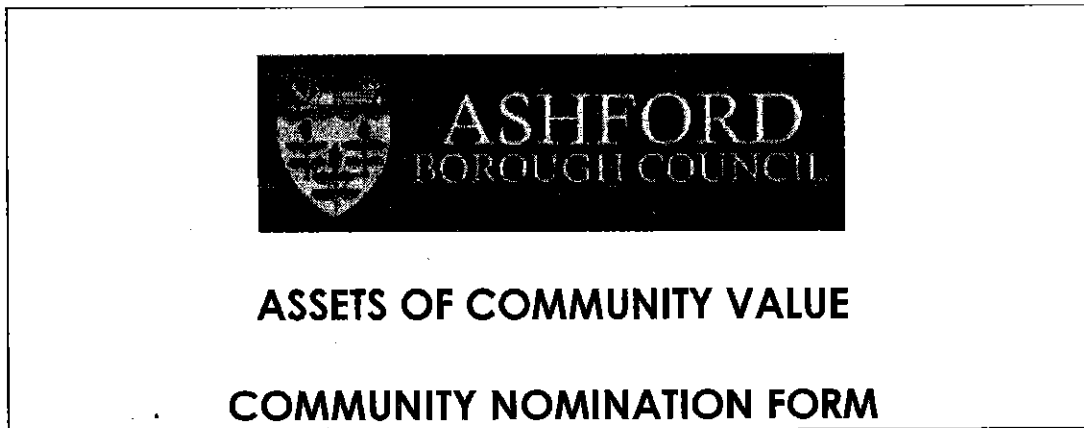


Community Nomination Form

16 JAN 2024

FOR OFFICE USE ONLY

Reference Number	
Date of Validation	



Section A: About your organisation

A1 Organisation's name and address

Biddenden Parish Council
C/O The Clerk, 18, Lime Trees, Staplehurst TN12 0SS

A2 Contact details

Name : Alison Swannick
Position in organisation : Clerk
The Clerk, 18, Lime Trees, Staplehurst TN12 0SS
Daytime telephone no. : <u>07783 223450</u>
Email address: <u>clerk@biddenden.gov.uk</u>

A3 Type of organisation

Description (pursuant to Regulation 5)	Put a tick against that which applies	Registration number (if applicable)
(a) Designated Neighbourhood Forum pursuant to s.61F of the Town and Country Planning Act 1990		
(b) Parish Council	X	
(c) Unincorporated body with at least 21 members which does not distribute any surplus it makes to its members		
(d) Charity		
(e) Company limited by guarantee which does not distribute any surplus it makes to its members		
(f) Industrial and Provident Society which does not distribute any surplus it makes to its members		
(g) Community Interest Company		

A4 Local Connection (pursuant of Regulation 4)

Unless you are a Parish Council (see below), your organisation must have a local connection, which means that its activities re wholly or partly concerned with the administrative are of Ashford Borough Council or a neighbouring local authority (Reg 4(1)(a). Please explain what your association's local connection is.

Not Applicable

Please note the following in relation to Community Nominations from Parish Councils (Reg 5(b)) -

A Parish Council making a Community Nomination in respect of land in its parish does not need to show a local connection (s.89(2)(b)(i)).

A Parish Council making a Community Nomination in relation to land in another parish has a local connection if the two parishes share a common boundary at any point. (Reg 4(2)(a)).

A Parish Council making a Community Nomination in relation to land which is not within a parish has a local connection if the parish is in the borough of Ashford or (if the parish council is outside the borough, it shares a common boundary with the borough of Ashford) (Reg 4(2)(b)).

(If you ticked (c) at Q.A3 please fill out the next question)

A5 Membership of Unincorporated Bodies (Reg 5 (c) (pursuant to Regulation 4(1)(c) and Reg 4(3))

In the case of an unincorporated body at least 21 of its members must be registered to vote in local government elections in the borough of Ashford or in a neighbouring authority's area. Please include a list of the current members of the body and their addresses. If they are registered to vote in the area of a neighbouring local authority, rather than in Ashford, please confirm which area this is.

Not Applicable

(if you ticked (c), (e) or (f) in Q.A3 please answer the question below)
A6 Distribution of surplus funds (Unincorporated Bodies (Reg 5(1)(c)), companies limited by guarantee (Reg 5(1)(e)) and Industrial and Provident Societies (IReg 5(1)(f) (pursuant to Reg 4(b))

If your organisation is an Unincorporated Body, a Company Limited by Guarantee, or an Industrial and Provident Society then any surplus that it makes must be wholly or partly applied for the benefit of the administrative area of Ashford or a neighbouring local authority. Please confirm this and provide evidence by referring to the relevant part of the document provided pursuant to part A7.

Not Applicable

A7 Required Documentation for your organisation (not required if a Parish Council)

Please provide us with an up-to-date copy of the following as relevant to your organisation	Please put a tick against the document provided
Memorandum and Articles of Association	Not Applicable
Trust Deed	Not Applicable
Constitution	Not Applicable
Interest Statement if a Community Interest Company	Not Applicable
Companies House Return	Not Applicable
List of Members	Not Applicable
Minute / authority authorising your organisation to make this Community Nomination	Not Applicable

Part B: Information concerning the land / building(s) which is subject to the Community Nomination

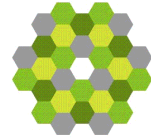
B1 Description and address

Name of land / building(s) The Red Lion Public House, Biddenden
Address including postcode : 14 High St, Biddenden TN27 8AH

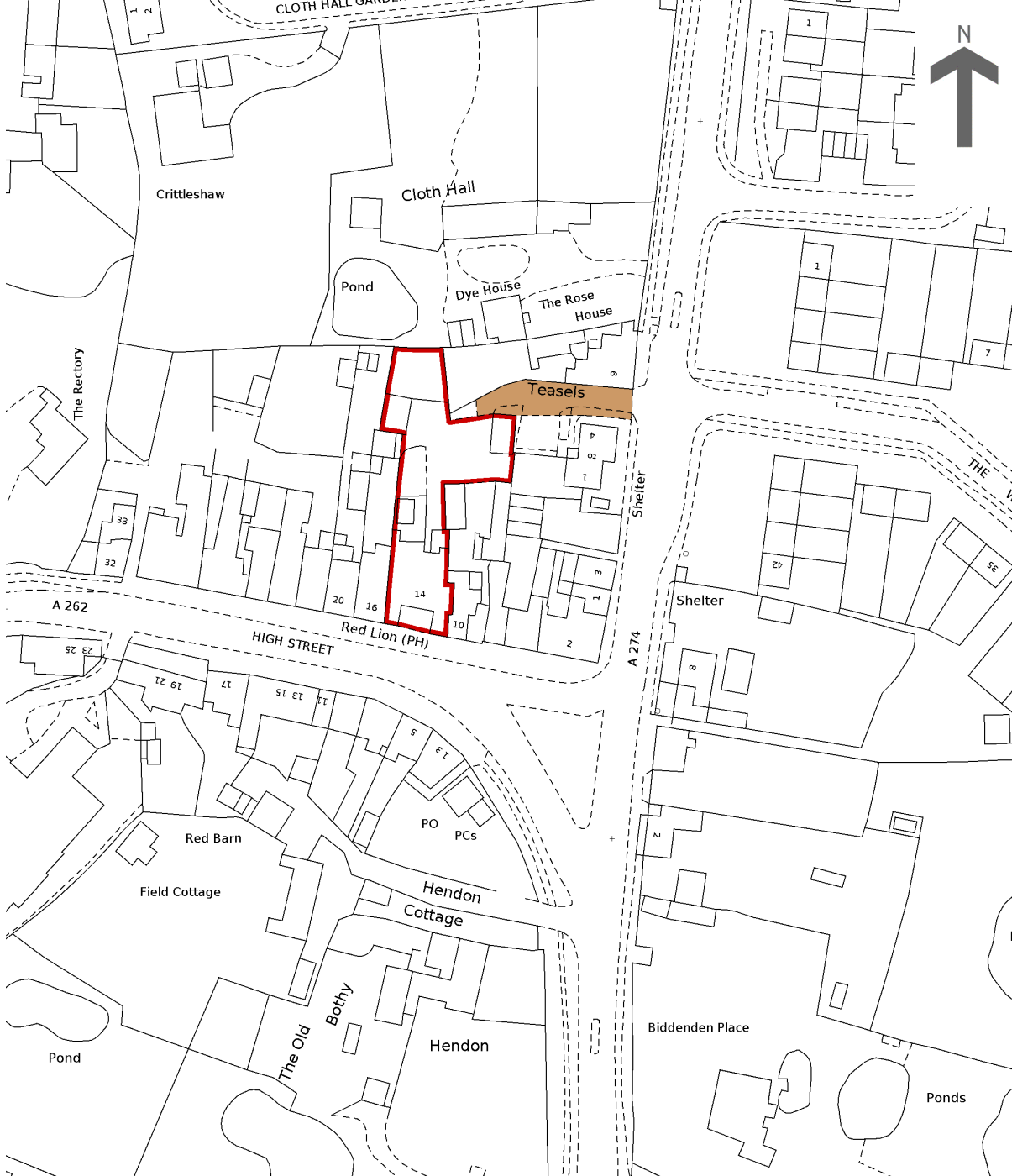
*please note that we can only accept nominations for land within the borough of Ashford. If the land you wish to nominate is partly in and partly outside of the borough, then you should nominate that part which is outside of the borough to the appropriate local council in whose area it falls

HM Land Registry
Official copy of
title plan

Title number **K341988**
Ordnance Survey map reference **TQ8538SW**
Scale **1:1250**
Administrative area **Kent : Ashford**



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B3 Owners and others with an interest in the land / building(s) (Reg 8)

Please provide the following information to the best that you are able. If any information is not known to you, please say so.

	Name(s)	Address(es)
Names of all current occupants of the land / building(s) (if there are different occupiers for different parts please provide details)	Not currently occupied	
Names and current or last known addresses of all those owning a freehold interest in the land / buildings (s)	Social Cellar Limited	3 Monkspath Hall Road, Shirley, Solihull B90 4SJ
Names and current or last known addresses of all those owning a leasehold interest in the land / building(s)	Not known if this applies	

Please answer wither B4 or B5 below -

B4 For Land / building(s) currently in use for community benefit – why you think the land / building(s) is of community value

1. What is the current main use of the land / building(s)

Not Applicable

2. How does that current main use of the land / building(s) further the social wellbeing or social interests of the local community (defined in s.88(6) of the Act)

Not Applicable

3. Why do you consider that this, or some other main use to which the land / building(s) will be put which will further the social wellbeing or social interests of the local community, will continue and over what period (defined in s.88(6) of the Act)

Not Applicable

B5 For Land / building(s) not currently in use for community benefit (s.88 (2) of the act)

Please answer the questions below

1. If the land / building(s) main use in the recent past furthered the social wellbeing or social interests of the local community please confirm that use and explain how it did that (including dates for when this was) (defined in s.88(6) of the Act)

The Red Lion was the last pub in Biddenden village before the previous tenants decided to wind down and retire after 33 years, starting December 14th 1990 and closing March 11th 2023. The Red Lion has served the community as a pub since the 16th/17th century with a historical list of landlords on display by the fireplace next to the bar.

During this time, it has been a huge community asset and:

- A much-needed place for casual dining and drinking within walking distance of the village
- A popular venue for live entertainment such as Karoke, music, singing and quiz nights
- A meeting point for local groups such as the church Bell ringers
- A focus for significant celebrations such as New Year's Eve, coronations and national anniversaries
- A venue for public meetings at election times

Polls were run on the village's two main Facebook groups and the Nextdoor platform asking the question "Does Biddenden benefit from the Red Lion being open?"

The responses were:

Biddenden Info

Yes 217

No 2

Don't know 2

Biddenden Community

Yes 293

Absolutely 40

No 3

Don't know 4

Nextdoor

Yes 101

No 10

Don't know 17

2. How do you anticipate that the land / building(s) will be returned to that use or put to some other main use which will further the social wellbeing or social interests of the local community and when do you consider this will happen

The hope and expectation is that the Red Lion will reopen as a pub.

If the current owner were to find a new tenant who successfully ran the Red Lion as a pub with broad local access then that would be a good outcome.

Notwithstanding that, informal but serious representations of interest have been made to the local borough councillor that lead him to believe that should the property be put up for sale a pause in proceedings might well allow local resources to be put together for a community or local purchase.

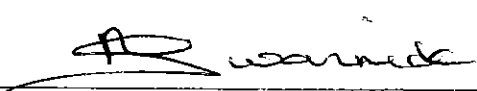
Section C: Submitting this nomination

C1 Signature

By signing your name here you are confirming that the contents of this form and the documents enclosed are correct, to the best of your knowledge and belief.

I am duly authorised to sign on behalf of the nominating organisation -

Signature

A handwritten signature in black ink, appearing to read 'A. Warnick', is written over a horizontal line within a rectangular box.

C2 Where to send this form

You can submit this Community Nomination Form:-

By post to:

Legal and Democratic Services
Ashford Borough Council
Civic Centre
Tannery Lane
Ashford
TN23 1PL

If any further information is required the Council will contact you by writing to you or emailing you at the contact details you have provided in the Nomination Form

Any Reference to "Regulation" or "Reg" is to the Assets of Community Value (England) Regulations 2012 and any reference to the "Act" is to the Localism Act 2011