



Aylesbury Vale District Council

Community nomination in respect of

The Four & Twenty Pub, Main Street, Padbury, Buckingham. MK18 2AY

Notice under section 91 of the Localism Act 2011

1. The Nomination

A further Nomination was received by Aylesbury Vale District Council under section 89 of the Localism Act 2011 ('the Act') to list The Four & Twenty pub, Main Street, Padbury, Buckingham, MK18 2AY as an asset of community value. The nomination was made by Padbury Village Community Group. A copy of the nomination is attached at Appendix 1 and plan showing the boundaries of the nominated land is attached at Appendix 2.

A summary of the nomination is set out below:

- (a) The Four & Twenty pub has been a large part of village life. It has been the headquarters of the football, cricket, camera and angling clubs and for decades has been the meeting place for the Padbury Sick Benefit Society, one of the oldest and last remaining societies in the country.
- (b) The pub has entered teams in the local dart, dominoes and pool leagues. It offered live music on a Saturday evening with regular musical jam sessions and an open mic event on a Monday night.
- (c) On summer evenings, particularly after football and cricket, families would spend a pleasant evening in the pub with children playing in the garden and parents enjoying a sociable drink.
- (d) The pub was successful for many years, proving to be the centre of village life and a regular meeting place.
- (e) The pub was refurbished as a pub/restaurant with a reputation for serving good food with the food was sourced locally, which also benefitted the local economy.
- (f) The pub has been closed since December 2016 as a pub and has been vacant since May/June 2017. The pub has been part of village life for nearly 200 years.
- (g) The accounts for the first year were good and it wasn't closed because it was a failing business.
- (h) The previous owners ran the business successfully for over 20 years before they closed in 2014.
- (i) There is a good deal of support for the pub amongst villagers.

2. The Law and Statutory Guidance

Under section 87 of the Act the Council must maintain a list of land of community value in its area. A building or other land is of community value if in the Council's opinion an actual current use of the building or other land that is not ancillary use, furthers the social wellbeing or social interests of the local community, and 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.

Under section 89 the Council can only include land in its list of assets of community value in response to a community nomination or where permitted by regulations. A community nomination in England can only be made by either a parish council in respect of land within its area or by a person that is a voluntary or community body with a local connection. Where a valid community nomination is made the Council must consider it and must accept the nomination if the land is within its area and is of community value

3. Decision and Reasons

- i) The property comprising the Four & Twenty pub, Main Street, Padbury, Buckingham, MK18 2AY lies within the administrative area of Aylesbury Vale District.
- ii) Padbury Village Community Group is eligible under section 89(2) b) (iii) to make a community nomination in respect of The Four & Twenty, Main Street, Padbury, Buckingham, MK18 2AY. The community nomination made by Padbury Village Community Group includes the matters required under regulation 6 of the Assets of Community Value (England) Regulations 2012.

The Council **DOES NOT ACCEPT** the nomination by Padbury Village Community Group and will not include The Four & Twenty Pub, Main Street, Padbury, Buckingham, MK18 2AY in its list of assets of community value.

The reasons for this decision are as follows:

- (a) The property does fall within a description of property which may be listed as specified in Schedule 1 of the Assets of Community Value (England) Regulations 2012 (the Regulations);
- (b) However, the property is not currently being used as a pub and closed in December 2016, not having reopened since that time. There was the marketing for sale of the property in February 2017 (for a total period of some 7 months), and it would appear that an acceptable offer to purchase was not made during that period. A number of the uses of the property prior to its closure are considered to be ancillary to the pub i.e. dining and those linked to the sale of alcohol.
- (c) Extensive refurbishment was carried out to the pub in 2015 and efforts, on balance, were made to keep it open. The property's previous history was that it was a successful pub at some point, but has within the last 5 years been closed twice –once in 2014 and again in 2016.
- (d) In the circumstances the use of the property, on a balance of probabilities, does not further the social wellbeing or social interest of the wider community ;and
- (e) It is unlikely that it will have a community use within the next 5 years.

4. Next Steps

The Four & Twenty pub, Main Street, Padbury, Buckingham, MK18 2AY will not be included in the list of assets of community value maintained by the Council under section 87 of the Act. However The Four & Twenty pub, Main Street, Padbury, Buckingham, MK18 2AY will be shown on the List of Unsuccessful Nominations maintained by the Council under Section 93 of the Act.

In accordance with section 91 of the Act the Council will send this notice to:-

- (a) the owner of the land
- (b) the occupier of the land if the occupier is not the owner
- (c) Padbury Village Community Group as the nominee body
- (d) Padbury Parish Council

5. Additional Help

Further information about assets of community value is available from the website <http://mycommunityrights.org.uk/community-right-to-bid/> If you need any additional support in relation to nominating Assets of Community Value you are advised to seek independent legal advice.

Signed



Monitoring Officer

Dated 6th April 2018

**Community Right to Bid
NOMINATION FORM**



Please use this form to nominate an asset of community value.

The form is split into three sections to enable you to give details about: (a) who you are; (b) the asset you wish to nominate and (c) what community value you believe the asset has. We ask for this specific information to help assess whether your nomination meets the requirements of the legislation relating to this community right.

Guidance notes are provided at the end of the form to explain in more detail what is required and we encourage you to read these either before or as you work through this submission.

Your nomination will be considered and responded to 8 weeks from the date that it is validated.

Please submit your completed nomination form to the following address:

**Community Right to Bid
Legal and Estates Services
Aylesbury Vale District Council
The Gateway
Gatehouse Road
Aylesbury, Bucks
HP19 8FF**

or alternatively email it to:

righttobid@aylesburyvaledc.gov.uk

Section 1 ABOUT YOUR COMMUNITY ORGANISATION

Q1 Name and address of your organisation

Organisation name: PADBURY VILLAGE COMMUNITY GROUP

Address and postcode: [REDACTED]
[REDACTED]
[REDACTED]

Registration number
(if you are a charity, company, CIC or social enterprise) /

Q2 Please specify what type of organisation you are

Category	Tick ✓
Parish/Town Council	
Unconstituted / unincorporated Community Group whose members include at least 21 individuals who appear on the electoral roll	✓
Neighbourhood Forum designated as pursuant to section 61F of the Town & Country Planning Act 1990	
Industrial & Provident Society which does not distribute any surplus it makes to its members	
Company Limited by Guarantee which does not distribute any surplus it makes to its members	
Community Interest Company which satisfies the requirements of Part 2 of the Companies (Audit, Investigations and Community Enterprise) Act 2004	
Charity	

Q3 Who should we contact to discuss this nomination?

Name: MARK AYRES

Address and postcode: [REDACTED]
[REDACTED]
[REDACTED]

Telephone number [REDACTED]

Email address [REDACTED]

Section 2 ABOUT THE PROPERTY TO BE NOMINATED

Q4 Which asset do you wish to nominate?

Name of property:

Address and postcode:

FOUR & 20
MAIN STREET
PADBURY
BUCKS. MK18 2AY

Name of property owner

Address and postcode:

Telephone number

Email address (if known)

Current occupier's name (if different from property owner)

Details of occupier's interest in property

Please confirm what the building/land comprises (e.g. function room/garden/ car park). Also provide details of whether there is residential accommodation at the property and whether it is integral or a self-contained unit.

CURRENTLY A VACANT PROPERTY

N/A

AN HISTORIC PUBLIC HOUSE WITH A CAR PARK AND GOOD SIZED GARDEN. A BAR AREA, TWO BAR LOUNGES (ONE USED AS A RESTAURANT), KITCHEN, PREP KITCHEN, TOILETS. RESIDENTIAL ACCOMMODATION UPSTAIRS, 2 x BEDROOMS, ~~BATHROOM~~ BATHROOM AND LOUNGE/KITCHEN. THERE ARE TWO B+B / STAFF ACCOMMODATION AT THE REAR.

Q5 What do you consider to be the boundary of the property?

Please provide a Land Registry title plan (www.gov.uk/search-property-information-land-registry) showing the ownership boundary. If the area you are nominating differs from the property ownership then please illustrate this on a separate plan (an aerial photo is not acceptable).

PLEASE SEE ATTACHED PLAN - APPENDIX
2

Section 3 DEMONSTRATING THE COMMUNITY VALUE OF THE ASSET

Q6 Why do you feel the property is an asset of community value?

Please give as much information as possible about the current use of the asset i.e. what activities take place, what groups use the facility currently or in the recent past etc. Continue on a separate sheet if necessary. Definition of an asset of community value can be found in the guidance notes at the back of this form.

Note: Any information entered into this section may be copied and passed onto the owner of the property you are nominating.

PLEASE SEE ATTACHED - APPENDIX 1
Letter dated
17.1.18

Attachment checklist

- Copy of the parish/town council resolution/minute which proposes the nomination (if applicable)
- Copy of organisation's constitution (if applicable)
- Names and home addresses of 21 members registered to vote in nomination area (if group is unconstituted/unincorporated community group)
- Copy of the Land Registry Register View/Official Copy register entries including title plan
- Any additional plans (if applicable)
- Evidence of current community use e.g. activity programmes, website links etc.

Declaration

I can confirm that to the best of my knowledge the information contained in this nomination form is complete and accurate

Signed: 

Print Name: MARK AYRES

Position in Organisation: CHAIRMAN

Date: 17th Jan. 2018

In the past the Four & 20 (Previously The Blackbird) has been a large part of village life. It has been the headquarters of the football, cricket, camera and angling clubs and for decades has been the meeting place for the Padbury Sick Benefit Society, one of the oldest and last remaining societies in the country.

The pub also entered teams in the local darts, dominoes and pool leagues. There was often live music on a Saturday evening with regular musical jam sessions and an open mic event on a Monday night.

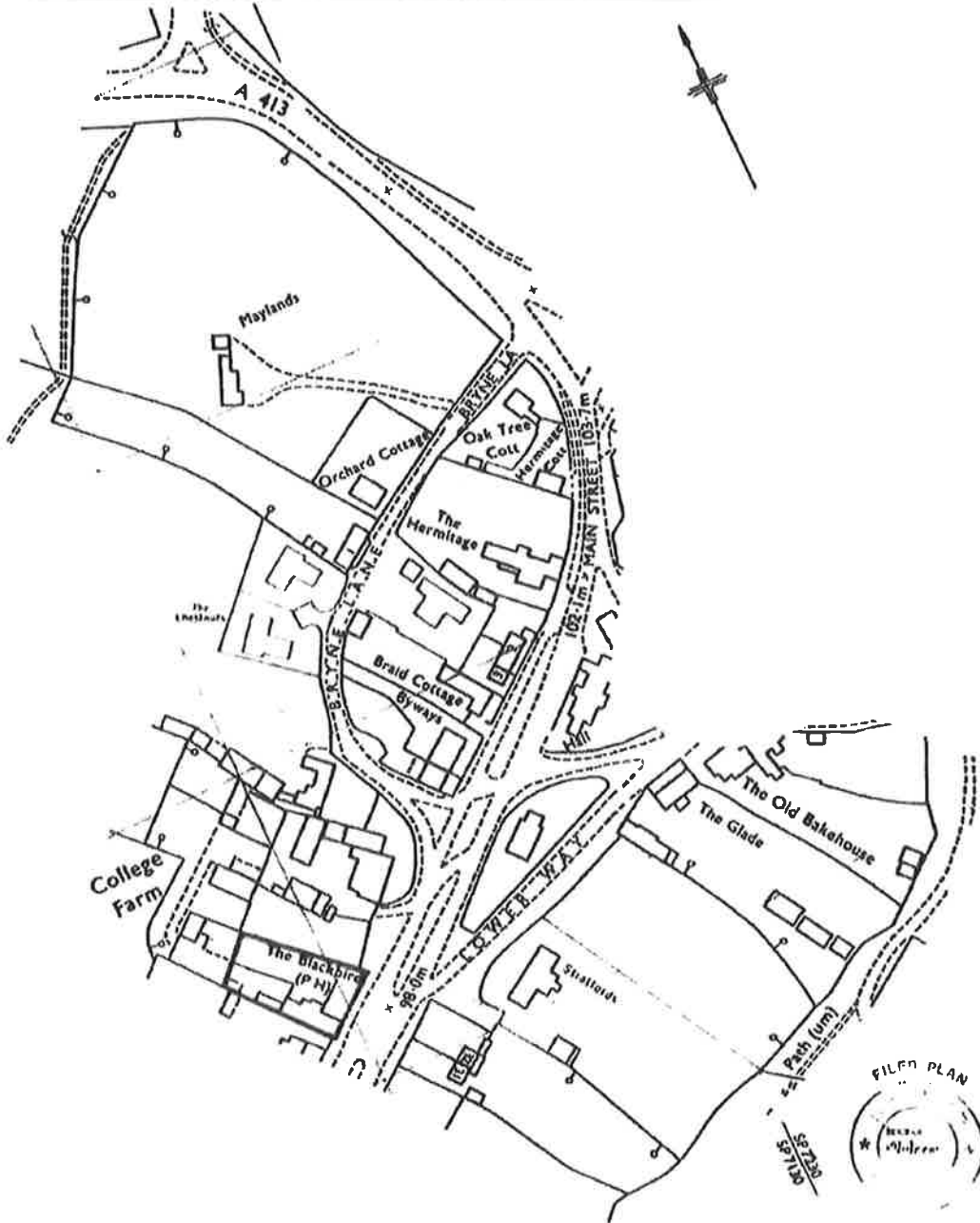
On summer evenings, particularly after football and cricket, families would spend a pleasant evening in the pub with children playing in the garden and parents enjoying a sociable drink. The pub was successful for many, many years, proving to be the centre of village life and a regular meeting place.

Latterly the pub was refurbished as a pub/restaurant soon gaining a reputation for serving good food to the extent that it was sometimes difficult to reserve a table. As the food was sourced locally it benefitted the local economy and employed local people in various capacities. Whilst the last landlord and landlady were open and keen to carry on with the business they too were successful although sadly did not involve local clubs and groups enough. Sadly, the couple lost interest and wanted a change in their lives and decided to move away. The owner has let the pub remain closed since December 2016 which is a great shame as it clearly was in demand.

The pub has been part of the fabric of village life for nearly 200 years and we as a village believe it should remain so. It would get great use in so many ways and we know it would work. We would therefore like The Four & 20 to be registered as a Community Asset to Padbury Village Community Group.

Thank you.

H.M. LAND REGISTRY		TITLE NUMBER	
		BM152760	
ORDNANCE SURVEY PLAN REFERENCE	SP 7130	SECTION C	Scale 1/1250 Enlarged from 1/2500
COUNTY	BUCKINGHAMSHIRE	DISTRICT	AYLESBURY VALE
			© Crown copyright 1989



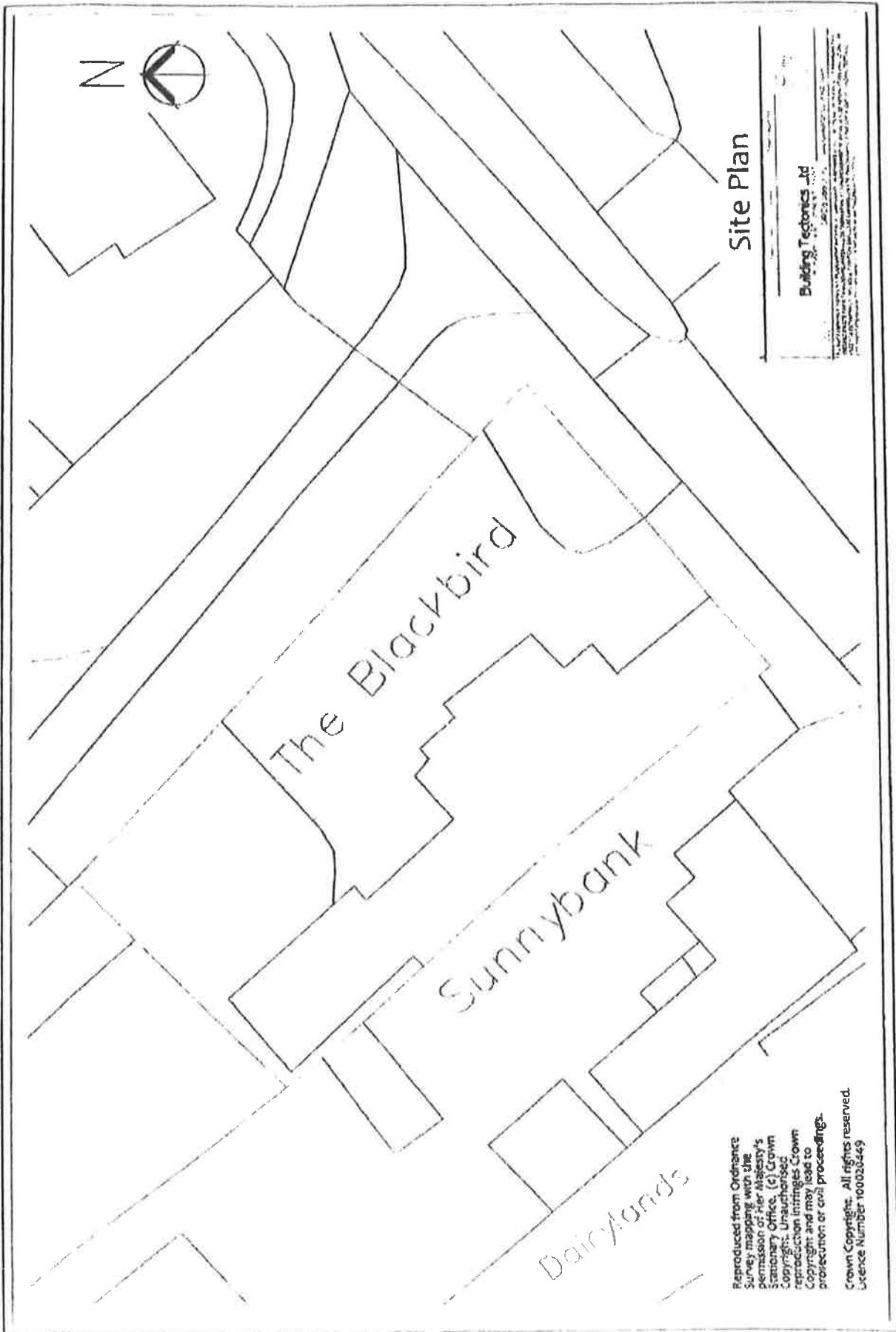
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Site Plan

Building Technics Ltd

The Blackbird

Sunnybank

Dairylands

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