

Community Nomination Form

FOR OFFICE USE ONLY

Reference Number	
Date of Validation	



ASSETS OF COMMUNITY VALUE COMMUNITY NOMINATION FORM

Section A: About your organisation

A1 Organisation's name and address

Name of organisation Smarden Community Pub Group
Registered, main or head office address including postcode Berries Maple Pluckley Road Smarden Kent TN27 8NQ

A2 Contact details

Name Andria Farren
Position in organisation Committee Member / Secretary
Address including postcode Berries Maple Pluckley Road Smarden Kent TN27 8NQ

Daytime telephone no. 07771 920 057
Email address: smardencommunitypub@gmail.com

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		
(c) Unincorporated body with at least 21 members which does not distribute any surplus it makes to its members	X	
(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.

The majority of our membership are resident within the village of Smarden and all are resident within the Ashford Borough Council's authority. The committee has formed for the sole purpose of saving the asset subject to this application within ABC's administrative area.

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.

Names below and addresses on Appendix A attached to this form. The top seven members are the public facing members of the committee who are primarily responsible for associated organisation and administration and account to the other members of the group:

1. Andria Farren
2. Edward Farren
3. Russell Phipps
4. Angela Phipps
5. Stuart Cox
6. Rayma Collins
7. Chris Holder
8. Clare Holder
9. Mark Hellier
10. Paul Upton
11. Laura Upton

12. Theresa Lucas
13. Alex Lucas
14. Mike Challen
15. Sally Challen
16. John Corcoran
17. Stephen Windibank
18. Antia Windibank
19. Sam Jennings
20. Phil Jennings
21. Jim Naden
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25. Lesley-Jane Entwistle
26. John Vickers
27. Cheryl Vickers
28. Stan Embleton
29. Lynda Embleton
30. Fin Scanlon
31. Matt Conrad-Jones
32. Thomas Baker
33. Danielle Fitzgerald
34. Emma Leech

(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.

I confirm we are an unincorporated body and that no surplus funds made, either wholly or in part, have or will be applied for the benefit of any administrative area other than Ashford. Please see Appendix B for a copy of our constitution.

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	
Trust Deed	
Constitution	X
Interest Statement if a Community Interest Company	
Companies House Return	
List of Members	X
Minute / authority authorising your organisation to make this Community Nomination	

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

B1 Description and address

Name of land / building(s) Chequers Inn
Address including postcode The Street Smarden Ashford Kent TN27 8QA

*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

B2 Detailed plan

Please include (here or on a separate sheet) a detailed plan of the land.

The plan must:

- be drawn to scale
- be a copy of an extract from the Ordnance Survey map on the largest scale published (generally 1/1250 for urban properties and 1/2500 for rural properties), showing the land to which the application relates
- indicate the scale and orientation
- show the precise extent of the property by suitable edging (0.4mm max), and
- show the position of the land in relation to nearby roads and other relevant features.

Please see Appendix C for the detailed plan required.

*Please note that by submitting the plan, you authorise us to copy and publish as may be necessary

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)	Glenn Spalding Gwen Spalding Scott Spalding	The Chequers Inn The Street Smarden Ashford Kent TN27 8QA
Names and current or last known addresses of all those owning a freehold interest in the land / buildings (s)	Glenn Spalding Gwen Spalding Trading as Low Wood Enterprises Limited (06357630)	The Chequers Inn The Street Smarden Ashford Kent TN27 8QA
Names and current or last known addresses of all those owning a leasehold interest in the land / building(s)	N/A	

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)

Public House and accommodation

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)

The Chequers is in the centre of the village and has provided a recreational hub for members of the local community since the 14th century. Many locals rely on the land/building to provide them with a central point of connection for socialising. Smarden is a rural community, and this building provides the community with an essential central meeting point, particularly those residents who do not drive. The building is currently used by some groups situated within the village to further cultural and sporting connections something members have made clear would happen more if it could be preserved as a community asset and not be mummified by development.

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)

The owners have applied for Change of Use to turn the Inn from a valued community business into a residential property. Smarden is a rural community and without the current modest number of businesses currently situated there continuing to exist, the community would undoubtedly suffer. By retaining the current use of the building as a business, it will maintain this important socialising and community hub, will ensure no loss of local employment and, will ensure tourism continues to be driven into the community via the historic nature of the Inn, its fame having been used in films, TV programs and published in the wider press and, through the hotel style accommodation offered by it which is unavailable elsewhere within the local area. The tourism generated by the Chequers Inn feeds other businesses within the village and the wider local area within Ashford Borough Council's administrative area, who would undoubtedly suffer by the loss of this community asset.

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)

N/A

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


N/A

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 -

	
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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

Appendix A

<u>NAME</u>	<u>ADDRESS</u>
1 Andria Farren	
2 Edward Farren	
3 Russell Phipps	
4 Angela Phipps	
5 Stuart Cox	
6 Rayma Collins	
7 Chris Holder	
8 Clare Holder	
9 Mark Hellier	
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34 Emma Leech	
35 Ivan Coppins	
36 Dan Grant	



Appendix B

SMARDEN COMMUNITY PUB GROUP CONSTITUTION

Date: 3rd February 2024

Smarden Community Pub Group

Aims :

Our aim as a group is to protect and preserve the 600 year old coaching inn named 'The Chequers' for current & future generations as an inn.

Members:

(See below).

The annual membership fee is £1.00 and is open to anyone over the age of 18 who either lives in the village or has an interest in preserving the Chequers Inn as a village asset.

Anyone can cancel their membership at any time. Any surplus monies will be spent on our aims set out in this constitution.

The Committee

Chairman: Angela Phipps

Treasurer: Russell Phipps

Secretary: Andria Farren

AGM

An AGM will be held each year on or near the April 4th or within 15 months and all members will be notified by your preferred choice of contact at least 28 days in advance.

A quorum of 5 members are needed to elect officers or make decisions on their behalf.

Meetings

Committee meetings will be held as required and can be called by any committee member of the group.

All questions that arise at any meeting will be discussed openly and the meeting will seek to find a general agreement that everyone present can agree to.

If a consensus cannot be reached a vote will be taken and a decision will be made by a simple majority of members present. If the number of votes cast on each side is equal the chair of the meeting shall have an additional casting vote.

All meetings will be minuted

Amendments to the constitution

Amendments to the constitution may only be made at the AGM or at a special general meeting.

Any proposals to amend the constitution must be given to the secretary in writing. The proposal must then be circulated with the notice of meeting.

Any proposal to amend the constitution will require a two thirds majority of those present and entitled to vote.

Dissolution

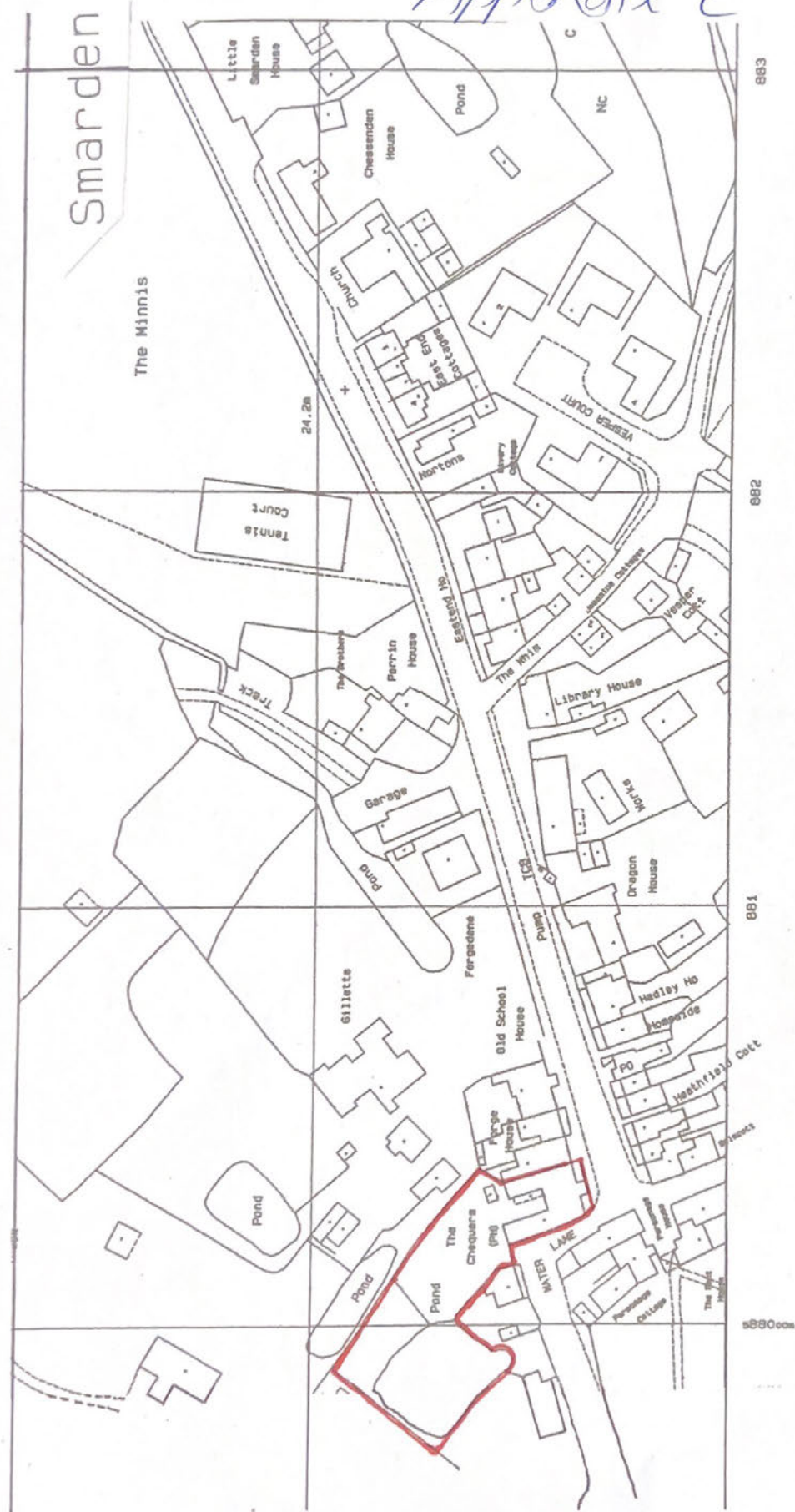
In the event that the committee decides to dissolve the group any monies will be divided between the village charities.

Current Members:

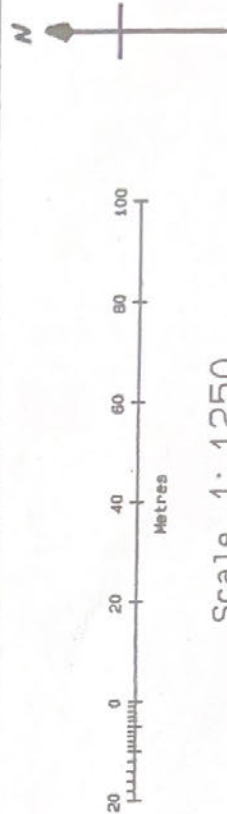
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Appendix C



NOMINATION OF BUILDING AND LAND FOR LISTING AS AN ASSET OF COMMUNITY VALUE LOCALISM ACT 2011
SUBJECT PROPERTY THE CHEQUERS INN, THE STREET, SMARDEN, KENT. TN27 8QA.
NOMINATED BY SMARDEN COMMUNITY PWS GROUP.



Scale 1:1250