

Mathew Tait

From: Mordain, Richard (Capita) [Richard.Mordain@capita.co.uk]
Sent: 03 September 2015 11:13
To: strategic property; Mathew Tait; Vanessa Errington
Cc: Alison Cook
Subject: RE: Berkeley Tavern [Scanned]

Follow Up Flag: Follow up
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Vanessa,

Apols for delay in coming back on this.

I've read through the nomination and it looks valid. I'm concerned however that the applicant knows exactly what his nomination will mean (i.e do they have a business plan in place to acquire the asset or is it a stalling tactic and also do they know that Enterprise Inns the owner does not have to sell to them).

What we need to is as follows:

1. Send an email to Enterprise Inn stating that the property has been nominated for inclusion as an asset of community value. Can Matty find out who the selling agent is or the property manager at Enterprise and send them an email. We must await response I think before it goes onto the list.
2. Send an email around the various consultees (CET, legal and planning) – Esp ask CET if this group is suitable as nominator. We will need the plan with the red line boundary
3. Perhaps an informal call (I can undertake to see if the nominator knows the process)

We will have to pay for the land search and yes there will have to be a legal charge on the deeds if it goes onto the list. I'm not sure on the building survey I will come back to you on this.

Regards

Richard

From: Vanessa Errington [mailto:Vanessa.Errington@northtyneside.gov.uk] **On Behalf Of** strategic property
Sent: 02 September 2015 08:23
To: Mordain, Richard (Capita); Mathew Tait
Subject: FW: Berkeley Tavern [Scanned]

Hi Matty

Can you do the necessary to update the ACV list on the website (today if possible) and when Richard has validated the application send out the necessary email consultations please (please include an email to Niall/Tim/Brett to advise an application has been received).

Richard,

We've only had 2 applications previously but we've not had one which has been privately owned. Do you want to have a quick catch-up on how to deal with this application?

Below are a few points which will need clarified

- who will pay for land search (just provide a GL Code if that's easier)
- asset normally provides information on the building so they wont have info on a private building. Will you have to commission a private building survey (who pays?)?
- Who or When does the owner of the site gets informed of the nomination?

- Did the legal situation get sorted with putting a legal charge on the property (I think there was an issues with who had delegated powers to approve this)

Thanks

Vanessa Errington
Systems Support Manager



Quadrant East, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY

☎: (Direct) 0191 643 6510 (General Strategic Property Enquiries) 0191 643 2142

Email: vanessa.errington@northtyneside.gov.uk

Web: Strategic Property weblink at: www.northtyneside.gov.uk/strategicproperty

TWITTER - Official Local Authority news, events and updates from North Tyneside Council are available at: <https://www.twitter.com/NTCouncilTeam>

From: Vanessa Errington
Sent: 01 September 2015 09:42
To: Alison Cook; 'Richard.Mordain@capita.co.uk'
Cc: strategic property
Subject: RE: Berkeley Tavern [Scanned]

Hi

The acknowledgement will be sent from the general strategicproperty email.
Are you happy that the application is valid or do you require any further information?

Thanks

Vanessa Errington
Systems Support Manager



Quadrant East, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY

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From: Alison Cook
Sent: 01 September 2015 09:36
To: Vanessa Errington; 'Richard.Mordain@capita.co.uk'
Subject: FW: Berkeley Tavern [Scanned]
Importance: High

Please see attached application form for ACV for the Berkley Tavern. I haven't sent an acknowledgment – Vanessa is this something that is sent by you? If not, I'll just send one.

Kind regards

Alison

From: Gerry Beldon [<mailto:gerry@beldons.co.uk>]
Sent: 27 August 2015 16:48
To: Alison Cook
Subject: Re: Berkeley Tavern [Scanned]

Hi, Alison

Thank you for this - I have completed the form and return herewith. Please give me a shout if there are any errors/omissions.

In addition to the information on the form, we would also note that having a pub, and one that could potentially attract a micro-brewery, would be a fantastic additional asset to the Council's Dome/Promenade/Amusements zone.

Cheers

Gerry

On 8/21/2015 10:17 AM, Alison Cook wrote:

Hi Gerry,

Please follow the link below for further guidance on the process;

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

I have also attached the application form which lays things out, however if you have any queries, let me know.

Kind regards

Alison

From: Gerry Beldon [<mailto:gerry@beldons.co.uk>]
Sent: 21 August 2015 09:25
To: Alison Cook
Subject: Berkeley Tavern [Scanned]

Hi, Alison

I understand you can advise me on the process to register a Community Asset

You may be aware that the Berkeley Tavern is currently up for sale, and there are rumours that it may be demolished.

I'm aware that asset registration only provides limited protection, but it might enable us to demonstrate the viability of the pub under new ownership.

Can you advise on the process to list the Berkeley?

Many thanks

Gerry Beldon

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Gerry Beldon

07976 405721

www.beldons.co.uk

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Gerry Beldon

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