

Notice of a Decision Session

Executive Leader (incorporating Finance & Performance)

To: Councillor Carr (Executive Member)

Date: Tuesday 17 October 2017

Time: 3.00 pm

Venue: The Thornton Room - Ground Floor, West Offices (G039)

AGENDA

Notice to Members – Post Decision Calling In:

Members are reminded that, should they wish to call in any item* on this agenda, notice must be given to Democratic Services by **4:00 pm on Thursday 19 October 2017**.

*With the exception of matters that have been the subject of a previous call in, require Full Council approval or are urgent which are not subject to the call-in provisions. Any called in items will be considered by the Corporate and Scrutiny Management Policy and Scrutiny Committee.

Written representations in respect of items on this agenda should be submitted to Democratic Services by **5:00pm on Friday 13 October 2017**.

1. **Declarations of Interest**

At this point in the meeting, the Executive Member is asked to declare:

- any personal interests not included on the Register of Interests
- any prejudicial interests or
- any disclosable pecuniary interests

which they may have in respect of business on this agenda.

2. **Minutes** (Pages 1 - 2)

To approve and sign the minutes of the Decision Session held on 18 September 2017.

3. **Public Participation**

At this point in the meeting, members of the public who have registered to speak can do so. The deadline for registering is **5.00pm on Monday 16 October 2017**. Members of the public can speak on agenda items or matters within the Executive Member's remit.

To register to speak please contact the Democracy Officer for the meeting, on the details at the foot of the agenda.

Filming, Recording or Webcasting Meetings

Please note this meeting may be filmed and webcast, or recorded, and that includes any registered public speakers, who have given their permission. The broadcast can be viewed at <http://www.york.gov.uk/webcasts> or, if recorded, this will be uploaded onto the Council's website following the meeting.

Residents are welcome to photograph, film or record Councillors and Officers at all meetings open to the press and public. This includes the use of social media reporting, i.e. tweeting. Anyone wishing to film, record or take photos at any public meeting should contact the Democracy Officer (contact details are at the foot of this agenda) in advance of the meeting.

The Council's protocol on Webcasting, Filming & Recording of Meetings ensures that these practices are carried out in a manner both respectful to the conduct of the meeting and all those present. It can be viewed at

https://www.york.gov.uk/downloads/file/11406/protocol_for_webcasting_filming_and_recording_of_council_meetings_20160809

4. Application for Community Right to Bid under the Localism Act 2011

(Pages 3 - 28)

This report presents applications to list the following properties as Assets of Community Value (ACV), for consideration by the Council

- a. The Blue Bell Public House, 53 Fossgate, York, YO1 9TF
- b. The Old Ebor Public House, 2 Drake Street, York, YO23 1EQ

5. Urgent Business

Any other business which the Executive Member considers urgent under the Local Government Act 1972.

Democracy Officer:

Name: Angela Bielby

Telephone: 01904 552599

Email: a.bielby@york.gov.uk

For more information about any of the following, please contact the Democracy Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

**Ta informacja może być dostarczona w twoim (Polish)
własnym języku.**

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)

 (01904) 551550

City of York Council

Committee Minutes

Meeting	Decision Session - Executive Leader (incorporating Finance & Performance)
Date	18 September 2017
Present	Councillor Carr

10. Declarations of Interest

The Executive Leader was asked to declare at this point in the meeting any personal interests not included on the Register of Interests, and prejudicial interests or any disclosable pecuniary interests he may have in the business on the agenda.

No additional interests were declared.

11. Minutes

Resolved: That the minutes of the Decision Session held on 17 July 2017 be approved and signed by the Executive Leader as a correct record.

12. Public Participation

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme.

13. Corporate Contract for the Use of Enterprise Car Club by CYC Staff as a Business Travel Option

The Executive Leader considered a report which sought approval to enter into a contract between City of York Council (CYC) and Enterprise Car Club for the provision of car club vehicles for council staff, replacing the rolling contract currently in place with the same supplier.

The current contract had been in place since CYC relocated to West Offices in 2013. It provided pool cars for members of staff, reducing the need for them to use their own vehicles for business travel. Following a tender process led by West Yorkshire Combined Authority, Enterprise had

been chosen to provide a Car Club service across West Yorkshire and York under a promotion agreement. Approval was now sought for CYC to enter into a separate contract with Enterprise, running in parallel with the agreement, in order to continue the provision of its bespoke business travel arrangements.

The Travel Management Officer was in attendance to present the report. He confirmed that entering into the contract (Option 1) would be more cost effective than current arrangements, as well as providing more flexibility and improved access to vehicles. The contract would run to February 2019, with options to extend it beyond that date. By not sealing the contract (Option 2), CYC would lose these benefits and would need to organise a new pool car service or leave staff to use their own vehicles. Taking this information into account, the Executive Leader

Resolved: That Option 1 be approved and a contract be entered into between City of York Council (CYC) and Enterprise Car Club as set out in the report, replacing the rolling contract that is already in place with the supplier.

Reason: The Car Club has provided a key business travel option for CYC staff since its adoption in 2013 and demand has grown annually through use of a centralised pool of vehicles open to all members of staff who hold the relevant documentation to drive. CYC's use of the service also underpins the operation of the service in the city, providing a sustainable transport option for the general public and other organisations across the authority.

Cllr Carr, Executive Leader

[The meeting started at 3.00 pm and finished at 3.03 pm].

17th October 2017

Executive Leader (incorporating Finance and Performance) Decision Session

Report of the Assistant Director of Regeneration and Asset Management

Application for Community Right to Bid under the Localism Act 2011

Summary

1. This report presents applications to list the following properties as Assets of Community Value (ACV), for consideration by the Council
 - a. The Blue Bell Public House, 53 Fossgate, York, YO1 9TF.
 - b. The Old Ebor Public House, 2 Drake Street, York, YO23 1EQ.

Background

2. Applications have been received, for a decision by the Executive Member in the Council's statutory capacity as an Asset of Community Value (ACV) listing authority.
3. The purpose behind these provisions is to ensure that property (land and building) assets which are currently used to the benefit of the local communities are not disposed of without the local community being given a fair opportunity to bid for these assets when they are put on the open market. This right is not simply to accommodate 'public assets' but also private assets, the test is whether such assets are viewed as 'assets of community value'. These assets therefore could be currently owned by the public, private or voluntary sector.
4. The definition of 'land of community value' is set out in section 88 of the Localism Act 2011. To be considered as an asset of community value the land or property must be satisfy either of the following criteria:
 - a. an actual current non-ancillary use of the building or other land furthers the well-being or social interests of the community and whether 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 well-being or social interests of the local community.

OR

- b. there is a time in the recent past when an actual non-ancillary use of the building or other land furthered the social well-being or social interests of the local community and it is realistic to think that there is a time within the next 5 years when there could be non-ancillary use (whether or not the same use as before) that would further the social well-being or social interests of the local community.
- c.
5. There is no exhaustive list of what is considered to be an asset of community value but cultural, recreational and sporting interests are included. Excluded specifically are residential type properties (such as hotels, housing in multiple occupation and residential caravan sites) and operational land of statutory undertakers.
6. It should also be noted that changes to the General Permitted Development Order have been made with effect from the 6th April 2015, which means that where a pub is listed as an asset of community value a planning application is required for a change of use or demolition of the pub building. However this should not be a factor in determining any application for listing of a pub as an Asset of Community Value.

The process

7. The regulations set out how potential assets can be listed which in brief is as follows:
 - **Nomination** – this can be by a voluntary or community body with a local connection. Includes parish councils, neighbourhood forums, charities, community interest groups but excludes public or local authorities (except parish councils).
 - **Consideration** – the local authority have 8 weeks to make the decision. Under the Council's procedures the Executive member is the decision maker. If the nomination is successful the asset details are entered onto the 'Community Value list' – see below – and also the local land charges register. If unsuccessful then the details are entered onto an 'unsuccessful nominations' list for a period of 5 years to prevent repeat nominations. The owner can request a review of the decision which must

be completed within 8 weeks and the owner can further appeal within 28 days of the review outcome to a Tribunal.

- **Disposal of assets on the list** – if a building or piece of land which is on the list is going to be sold with vacant possession then the owner of the asset needs to give notice to the local authority. There is then a 6 week moratorium period for any community group to express interest in writing and if they do then a 6 month period for that group to prepare it's bid. After that period the owner can market the property and any bid from the community group will be considered with bids from other interested parties. There is no guarantee that the offer from the community group will be successful as the owner of the asset will dispose of the property in accordance with it's own criteria for disposal. There are a number of exceptions contained within the legislation that mean that this moratorium period does not apply and the owner does not need to give notice of it's intention to sell. This includes when there is a legally enforceable requirement, which pre-dates the listing, to sell to a specific party.
- **Compensation** – the presence of the land or building asset on the community value list may result in additional expenditure or a loss to the owner and therefore the owner can apply for compensation from the local authority. The figure is limited to costs or losses incurred only whilst the asset is on the list and could include such items as legal expenses for appeals, costs relating to the delay in the sale (such as maintenance, security, utility costs, loss of value).

The Blue Bell Public House.

8. The freehold of the Blue Bell is owned by Punch Partnerships (PML) Ltd. The nomination is being made by the Blue Bell Conservation Group. Legal Services have confirmed that a nomination must be considered by the Council if the nominator is someone who meets the eligibility criteria specified in the relevant legislation and if the nomination form includes the information specified in regulation 6 of the ACV Regulations 2012. The Blue Bell Conservation Group are an eligible body as they are an unincorporated body whose activities are concerned with the Council's area, which does not distribute any surplus/profits to its members and which has at least 21 members who live in the local area. In accordance with the regulations, the freehold owner of the property, and the occupiers of the property have been informed in writing that the application has been made. They have been invited to make representations regarding the nomination and no representations have been received.

9. The Blue Bell Conservation Group state in the nomination form that the Blue Bell has been servicing the York Community since 1798. It caters for people of all ages and is particularly used by the Elderly as a place of social interaction. The pub is used by hundreds of York Residents for social occasions and is the only intact Edwardian public house left in the City.
10. Full details are provided in the nomination form in Annex 1.
11. There is significant precedent set elsewhere in the country from other authorities who have accepted pubs onto the list, even where they are currently run as commercial businesses.
12. The application meets the basic criteria for listing and no objection has been raised by the owner to the nomination. It is therefore recommended that the Blue Bell Public House, 53 Fossgate, York, should be listed on the ACV register.

The Old Ebor Public House.

13. The freehold of the Old Ebor is owned by Mr P G Armitage of 15 Fordlands Crescent, York, YO19 4QQ. The nomination is being made by York Campaign for Real Ale. Legal Services have confirmed that a nomination must be considered by the Council if the nominator is someone who meets the eligibility criteria specified in the relevant legislation and if the nomination form includes the information specified in regulation 6 of the ACV Regulations 2012. The York Branch of CAMRA are an eligible body as they are an unincorporated body whose activities are concerned with the Council's area, which does not distribute any surplus/profits to its members and which has at least 21 members who live in the local area. In accordance with the regulations, the freehold owner of the property, and the occupiers of the property have been informed in writing that the application has been made. They have been invited to make representations regarding the nomination and representations have been received from the owner of the pub.
14. The York Campaign for Real Ale state in the nomination form that the Old Ebor is a community pub for people to meet and socialise in a safe environment, including those people who meet for company. Several customers are from the local sheltered housing scheme at Bairstow House nearby. This type of demographic feel much more comfortable in the Old Ebor rather than the more well established and popular pubs in the vicinity such as the Swan and The Angel on the Green. Other pubs

that the Old Ebor's clientele did frequent have been lost, namely The Edward VII and The Cygnet.

15. The pub has good disabled access, is dog friendly, and has had a thriving darts team that has participated in the local leagues. It is hoped that this will resume at some point in the future.
16. The pub holds barbecues, beer festivals and live TV sport, which attracts the regulars and new customers alike.
17. Full details are provided in the nomination form in Annex 2.
18. The owner, Mr Philip Armitage has been consulted on the proposed listing and has responded as follows.
19. He states that the application is a response to rumours that he was going to close the pub down and redevelop it, due to past mismanagement of the pub. He cannot see any point in the application being made, because if the building were ever sold the three flats above the pub as well as the pub itself are worth a total of £700,000. This would be an impossible amount for the locals to raise.
20. Mr Armitage goes on to state that there are quite a few pubs in the area, so it is not the only local pub in the vicinity. It is not as though there are no alternatives. His intention is to keep the Old Ebor running as a pub as long as it is commercially viable and does not cause a disturbance to the residents of the flats above.
21. There is significant precedent set elsewhere in the country from other authorities who have accepted pubs onto the list, even where they are currently run as commercial businesses.
22. The application meets the basic criteria for listing. It is therefore recommended that the Old Ebor Public House, York, should be listed on the ACV register.

Consultation

23. Consultation has taken place with owners and occupiers of both public houses. Their responses are included above.

Options

24. The applications to list the Blue Bell and Old Ebor as Assets of Community Value can either be accepted or rejected. There are no other options as sufficient information has been provided to make a decision.

Analysis

25. As the applications meet the basic criteria for listing then the recommendation is that the applications are approved. If the asset is listed then the legislation states that the owner can, within 8 weeks of the decision date apply for a review of the listing as set out in paragraph 7 of this report.
26. Although there is no right of review by the applicants, if the decision was made not to list this property this would have to be on the basis that the qualifying criteria as set out in the Localism Act 2011 had not been met. For the reasons set out in paragraphs 8 – 22 in this report it is considered that they have been met.

Council Plan

27. A Council that listens to residents through working with communities and partners.

Implications

28. **Financial** – Compensation may be payable by the Council to the owner of any property which is listed. The figure is limited to costs or losses incurred only whilst the asset is on the list and could include such items as legal expenses for appeals, costs relating to the delay in the sale (such as maintenance, security, utility costs, loss of value).

Human Resources (HR) – none

Equalities, Crime and Disorder and IT - none

Legal – Legal advice has been incorporated within this report.

Property – All property issues included in the report

Other – none

Risk Management

29. There are no significant risks to these applications.

Recommendations

30. The Executive Member is asked to consider:

- a. The listing of the Blue Bell Public House, 53 Fossgate, York, as an ACV, because it meets the required criteria.
- b. The listing of the Old Ebor, 2 Drake Street, York as an ACV, because it meets the required criteria.

Reason: To ensure the Council meets its legislative requirements of the Localism Act 2011 and promotes community access to community facilities.

Contact Details

Author:

Chief Officer Responsible for the report:

Tim Bradley
Asset Manager
Asset and Property Management
Tel No. 01904 553355

Tracey Carter
Assistant Director
Regeneration and Asset Management
Tel. No. 01904 553419

Report
Approved



Date 3rd Oct 2017

All

Ward Affected: Guildhall and Micklegate

For further information please contact the author of the report

Annexes

- Annex 1 – The Blue Bell Public House – Application to add to the List of community assets
- Annex 2 – The Old Ebor Public House – Application to add to the list of community assets
- Annex 3 - Current list of assets of community value

Abbreviations Used in the Report

ACV - Assets of Community Value

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23 AUG 2017



ASSETS OF COMMUNITY VALUE NOMINATION FORM

If you need assistance completing this form, then please refer to the guidance document which can be downloaded from the website www.york.gov.uk/assetsofcommunityvalue or alternatively call 01904 553360.

Section 1 About the property to be nominated

Name of Property:	THE BLUE BELL
Address of Property:	53 FOSSGATE, YORK
Postcode:	YO1 9TF
Property Owner's Name:	PUNCH TAVERUS PLC
Address:	SURLEE HOUSE, SECOND AVENUE, BURTON - UPON - TRENT
Postcode:	DE14 2WF
Telephone Number:	[REDACTED]
Current Occupier's Name:	JOHN PYRUS

Section 2 About your community organisation

Name of Organisation:	FOSSGATE ASSOCIATION	BLUE BELL CONSERVATION GROUP
Title:	MR	MR
First Name:	JOHN	JOHN
Surname:	PYRUS	PYRUS
Position in Organisation:	TREASURER	FOUNDER
Email Address:	[REDACTED]	SAME
Address:	Ambiente, 31 FOSSGATE, YORK	BLUE BELL, 53 FOSSGATE, YORK
Postcode:	YO1 9TA	YO1 9TF
Telephone Number:	01904 638252	01904 654404
Organisation type:	COMMUNITY INTEREST GROUP	UNINCORPORATED COMMUNITY GROUP
Click in field for options		
	SEE ABOVE	

Organisation size How many members do you have?

	FOSSGATE ASSOCIATION = 30
	CONSERVATION GROUP = 60

Section 3

Supporting information for nomination

Any information entered in this section only may be copied and passed onto the owner of the property you are nominating. Definition of an asset of community value can be found in the guidance document.

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

THE BLUE BELL HAS BEEN SERVICING THE YORK COMMUNITY SINCE 1798. IT CATERS FOR PEOPLE OF ALL AGES AND IS PARTICULARLY USED BY THE ELDERLY AS A PLACE OF SOCIAL INTERACTION. THE PUB IS USED BY HUNDREDS OF YORK RESIDENTS FOR SOCIAL OCCASIONS AND IS THE ONLY IN-FACT EDWARDIAN PUB IN THE CITY.

Section 4

Boundary of Property

What do you consider to be the boundary of the property? Please give as much detail/be as descriptive as possible. Please include a plan.

THE PROPERTY IS IN BETWEEN SUTTERS AND BOWLER VINTAGE - BOTH RESPECTIVE BOUNDARIES. THE FRONT BOUNDARY IS FOSSETT AND THE REAR IS LADY PECKERS YARD. MAP ATTACHED.

Section 5

Attachment checklist

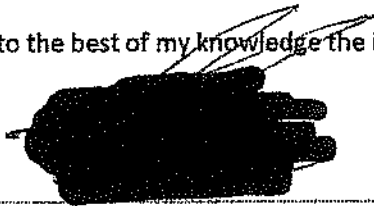
- Copy of group constitution (if you are a constituted group)
- Name and home address of 21 members registered to vote in nomination area (if group is not constituted)
- Site boundary plan (if possible)

Section 6

Declaration

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

Signed:



Dated:

Please e-mail your completed form to property.services@york.gov.uk or post to:

Asset and Property Management
City of York Council

West Offices
Station Rise
York
YO1 6GA

The Fossgate Association

Constitution

1. Name

1.1 The name of the Organisation shall be the The Fossgate Association (hereinafter called 'the Organisation').

2. Aims and Objectives

2.1 The aims and objectives of the Organisation are to promote, enhance and support the interests of those who work, live, operate & use Fossgate & Franklin's Yard.

2.2 The Organisation will liaise with the statutory services, voluntary organisations etc for the benefit of its members.

2.3 The Organisation will endeavour to include all Interested parties within Fossgate & Franklin's Yard, and will not favour particular political or religious organisations and try to maintain an ethical approach to its work.

3. Membership

3.1 Membership shall be open to all business traders and residents of Fossgate & Franklin's Yard, York.

3.2 Each member shall have one vote (per business).

3.3 Members must actively seek to represent the various needs of the area, and must not discriminate on the grounds of race, colour, ethnic or national background or because of a person's

gender, disability, health (including HIV & status), sensory or speech impairment, age, sexual orientation, religion, political party or marital status.

4. Membership Fee / Subscription

4.1 All members shall pay an annual fee of £30 or a sum agreed by the Annual General Meeting (AGM).

5. Finance

5.1 All finance business must be carried out constitutionally

5.2 All money raised by or on behalf of the Organisation is to be used only to further the aims of the Organisation.

5.3 The Treasurer shall open a bank account in the name of the Organisation

5.4 Cheque signatories will be nominated by the Committee (one to be the Treasurer).

5.5 All cheques and instructions to the Organisation bankers shall require two agreed signatures.

5.6 The Treasurer shall present annual financial reports at the AGM.

5.7 The Organisation shall not lend money to members.

6. The Committee

6.1 All members of the Organisation will be members of the Committee and have voting rights. Voting will be on the basis of one vote per member business attending at the meeting.

- 6.2 All proposals shall be voted on following an open discussion. A show of hands or a secret ballot, indicating a majority, shall determine the outcome. The Chairman has a casting vote.
- 6.3 The Committee shall be made up of the Chairman, Secretary, and Treasurer and general members.
- 6.4 The Chairman, Secretary, Membership Secretary, and Treasurer shall be elected at the first official meeting and subsequent AGMs.
- 6.5 A Committee meeting of 4 or more members shall represent a quorum. A majority vote will carry any motion, which is proposed and seconded. If required the Chairman will have a casting vote.
- 6.6 The Committee shall aim to meet twice a month but no less than 6 times a year.
- 6.7 The minutes of Committee meetings shall be recorded and made available to all members.
-
- 6.8 The Committee may introduce or appoint new members as required.

7. Annual General Meeting (AGM)

- 7.1 There shall be an AGM held every 12 months. At which the Committee reports on its work, presents a statement of accounts and then resigns.
- 7.2 The AGM shall elect a new Committee, vote on recommendations and any amendments to the constitution.
- 7.3 The Secretary shall notify all members of the date of the AGM no less than 21 days before.
-

8. Other General Meetings

- 8.1 A special or extraordinary general meeting opening to all members will be held if 5 or more members submit in writing a request a request for such a meeting to the Secretary. The Secretary shall arrange for the meeting to take place within 14 days
- 8.2 The Secretary will publicise all general meetings at least 7 days in advance

9. Quorum

This means the number of members required for the meeting to go ahead and make decisions.

- 9.1 No general meeting or AGM shall take place if less than 4 members are present.
- 9.2 No Committee meeting shall take place if less than half of the elected members are present.

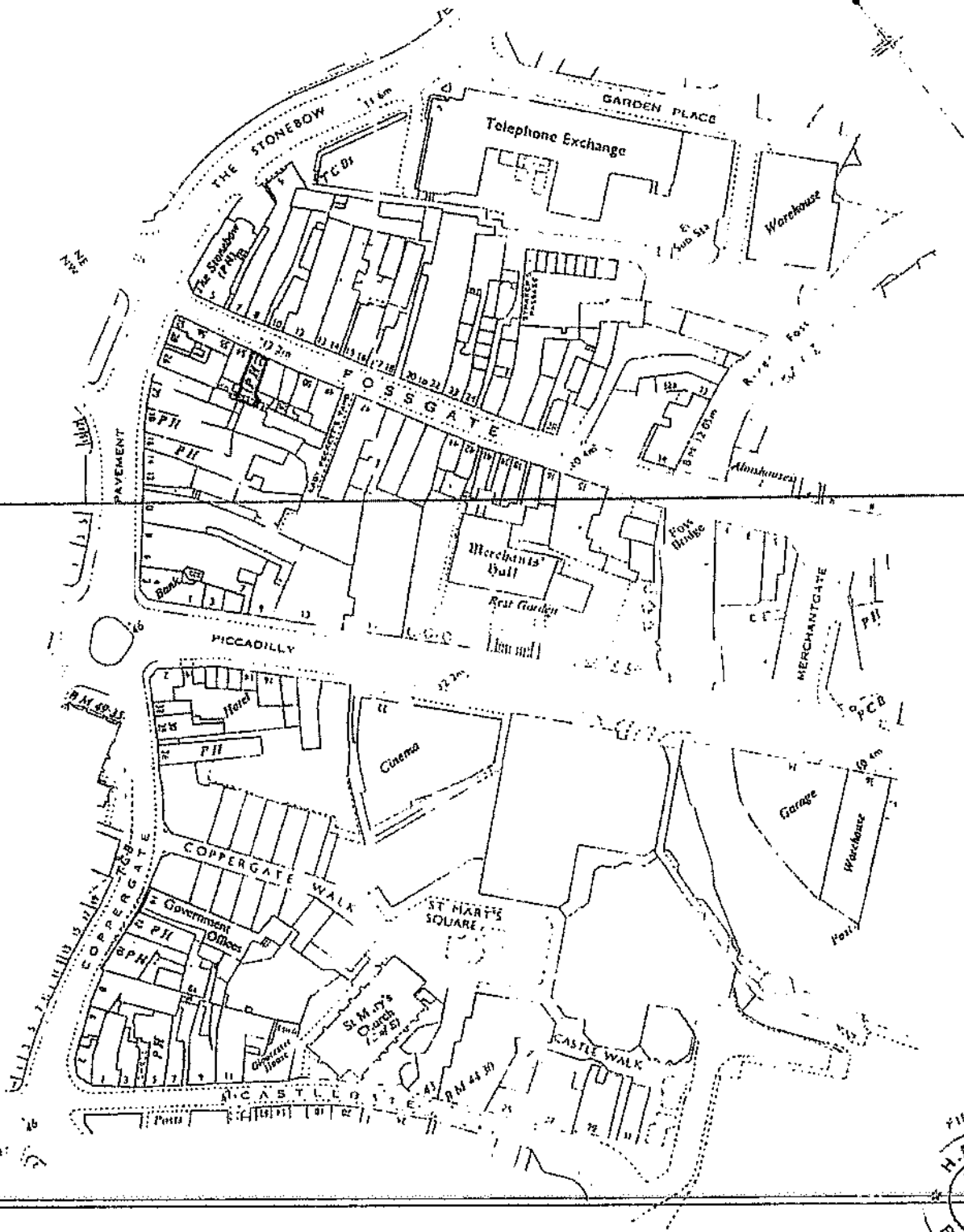
10.Changes to the Constitution

- 10.1 The constitution can only be altered at an AGM.
 - 10.2 Any suggested changes to the constitution must be handed to the Secretary 7 days before the AGM
 - 10.3 Changes to the constitution must be agreed by a majority vote of the members present.
 - 10.4 The Chairman shall have the casting vote, should the original vote be tied.
 - 10.5 None of the aims of the Organisation listed in section 2 may be deleted.
-

11. Dissolution

- 11.1 The Organisation may only be dissolved at a Special General Meeting called for that purpose and must be advertised at least 14 days before.
- 11.2 A proposal to dissolve the Organisation shall only be accepted if signed by two thirds of the members. The decision shall be agreed by a majority of eligible voters present.
- 11.3 In the event of dissolution, all proceeds will be given to a local charity.
- 11.4 No members of the Organisation shall receive any benefit either in cash or kind from and disposal of the Organisation's assets.
-

H.M. LAND REGISTRY		TITLE NUMBER NYK113658	
ORDNANCE SURVEY PLAN REFERENCE	SE 6J51	SECTION N	Scale 1:1250
COUNTY NORTH YORKSHIRE	DISTRICT YORK	© Crown copyright 1986	





ASSETS OF COMMUNITY VALUE NOMINATION FORM

If you need assistance completing this form, then please refer to the guidance document which can be downloaded from the website www.york.gov.uk/assetsofcommunityvalue or alternatively call 01904 553360.

Section 1

About the property to be nominated

Name of Property:	The Old Ebor
Address of Property:	2 Drake St, York
Postcode:	YO23 1EQ

Property Owner's Name:	Philip Graeme Armitage
Address:	[REDACTED]
Postcode:	[REDACTED]
Telephone Number:	
Current Occupier's Name:	Lynzi Readman

Section 2

About your community organisation

Name of Organisation:	York Campaign For Real Ale
Title:	Mr
First Name:	Nick
Surname:	Love
Position in Organisation:	Pub Protection Officer
Email Address:	pubprotection@yorkcamra.org.uk
Address:	York CAMRA, [REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]

Organisation type:

Click in field for options

COMPANY LIMITED BY GUARANTEE

Organisation size

How many members do you have?

1,200

Section 3

Supporting information for nomination

Any information entered in this section only may be copied and passed onto the owner of the property you are nominating. Definition of an asset of community value can be found in the guidance document.

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

See separate accompanying document: Why The Old Ebor is an Asset of Community Value

Section 4

Boundary of Property

What do you consider to be the boundary of the property? Please give as much detail/be as descriptive as possible. Please include a plan.

Plan included as a separate document.

Section 5

Attachment checklist

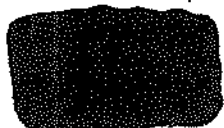
- Copy of group constitution (if you are a constituted group)
- Name and home address of 21 members registered to vote in nomination area (if group is not constituted)
- Site boundary plan (if possible)

Section 6

Declaration

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

Signed:



Dated: 30th August 2017

Please e-mail your completed form to property.services@york.gov.uk or post to:
Asset and Property Management
City of York Council
West Offices
Station Rise
York
YO1 6GA

Why The Old Ebor is an Asset of Community Value

The Old Ebor is community pub trading in a thriving area of York known affectionately as "Bishy Road".

The sheer variety of shops, pubs and restaurants to suit all tastes is one of Bishy Road's greatest strengths. The Old Ebor is not what you would call a trendy upmarket wine bar but rather a really good old fashioned "down to earth" working class establishment. The pub appeals to different social groups by offering an alternative to other amenities in the area that appeal to other demographics.

The previous licensee, who has just left for pastures new, transformed an unloved and rough establishment into a thriving local's pub that serves top notch real ale with a traditional welcome. Over the last 5 years the immediate area of a 0.3 mile radius of The Old Ebor has lost 2 other traditional pubs – The Edward VII and The Cygnet to housing redevelopment and so it is important to protect this traditional hostelry from falling to same fate in the future.

York CAMRA acknowledged the tremendous work that had been done to re-establish this hostelry by awarding it a high accolade – "York Pub of the Season" for Summer 2013. The branch commended the very well-kept real ale that was sold at very competitive prices to help make great beer affordable even to those on lower incomes. A write up of the award that appeared in York CAMRA's quarterly publication "Ouse Boozer" is supplied as corroborative evidence.

To celebrate, The Old Ebor held a beer festival – one of several it runs each year in its outside back terrace. It also advertised its "Pub of the Season" status with a banner over the door – see accompanying photo. This also helps CAMRA with its campaigning and it is gratifying to see that pubs take this award seriously.

Patrons of The Old Ebor say that they value the unique atmosphere and social network of this particular public house which is not replicated elsewhere nearby.

The new licensee has started off in her new role in a positive way with a "new management" party and a Bank Holiday BBQ and we have every reason to believe that she will ensure that the pub will continue to thrive and grow.

The Old Ebor makes a tangible contribution within the local community which is detailed below.

1. It is a community hub for people to meet and socialise in a safe environment, including those people who meet for company to relieve loneliness. Several regulars are from the local sheltered housing establishment Barstow House.
2. It has an inclusive policy, including good disabled access and is openly dog friendly to encourage the widest number of people can use the pub.
3. Although not active this season, it had a thriving dominoes team that participated in local leagues. It is hoped it may resume at some point in the future.
4. It shows live sporting events on BT Sport which attracts sports fans that don't have satellite TV themselves
5. It hosts BBQ's in its beer garden at the rear of the pub on Bank Holidays and other special occasions which are popular with the patrons
6. It holds beer festivals several times per year which attracts not only regulars but people who have never been to the pub before. One of its most successful festivals was held to celebrate the Tour de Yorkshire.

7. It has a long established reputation for fund raising for good causes – be they well recognised regional charities or for local people who need help. It has regularly raised funds for the Poppy Appeal and for Yorkshire Air Ambulance.

The community spirit within the pub was also in great evidence when they raised over £800 to enable one of their regulars to receive urgent hospital treatment they normally would not have been able to afford.

8. It caters for a demographic from the housing estate immediately behind the pub that do not frequent or feel comfortable in other well established and popular pubs in the immediate area such as The Swan, The Slip Inn and The Angel on the Green. Other pubs that The Old Ebor clientele did frequent such as The Edward VII and The Cygnet have been lost for good as public houses.

In Summary

The Old Ebor is a unique pub in an upmarket thriving area that serves a particular demographic that has lost alternatives over the last 5 years. The locals feel that it is a valuable asset that enhances the social wellbeing and interests of the local community that they want to protect and cherish - not just for the pub's patrons today, but as a public house with the right management, that will serve future generations.

We the undersigned wish to nominate **The Old Ebor, 2 Drake Street, York YO23 1EQ** to be listed as an Asset of Community Value (ACV) by City of York Council

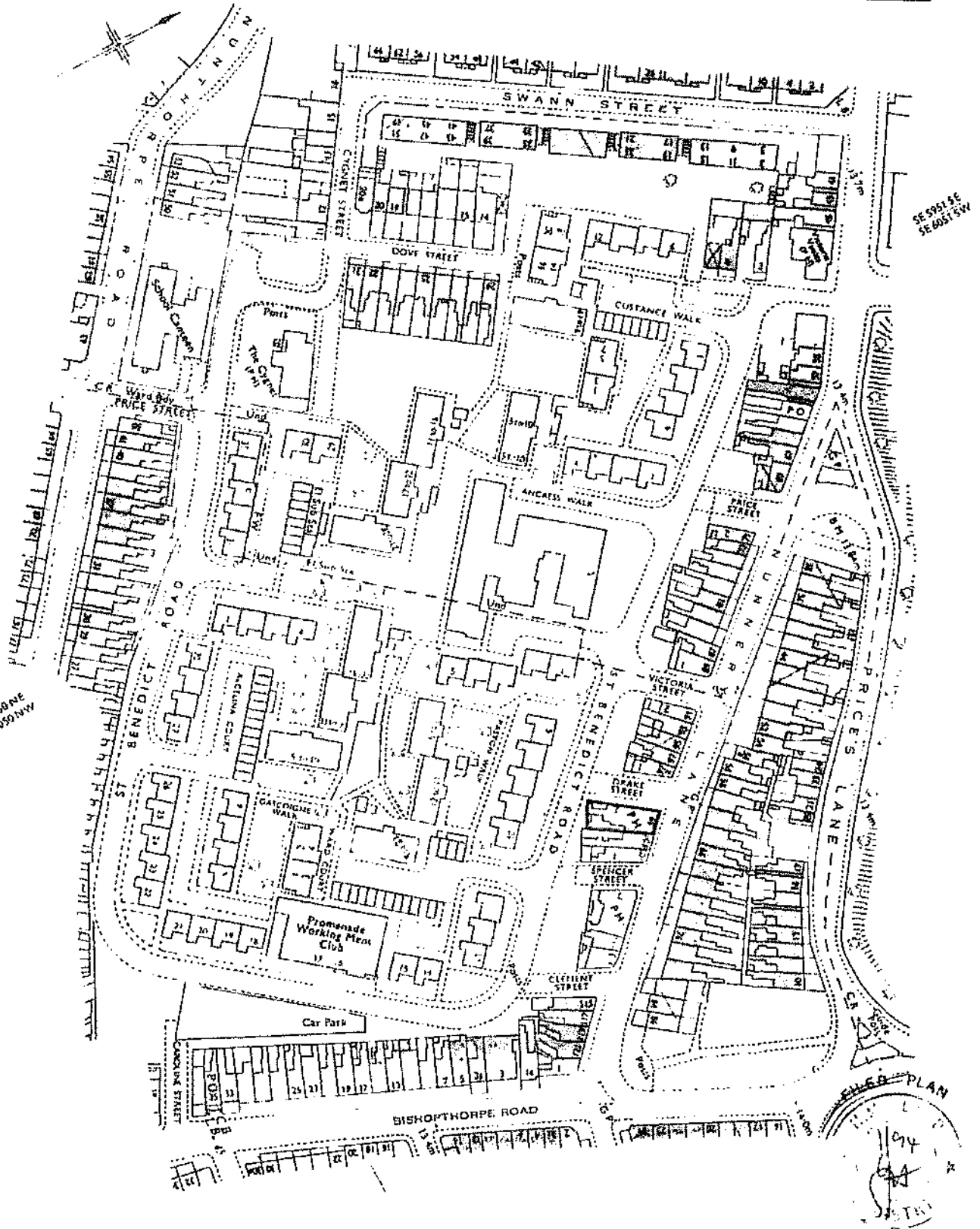
NAME	ADDRESS	SIGNATURE
J I S A B R A K E F A L L I E S I N T E R I O R S		J I S A B R A K E F A L L I E S I N T E R I O R S

We the undersigned wish to nominate **The Old Ebor, 2 Drake Street, York YO23 1EQ** to be listed as an Asset of Community Value (ACV) by City of York Council

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Handwritten signatures and names in a vertical column on the right side of the page. The text is difficult to read but appears to include names like "J. H. H. H." and "T. S. H. H.".

H.M. LAND REGISTRY		TITLE NUMBER NYK 14 0296	
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Annex 3 - Current list of Assets of Community Value

1. The Golden Ball Public House, 2 Cromwell Road, York, YO16 6DU - approved 6th March 2014.
2. The Fox Inn, 166 Holgate Road, York, YO24 4DQ – approved 17th July 2014.
3. The Mitre Public House, Shipton Road, York, YO30 5XF – approved 17th July 2014.
4. The Winning Post Public House, 127-129 Bishopthorpe Road, York, YO23 1NZ – approved 20th November 2014.
5. New Earswick and District Bowls Club, Huntington Road, York, YO32 9PX – approved 6th November 2014.
6. Holgate Allotments, Ashton Lane, Holgate, York, YO24 4LX – approved 29th June 2015.
7. The Swan, Bishopthorpe Road, York, YO23 1JH – approved 20th October 2015.
8. The Derwent Arms, 29 Osbaldwick Village, Osbaldwick, YO10 3NP – approved 14th March 2016.
9. The Minster Inn, 24 Marygate, York, YO30 7BH – approved 11th July 2016.
10. The Wenlock Arms Public House, 73 Main Street, Wheldrake, YO19 6AA – approved 11th July 2016.
11. Costcutter Shop, 58 Main Street, Wheldrake, York, YO19 6AB – approved 11th July 2016.
12. Wheldrake Woods (owned by the Forestry Commission), Broad Highway, Wheldrake, YO19 6 – approved July 2016.
13. The Blacksmiths Arms, Naburn York, YO19 4PN – approved 12th September 2016.
14. White Rose House, 79 Main Street, Wheldrake, York, YO19 6AA – approved 29th September 2016.
15. The Grey Horse Public House, Main Street, Elvington, York, YO41 4AA – approved 19th December 2016.

16. The Lord Nelson Public House, Nether Poppleton, York, YO26 6HS – approved 16th January 2017.
17. The Deramore Arms Public House, Main Street, Heslington, York, YO10 5EA. – approved 13th March 2017.
18. The Carlton Tavern Public House, 104 Acomb Road, York, YO24 4HA – approved 10th April 2017.
19. The Royal Oak Public House, 1 Main Street, Copmanthorpe, York, YO23 3ST. – approved 12th June 2017.