital to enable it to purchase stock for the public house.
5. The constitution provides for the ability to raise funds to upgrade the entrance and exits for disabled access and manoeuvrability within the public house.
6. The constitution provides for the ability to upgrade the kitchen areas to enable the organisation to serve food and hot non-alcoholic drinks to the patrons.
7. The constitution provides for the ability to raise funds to purchase garden equipment to provide for families to attend the public house and its grounds.
8. The constitution provides for the public house to be a non-profit making organisation.
9. The constitution provides for the organisation to employ staff for the purpose of running the public house. There is a particular emphasis on the provision of employment within the local community.
10. The constitution provides for consideration of purchasing local produce to supply to the patrons.

4. Please describe how your organisation has a local connection to the area where the asset has been identified:

The 21 members of the organisation all reside in the locality. The names and addresses of the members are in annexure 1.

The organisation is supported by a larger number of people who are associate members of the group.

2. About the Asset

a) Please give your reasons why Brentwood Borough Council should include the land on its List of Assets of Community Value

In order to list land or buildings the Council must be of the opinion that:

1. An actual current use of the building or other land (which is not ancillary use) furthers the social wellbeing or social interests of the local community and
2. 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

3. There is a time in the recent past when an actual use of the building or other land (that was not an ancillary use of the building or other land) furthered the social wellbeing or social interests of the local community and

4. It is realistic to think there is a time in the next five years (where 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 provide information below that supports your nomination having regard to the test set out above.

1. There is a time in the recent past when an actual use of the building or other land (that was not an ancillary use of the building or other land) furthered the social wellbeing or social interests of the local community namely:

The Motorcycle Club meeting venue;
WI venue for organised lunches
Bike Club including annual motor bike day venue
Venue for part of the Village Fayre
Open Air Church Services
Church Sunday school picnic venue
Weddings, Anniversaries and Birthday venue for villagers
Folk Club which founded the Blackmore Morris Men
Flower Club
Jazz Club
Ford Truck Chassis Engineers Annual dinner venue 43/48 years

2. There are photos attached demonstrating the use of the building by some of the social groups named.
3. It is realistic to think there is a time in the next five years (where 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

The Blackmore Bull Community Group are committed to the following:

- a) Running the public house for the local community and members of the public generally
- b) Selling hot and cold food and hot and cold drinks from the public house
- c) Providing a safe garden for families and patrons generally overlooking The Green at Blackmore
- d) Providing a venue for the community groups including all of the groups set out above particularly the established groups who have historic connections with

The Bull.

- e) Promoting the historical significance of The Public House within the Community by re connecting with groups such as the Church, the local schools and local music societies. (The Bull having been closed to the public for four years)
- f) Providing employment for locally based people, particularly groups who find it difficult to obtain work, school leavers, people who have been made redundant, working parents.
- g) Supplying locally sourced produce and thereby supporting local trade and industry.
- h) Improving disabled access and manoeuvrability within the public house and its grounds

4.

5.

b) Description of the nominated land including its proposed boundaries

d) Names and addresses (or last known address) of all those holding a freehold or leasehold interest in the land

Shelia Pickering

I am unsure of Shelia Pickering official residential address. However as the owner of the property she is last known at The Bull Public House, Church Street, Blackmore, Essex.

The Bull Public House and grounds as set out on OCE(attached) and the local maps attached
Church Street, Blackmore, Essex.

c) Names of current occupants of land

The land and property is owned by Shelia Pickering. She has let the upper floor to a private residential tenant. She is not resident there.

The last residential tenant known at the address is

K.Maltby and M. Kileen