

# Community Right to Bid

## Nomination Form



The purpose of the Community Right to Bid legislation is to give communities a right to identify a building or land that is believed to be of value to their social interests or social wellbeing and gives them an opportunity to make a bid to buy the property on the open market if the property owner decides to sell. If your community group or organisation wants to nominate a building you should complete the following form.

Completed application forms should be returned to:

Harrinder Rai  
Head of Communities and Neighbourhoods  
Melton Borough Council,  
Parkside, Station Approach,  
Burton Street,  
Melton Mowbray,  
Leics, LE13 1GH

Tel: 01664 502 502

Email: [HRai@melton.gov.uk](mailto:HRai@melton.gov.uk)

Section 1: Information about the property to be nominated	
Name of the Property	The Windmill Inn Public House
Address of the Property	4 Main Street, Redmile, Nottingham
Postcode	NG13 0GA
Property Owners Name	[REDACTED]
Address	[REDACTED]
Postcode	[REDACTED]
Current Occupiers Name	[REDACTED]

## Section 2: Information about your Community Organisation

<b>Name of Organisation</b>	Barkestone, Plungar and Redmile Parish Council		
<b>First name</b>	██████████	<b>Surname</b>	██████████
<b>Position in Organisation</b>	██████████		
<b>Email address</b>	██████████		
<b>Address</b>	██		
<b>Postcode</b>	██████████		
<b>Telephone</b>	██████████	<b>Mobile</b>	██████████

## Section 3: What is your Organisation? (please tick)

<input type="radio"/>	<b>Constituted Community/Voluntary Group</b>	<input checked="" type="radio"/>	<b>Parish/Town Council</b>
<input type="radio"/>	<b>Neighbourhood Forum</b>	<input type="radio"/>	<b>Un-constituted Community Group</b>
<input type="radio"/>	<b>Company Limited by Guarantee</b>	<input type="radio"/>	<b>Community Interest Company</b>
<input type="radio"/>	<b>Industrial &amp; Provident Society</b>	<input type="radio"/>	<b>Charity</b>

How many members do you have (this is particularly important for un-constituted community groups)?

Barkestone, Plungar and Redmile Parish Council. Max number of councillors 6 – currently five.

## Section 4: Supporting Information for Nomination

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

**Why do you feel the property is an asset of community value? Please give as much information as possible.**

The property has been a village pub for many years providing an essential contribution to the development and maintenance of a vibrant and active community in Redmile, furthering the social well being and social interests of the community, as defined in Section 88 of the Localism Act 2011.

It has been run by the current owners for around 14 years and throughout the pub's history residents new and existing have been able to use the pub as a place to build meaningful relationships between neighbours and friends, and to pursue social interests.

Until recently there were two public houses in Redmile, the other one being the Peacock. The Peacock closed down over three years ago was sold and it is planning applications have been made for residential development, leaving the Windmill as the only pub in Redmile making it an even more important hub for the community's social well-being and social interests.

The Windmill is the only publicly accessible property in the village which is open for use by all village residents providing the facilities to further social well-being and social interests as below. Recent activities and uses which have occurred and continue to occur in the pub meeting the criteria include:

- Important general recreation time spent away from work
- Consumption of food and drink not prepared at home, prepared to standards some find difficult to achieve at home
- Quiz night
- New Years Eve karaoke party
- Comedy night
- Watching sports events such as football, rugby, golf and the Olympics
- Meetings of community groups such as the local play park committee
- Recreational destination for large numbers of fans of the TV show Auf Weidersehen Pet as the pub was featured extensively in series 2 of the culturally significant British TV show
- Informal meeting space for business discussions between business contacts
- Hosting Viking Challenge day hospitality where volunteers, entrants and residents can meet and wind down after a hard days fund raising for the local school
- Providing a centralised outdoor socialising space which many villagers living in cottages do not have, with commercially available refreshments
- Providing a central village location for a defibrillator, a vital local resource

The pub has been put up for sale and the accounts show a good level of profit. Along with the many ways in which the pub could be improved commercially which the community have identified, it is realistic to consider and expect that it can continue to be run as a successful pub for at least the next 5 years in accordance with section 88 of the Localism Act 2011, and further into the future.

The pub provides employment for local young people, often taking their first steps into the world of work.

There are no alternative facilities within a 2.6 mile radius.

The pub has meaningful cultural significance to British and international people far and wide due to its extensive use in the TV show Auf Weidersehen Pet.

The Government presumes that public houses are the kind of asset local communities would wish to protect under the provisions of the Act and the Regulations and thus supports further this case.

There is also a presumption in both Government and more widely in Parliament that public houses play a significant part in the life and wellbeing of the community and serve the social interests of communities like Redmile.

This is backed up by the cases of

1. Collins v Derbyshire Dales DC, in which it was held that the building in question was "a venue which provided somewhere for village residents to meet and socialise. It acts as a place where people interact with others from the local area to ensure a cohesive community and a village pub of this type meets the statutory test."
2. Hawthorne Leisure Acquisition Limited v Northumberland County Council, the Judge observed that a "pub encouraged friendships, conversation and the mixing of classes and generations";

In other words, serving the social interests of those who use a public house and the furthering of their recreational interests is an inherent feature of a pub such as the Windmill.

The pub is already up for sale and as such is under immediate threat of a speculative purchase by a property developer. The pub is due to be auctioned on 27th April and as such we would strongly request that review and judgement in this case is expedited to ensure the community and this asset gets fair protection under existing legislation.

## Section 5: Information about future Use

**If you were successful in securing this property, what would your organisation use this building for? Please provide as much information as possible.**

If the pub were acquired under the Community Right to Bid the intention would be for it to continue as a licensed premises providing the essential social well-being and social interest benefits it provides today as listed in section 4, and enhancing its uses with some more or all of the following:

- A place to hold village events and parties
- A place to host wedding receptions
- A place to house a temporary Post Office
- A place to house a limited shopping facility (the nearest shop is over three miles away)
- Hosting mother and toddler group meetings
- Performing Arts events etc booked through the many organisations offering such things
- Hosting a local singing group
- As a place for information for local events advertising
- A meeting place for local groups including fund raising groups for local causes
- Quiz nights
- Darts nights
- Reinstatement of a pool table and local pool team.
- Development of own brewed craft beer for consumption on site and for sale to trade customers
- Development as a destination pub for visitors to the Vale of Belvoir
- Further development of venue as a destination for fans of Auf Weidersehen Pet to celebrate the pub's place in the TV show and British culture

The test in the legislation does not require the likely future use of the relevant building to be determined but rather to determine whether future community use is one of a number of realistic options for the land and building. For example, Judge Lane has stated (Evenden Estates v Brighton & Hove City Council) "that what is "realistic" may admit a number of possibilities, none of which needs to be the most likely outcome".

There are a large number of people currently expressing an interest in the future community use of the Windmill, including an interest in investing in that future, both among Redmile residents and further afield. That interest is mainly in preserving the building as a public house.

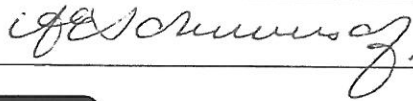

## Section 6: Boundary of Property

**What do you consider to be the boundary of the property? Please provide as much detail as possible (please include a plan).**

Please see enclosed Title Plan and Register.

--

Section 7: Attachment Checklist	
<input type="checkbox"/>	Copy of the groups constitution (if you are a constituted group) <b>N/A Parish Council application</b>
<input type="checkbox"/>	Name and home addresses of 21 members registered to vote in nominated are (if group is not constituted) <b>N/A Parish Council application</b>
<input checked="" type="checkbox"/>	Site boundary plan

Section 8: Declaration	
I confirm that I have the authority to submit this nomination on behalf of the relevant body and that to the best of my knowledge the information contained in the application is complete and accurate.	
<b>Signed</b>	
<b>Position in the organisation</b>	
<b>Dated (dd/mm/yyyy)</b>	14/03/2017

**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

This official copy is issued on 06 March 2017 shows the state of this title plan on 06 March 2017 at 11:14:35. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the Land Registry, Leicester Office .

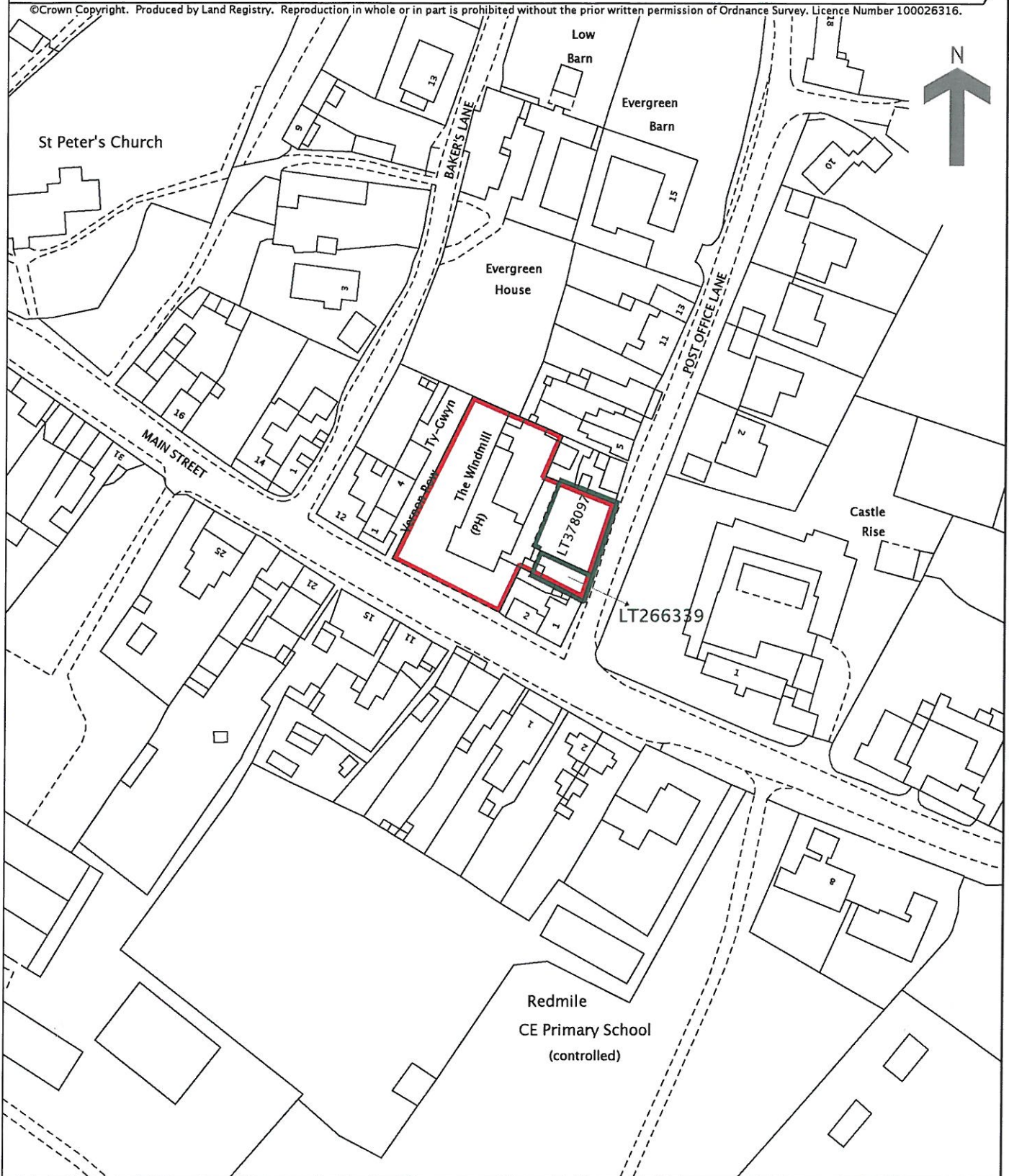


Land Registry  
Official copy of  
title plan

Title number **LT185414**  
Ordnance Survey map reference **SK7935SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Leicestershire : Melton**



©Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



**Community Right to Bid Nomination : The Windmill Inn Public House**

**Nominating Group:** Redmile Parish Council

**Lead Contact from Nominating Group:** Councillor: Amanda Johnson

**Date of Decision:** 21.04.17

The nomination is assessed against the following criteria as identified in DCLG's guidance for Local Government covering Part 5 Chapter 3 of the Localism Act 2011 and the Assets of Community Regulations 2012 on determining eligibility. A note recording the outcome of the decision is included below:

- a) **The nomination has been made by a community interest group in line with the regulations and is locally based.**

*The nominating group is a Parish Council and therefore meets the criteria as set out in DCLG's guidance.*

- b) **The information required on the nomination form has been fully completed.**

*The application was fully completed.*

- c) **An actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community.**

*The nomination form highlights use of the building that is not an ancillary use that furthers the social wellbeing and/or social interests of the local community, for example: Comedy nights, karaoke parties, a place to hold community groups such as the local play park committee, hosting hospitality for a Viking Challenge Day.*

*Alongside this the Windmill has cultural significance, and is a recreational destination for both local and further afield fans of the TV show Auf Wiedersehen Pet as the pub was featured extensively in series two of the British TV show.*

- d) **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.**

*The nomination form indicated that the intended future use of the building would be to continue its use as a pub, continuing the additional activities/uses mentioned above. A copy of the Windmill's reconstituted accounts were submitted by the nominating group for the year ending August 2016 showing a net profit of £77,454. This highlighted that the Windmill currently operates a successful business, despite operating on limited opening hours. This supports d) and suggests that there can continue to be non-ancillary use of the building which will further the social wellbeing of the local community.*



**e) There is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or interests of the local community.**

Please see section c).

**f) )It is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community.**

Please see section d).

**The Windmill Inn**

**Reconstituted Accounts**  
**For the Year Ended 31 August 2016**

<b>Sales</b>	271158
<b>Cost of sales</b>	
Opening stock	6880
Purchases	93210
	-----
	100090
Closing stock	(5667)
	94423
	-----
<b>GROSS PROFIT</b>	176735
<b>Other income</b>	
Employment Allowance	2133
	-----
	178868
<b>Expenditure</b>	
Rates and water	16109
Licences and insurance	2606
Light and heat	12894
Wages	59828
Social security	2185
Telephone	1478
Postage and stationary	295
Repairs	3538
Household and cleaning	2481
	-----
	101414
	-----
	77454