

Nomination of an Asset of Community Value

You will be required to include in your nomination form information which explains and supports the reason why you consider the land and/or building (asset) is of community value. The reason why you consider the asset is of community value must comply with the regulations for 'use of the asset', status and 'eligibility of your organisation to nominate'. You will also have to demonstrate your organisation has a 'local connection'.

Successful nominations will result in the asset being included in the published Register of Assets of Community Value (the List), the asset will be removed from the list after 5 years (if not already removed).

Use of the Asset

Localism Act Section 88 (1) – confirmation the asset is currently being used for and furthers the social wellbeing or social interest of the local community, and it is realistic to think it can continue to do so OR

Localism Act Section 88 (2) – confirmation that there is a time in the recent past when an actual use of the asset furthered the social wellbeing or interests of the local community, and it is realistic to think there is a time in the next five years it can do so again.

Eligibility of the organisation to nominate – Regulation 5

Localism Act Section 89 and The Assets of Community Value (England) Regulations 2012 list the types of organisations and groups considered eligible to nominate. To date the guidance includes the following organisational groups:

- Parish Council
- Neighbourhood Forum
- An unincorporated body such as a community or residents group
- A Registered Charity
- A Company Limited by Guarantee
- An Industrial and Provident Society
- A Community Interest Company
- Other – please provide details

Local Connection – Regulation 4

A body other than a parish council must have a local connect within the definition of The Assets of Community Value (England) Regulations 2012 (4)

Guidance

Please use the information on the Council's website for details of Community Right to Bid regulations and policy. Click here for more information

http://www.northtyneside.gov.uk/browse.shtml?p_subjectCategory=1642

You can submit your completed form by email mail or post.

By email to strategic.property@northtyneside.gov.uk

Or post it to Strategic Property, Quadrant, Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY

If you have any queries, please use the following contacts:

Telephone 0191 643 2142

Part A - About the group making the nomination

1. Organisation's name and address

Name of organisation

Under the Dome Events Ltd

Address including post code

11 Ventnor Gardens, Whitley Bay, NE26 1QB

2. Contact within the organisation

Contact name

Gerry Beldon

Position in organisation

Coordinator

Address including postcode

11 Ventnor Gardens, Whitley Bay, NE26 1QB

Daytime telephone number

07976 405721

Email address

Gerry@under-the-dome.org

For North Tyneside Council use only

Date received and accepted by North Tyneside Council:

Valid / Complete:

Reference number:

Part B: About your organisation

Please provide details to help clarify your eligibility as an organisation to nominate the asset.

Please attach evidence of your organisation's status such as Articles of Association or other where applicable.

If your organisation is an unincorporated community group, please attach a list of names and home addresses of a minimum of 21 eligible members registered to vote in the nomination area.

1. Type of organisation

Description	Please tick all that apply	Registration number (if applicable)
Town or Parish council		
Body designated as a neighbourhood forum under the Town and Country Planning Act		
Unincorporated bodies with at least 21 individual members and which does not distribute any surplus it makes to its members		
Charity		
Company limited by guarantee which does not distribute any surplus it makes to its members	√	9059579
Industrial and provident society which does not distribute any surplus it makes to its members		
Community Interest Company		
Other – please detail		

2. Local Connection

For groups other than town and parish councils, please confirm and provide evidence (see Part A) that the group is wholly or partly concerned with the area covered by North Tyneside Council or a neighbouring local authority area.

Our purpose is focused on the area of Whitley Bay defined by the Spanish City, the Plaza, the Playhouse and the Berkeley

Our Memorandum and Articles specify the Dome and surrounding area.

5. Your organisation

Please provide a copy of the following as relevant to your organisation	Please tick documents provided
Memorandum of Association	
Articles of Association	√
Companies House return	
Trust Deed	
Constitution / Terms of reference	
Standing Orders	
Interest Statement for Community Interest Company	

Part C - About the asset being nominated for inclusion in the list of assets of community value

Please provide information which helps to clarify the exact location and extent of the asset being nominated. This could include:

- Where the land is registered, the Land Registry Title Information document and map with boundaries clearly marked in red (less than one month old). Provision of Land Registry information is not essential but it may help us to reach a decision on the nomination more quickly. <http://www.landregistry.gov.uk/public/property-ownership>
- a drawing or sketch map with boundaries clearly marked in red – websites which might help you in plotting boundaries include: <http://maps.google.co.uk/> You may also attach photographs as supporting evidence.
- a written description with ordinance survey location, and 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

1. Name and address of asset being nominated

Name

The Berkeley Tavern

Address including post code

2 Marine Avenue, Whitley Bay, NE26 1LY

2. Maps and drawings

Maps and drawings attached?			
Yes		No	

Part D: About the use of the Asset

Any information entered in Part D may be copied and passed onto the owner(s) of the asset you are nominating: any personal information such as individuals names and addresses will not be shared with the owner.

Please provide information that helps us clarify the use. The definition limits assets that may be listed to those that enhance the social wellbeing and social interests of the community.

Current use basis

If the reason for nomination is based on current use please provide details and evidence that;

- a. The asset is currently being used for the social wellbeing and social interests of the community
- b. It is realistic to think that there will continue to be a use that furthers the social wellbeing and social interests of the community.

Recent past basis

If the reason for listing is based on recent past use please provide details and evidence that;

- a. The asset has recently been used for the social wellbeing and social interests of the community, when it was used and the date the use ceased.
- b. It is realistic to think that there will be community use within the next five years that furthers the social wellbeing and social interests of the community.

In either case, the future use does not have to be exactly the same as the present or past use.

1. Current use of asset

What is the current main use of the asset?

Public House

Do you consider that the current and main use of the asset furthers the social wellbeing or cultural, recreational or sporting interests of the local community?

Yes

√

No

If yes, please provide explain how it does so. *If not, go to Part D section 2*

Although struggling as a business under the current owners, the Berkeley plays host to Mind Sports, Music and Dance sessions every week, and to small-scale theatrical events on occasion

The area it serves is a long way from the next nearest pub, and even further from another which could offer the community facilities provided by the Berkeley

Over what period is this main use of the asset anticipated to continue?

The Berkeley is currently up for sale, and there are suspicions it could be closed permanently within weeks.

Does the local community have legal and authorised use of the land or property?

As a Public House we believe we do have authorised use

2. Questions for assets not currently used for community benefit

If the main use of the asset does not currently further the social wellbeing or cultural, recreational or sporting interests of the local community, did it do so at some stage in the recent past?

Yes

No

Please provide details of how the asset was used in the past and dates of this usage.

How do you anticipate that the asset would return to furthering the social wellbeing or cultural, recreational or sporting interests of the local community?

When do you consider that the asset could realistically return to furthering the social wellbeing or cultural, recreational or sporting interests of the local community?

3. Optional information to help us consider the nomination (it is not essential to answer these questions but they reflect part of the criteria we which will be used to consider the nomination. Any information you can supply will help to speed up this process).

Is the asset used wholly or partly as a residence? Please provide details.

No

Is the asset covered by the Caravan Sites and Control of Development Act 1960? Please provide details.

No

Is the asset defined as operational land under section 263 of the Town and Country planning Act 1990, owned by statutory undertakers such as utility companies? Please provide details.

No

4. Further information

Please provide any further information to support why you feel that North Tyneside Council should conclude that the asset is of 'community value'.

The Berkeley is a hub for several groups that would struggle to find alternative accommodation within the current catchment area. In addition to the regular users, occasional use by theatre groups, dance schools etc affirms the benefit of the asset to the area.

There are many who believe that the current state of the business is due to the neglect of the current owners and the punitive terms they impose on their tenants. Free of tie, the Berkeley could be a thriving business

Part E: About the Owner/s of the Asset

All owners who have an interest in the asset will be sent information provided in Part D.

If possible, please provide information which helps to clarify the current ownership of the asset. It will be helpful to include details of both freehold owners and leasehold owners.

If there are also regular licence occupiers (lawful occupiers) using the asset please also provide details of their names, addresses and use.

1. Owner and occupier details (Please provide all information available to you)

	Name	Address	Please delete as appropriate
Freehold Owner/s	Enterprise Inns		Not known
Leasehold Owners/s			Current/ Last known/ Not known/ Not applicable
Licensed/Lawful Occupiers			Current/ Last known/ Not known/ Not applicable

By signing your name here (if submitting by post) or typing it (if submitting electronically) you are confirming that the contents of this form are correct, to the best of your knowledge.

Name

Gerry Beldon

Title

Coordinator, Under the Dome Events

Signature

GT Beldon

Date

27th August 2015

Please send your completed form to:

'Community Right to Bid'
Strategic Property
First Floor Left
Quadrant East
Silverlink North
Cobalt Business Park
North Tyneside
NE27 0BY

Email: strategic.property@northtyneside.gov.uk

Data Protection Statement

We will process the information provided in accordance with the Data Protection Act for the purposes of administering the Community Right to Bid procedure. The information provided will be stored securely by North Tyneside Council and will be destroyed after 6 years. Name and contact details provided will only be shared with the owner of the asset in the event that the nominating organisation subsequently submits an intention to bid.

The information provided will be subject to the Freedom of Information Act, but personal information (names and contact details) will not be released in responses to Freedom of Information requests.