

APPENDIX 2

21 Homer Park
West Common
Langley
Hampshire
SO45 1XN

Andrew Smith
Solicitor
Legal and Democratic Services
New Forest District Council
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

11 November 2015

Dear Sir,

Application to List The Augustus John, Fordingbridge as an Asset of Community Value

I am enclosing various documents in respect of an application to list The Augustus John, 116 Station Road, Ashford, Fordingbridge, Hampshire SP6 1DG as an Asset of Community Value.

Main Assets of Community Value Nomination Form

Appendix A - reasons

Appendix B – additional information

Appendix C – Supplementary form for Assets of Community Value

Extract from Augustus John Website


Index Map Plan and Register Entry Copy

Assets of Community Value – Unincorporated Body Nomination Forms containing 42 signatures (in excess of 21 with full particulars as required).

I will be grateful to receive an acknowledgment of receipt at your earliest convenience. This may be sent by email to deric.payne@shantscamra.org.uk and please copy to peterrsimpson@freeuk.com.

Thank you in anticipation.

Yours faithfully,


Deric Payne

Encs.



New Forest

DISTRICT COUNCIL

Community Right to Bid

Assets of Community Value Nomination form

Part A - About the group making the nomination

A1. Organisation's name and address

Name of organisation

CAMPAIGN FOR REAL - SOUTHERN HAMPSHIRE BRANCH

Address including post code

40 21 HOOPER PARK
WEST COMMON LANGLEY HANTS.
SO45 1XN

A2. Contact details

Name

DERIC PAYNE

Position in organisation

PUBS PRESERVATION OFFICER

Address including postcode

21 HOOPER PARK WEST COMMON
LANGLEY HANTS. SO45 1XN

Daytime telephone number

02380 890080 / 07821 815986

Email address

deric.payne@shorts.com.uk
Copy to peter@simsom@tweedl.com

Fax number

-

A3. Type of organisation

| Description | Please tick all that apply | Registration number (if applicable) |
|---|----------------------------|-------------------------------------|
| Town or Parish council | | |
| Body designated as a neighbourhood forum under the Town and Country Planning Act | | |
| Unincorporated bodies with at least 21 individual members and which does not distribute any surplus it makes to its members | | |
| Charity | | |
| Company limited by guarantee which does not distribute any surplus it makes to its members | ✓ | |
| Industrial and provident society which does not distribute any surplus it makes to its members | | |
| Community interest company | | |
| Other – please detail COMMUNITY INTEREST GROUP WITH A LOCAL CONNECTION SATISFYING REGULATION 5(1)(c)(ii) | ✓ | |

A4. Local Connection

For groups other than town and parish councils, please confirm and provide evidence (see A7) that the group is wholly or partly concerned with the area covered by New forest District Council or a neighbouring local authority area

1679 MEMBERS IN SOUTHERN HANTS/SHIRE BRANCH AREA WHICH INCLUDES THE NEW FOREST

A5. Distribution of surplus funds

For groups other than town and parish councils, please confirm and provide evidence (see A7) that any surplus made by the group is wholly or partly applied for the benefit of the area covered by New Forest District Council or a neighbouring local authority area

SURPLUS FUNDS APPLIED TO CAMPAIGNING BOTH NATIONALLY AND LOCALLY.

A6. Membership of unincorporated bodies

For unincorporated bodies please confirm that at least 21 members are included on New Forest District Council's register of electors and provide their names and addresses below

MA BUT SIGNATURES OF SUPPORT FROM
42 LOCAL PEOPLE ATTACHED.

A7. Your organisation

| Please provide a copy of the following as relevant to your organisation | Please tick documents provided |
|---|--------------------------------|
| Memorandum of Association | ✓ |
| Articles of Association | ✓ |
| Companies House return | |
| Trust Deed | |
| Constitution / Terms of reference | ✓ |
| Standing Orders | ✓ |
| Interest Statement for Community Interest Company | |

Handwritten notes in table:
 - A bracket groups 'Memorandum of Association' and 'Articles of Association' with the note 'CAMMA.ORG'.
 - Next to 'Constitution / Terms of reference', there is a list: '1) SOUTH HANTS CAMMA' and '2) CAMMA.ORG'.
 - Next to 'Standing Orders', there is a checkmark.

Part B - About the asset being nomination for inclusion in the list of assets of community value

B1. Name and address of asset being nominated

Name THE AUGUSTUS JOHN

Address including post code
116 STATION ROAD ASHFORD
FERRINGBRIDGE HAMPSHIRE SP6 11G

B2. Maps and drawings

Please provide information which helps to clarify the exact location and extent of the asset being nominated. This could include:

- Where the land is registered, the Land Registry Title Information document and map with boundaries clearly marked in red (less than one month old). Provision of Land Registry information is not essential but it may help us to reach a decision on the nomination more quickly. *TITLE PLAN AND REGISTER ATTACHED*
- a written description with ordinance survey location, and explaining where the boundaries lie, the approximate size and location of any building/s on the land and details of any roads bordering the site
- a drawing or sketch map with boundaries clearly marked in red – websites which might help you in plotting boundaries include: <http://maps.google.co.uk/>

B2. Current use of asset

What is the current main use of the asset?

PUBLIC HOUSE

Do you consider that the current and main use of the asset furthers the social wellbeing or cultural, recreational or sporting interests of the local community?

Yes

No

If yes, please provide explain how it does so. If not, go to B3

SEE APPENDIX A

Over what period is this main use of the asset anticipated to continue?

FOR INDISCERNIBLE FUTURE

Does the local community have legal and authorised use of the land or property?

YES

B3. Questions for assets not currently used for community benefit

N/A

If the main use of the asset does not currently further the social wellbeing or cultural, recreational or sporting interests of the local community, did it do so at some stage in the recent past?

Yes

No

Please provide details of how the asset was used in the past and dates of this usage

How do you anticipate that the asset would return to furthering the social wellbeing or cultural, recreational or sporting interests of the local community?

When do you consider that the asset could realistically return to furthering the social wellbeing or cultural, recreational or sporting interests of the local community (please include timescales)?

B4. Optional information to help us consider the nomination (it is not essential to answer these questions but they reflect part of the criteria we which will be used to consider the nomination. Any information you can supply will help to speed up this process.

Is the asset used wholly or partly as a residence? Please provide details.

RESIDENCE OF SUBUDAN AND FAMILY

Is the asset covered by the Caravan Sites and Control of Development Act 1960? Please provide details.

NO

Is the asset defined as operational land under section 263 of the Town and Country Planning Act 1990, owned by statutory undertakers such as utility companies? Please provide details.

no

B5. Further information

Please provide any further information to support why you feel that New Forest District Council should conclude that the asset is of 'community value'

SEE APPENDIX B AND EXTRACT FROM PUB SOCIAL TRAMWAY CONFIRMING COMMUNITY ACTIVITIES. EVENTS ALSO UPDATED REGULARLY ON AUGUSTUS TOWN FACEBOOK PAGE.

B6. Owner and occupier details (Please provide all information available to you)

| | Name | Address | Please delete as appropriate |
|--|--|---|--|
| Owner/s | 1) NEW RIVER TRUSTEE 7 LIMITED (INC. IN JERSEY) 2) NEW RIVER TRUSTEE 8 LIMITED (INC. IN JERSEY) | 13 CASTLE STREET ST. HELENS JERSEY JE4 5UT | Current/ Last known/ Not known/ Not applicable |
| Lawful occupiers | DANIEL JONATHAN GREENWOOD AND FAMILY | 116 STATION ROAD ASKFORD FOLKINGHAM S86 1DG | Current/ Last known/ Not known/ Not applicable |
| Holder/s of freehold estate (if not the owner) | AS OWNED | | Current/ Last known/ Not known/ Not applicable |
| Holder/s of any leasehold estate | | | Current/ Last known/ Not known/ Not applicable |

By signing your name here (if submitting by post) or typing it (if submitting electronically) you are confirming that the contents of this form are correct, to the best of your knowledge.

Name

DERIC PAYNE

Title

MR.

Signature



Date

11-11-15

Please send your completed form to:

Community Right to Bid,
Head of Legal and Democratic Services
New Forest District Council
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

Email: grainne.orourke@nfdc.gov.uk



COMPANY LIMITED BY GUARANTEE

**MEMORANDUM AND ARTICLES OF
ASSOCIATION OF THE CAMPAIGN
FOR REAL ALE LIMITED**

Registered Number: 1270286

Articles of Association are amended by Special Resolutions at the AGM from time to time

**THE COMPANIES ACT 2006
PRIVATE COMPANY LIMITED
BY GUARANTEE
ARTICLES OF ASSOCIATION OF
CAMPAIGN FOR REAL ALE
LIMITED**

1. In these Articles:-

"**The Act**" means the Companies Act 2006.

"**Articles**" means these Articles of Association.

"**Auditors**" means the auditors or (as the case may be) the reporting accountants of CAMRA.

"**CAMRA**" means The Campaign for Real Ale Limited.

"**Committee**" means any committee appointed by the National Executive and/or the Members.

"**Member**" means a member of CAMRA.

"**National Executive**" means the Directors of CAMRA.

"**Secretary**" means any person appointed to perform the duties of the Secretary of CAMRA.

"**United Kingdom**" means Great Britain and Northern Ireland.

Expressions referring to writing shall, unless the contrary intention appears, be construed as including references to printing, lithography, photography, and other modes of representing or reproducing words in visible form.

Unless the context otherwise requires, words or

expressions contained in these Articles shall bear the same meaning as in the Act or any statutory modification thereof in force at the date at which these Articles become binding.

2. The objects for which CAMRA is established are:

(a) to protect the interests of all those who wish to drink real ale;

(b) to campaign for an improvement in the quality and variety of British real ale;

(c) to draw to the attention of Members and the general public those places where real ale can be found;

(d) to promote and foster activities concerned with the consumption of real ale;

(e) to campaign for the retention and reinstatement of the facilities of the traditional British pub including the public bar;

(f) to ensure in every manner possible that producers and retailers of beer act in the best interests of the customer;

(g) to ensure that the knowledge and expertise of brewing real ale is kept alive;

(h) to improve the standards in all premises licensed to sell alcohol in the United Kingdom;

(i) to publish and issue to Members magazines or newsletters;

(j) to publish or sponsor the publication of books, articles, magazines, photographs, films, radio, television programmes and internet content or any similar material connected in any way with the

items mentioned above, and to market them and otherwise assist in the collection and dissemination of information.

3. CAMRA is formed as a non-political body to pursue these aims.

4. In furtherance of the above objects but not otherwise CAMRA shall have power:


(a) to purchase, acquire, sell, exchange and otherwise deal in any way, whatsoever with freehold, leasehold or other property, chattels and effects;

(b) to borrow or raise or secure the payment of money in such manner and on such terms as may seem expedient;

(c) to co-operate with and assist in any way, including the investment of monies, by way of purchase of shares or the making of loans, whether secured or unsecured, or in any other manner whatsoever, any other organisation or corporation or company which is sympathetic to the objects of CAMRA;

(d) to participate in bank direct debiting schemes as an originator for the purpose of collecting membership subscriptions and any other amounts due to CAMRA; in furtherance of this, CAMRA may enter into any indemnity required by the banks upon whom direct debits are to be originated, and any such indemnity may be executed on behalf of CAMRA by its authorised company account signatories;

(e) to invest in shares or otherwise in any organisation, company or corporation;



(f) to undertake, encourage and provide finance for research or experimental work connected with the said objects or any of them;

(g) to manufacture, sell, treat and deal in all kinds of services, commodities, substances, materials, articles and things;

(h) to establish and support branches, acting individually or jointly in voluntary association, whose objects are the same as the objects of CAMRA and to supply or aid in the establishment and support of clubs or associations whose objects are sympathetic to the objects of CAMRA;

(i) to carry out all or any of the foregoing objects as principals or agents or in partnership, co-operation or conjunction with any person, firm, organisation, company or corporation and in any part of the world;

(j) to do all such other things as may be incidental or conducive to the attainment of the said objects or any of them.

5. The income and property of CAMRA whencesoever derived shall be applied solely towards the promotion of the objects of CAMRA as set forth in these Articles, and no portion thereof shall be paid or transferred directly or indirectly, by way of dividend, bonus or otherwise howsoever by way of profit to the Members, providing that nothing herein contained shall prevent the payment of reasonable remuneration to any of the National Executive or other Members for services actually rendered.

6. The liability of the Members is limited.

7. Every Member undertakes to contribute to the assets of CAMRA in the event of its being wound up while they are a Member, or within one year after they cease to be a Member, in respect of the payment of the debts and liabilities of CAMRA contracted before they cease to be a Member, and of the costs, charges and expenses of winding up, and for the adjustment of the rights of the contributors amongst themselves, such amount as may be required not exceeding £1.

8. If upon winding up or dissolution of CAMRA there remains after the satisfaction of all its debts and liabilities any property whatsoever, the same shall not be paid to or distributed among the Members, but shall be given or transferred to some other institution or institutions having objects similar to the objects of CAMRA and which shall prohibit the distribution of its or their income and property amongst its or their members to an extent at least as great as is imposed on CAMRA under or by virtue of Article 5 hereof, such institution or institutions to be determined by the Members at or before the time of dissolution or in default thereof by a Judge of the High Court of Justice having jurisdiction in regard to charitable funds and if and so far as effect cannot be given to the aforesaid provision then to some charitable object.

MEMBERS

9. The number of Members with which CAMRA has been registered is unlimited.

10. No corporation may be a Member, but clubs, associations and other organisations whose objectives are in keeping with the objectives of


CAMRA may be deemed "affiliated bodies" by decision of the National Executive on payment of the fee from time to time set by the National Executive for affiliation and on registration of a representative Member.

11. Such persons as the National Executive shall admit to membership shall be Members on payment of a subscription of such sum as the Members may approve by motion at the Conference in any year. The Members may by motion at the Conference in any year stipulate types of membership and the payment appropriate to each type. Any Member in arrears with payment of such subscription shall not be entitled to any of the benefits of membership, and after being in arrears for one month shall be deemed to have resigned. Any Member may resign at any time by notice in writing to the registered office of CAMRA, but shall not be entitled to repayment of any part of their subscription for any type of membership.

12. Application for membership of CAMRA shall be made on such form as shall from time to time be prescribed by the National Executive and shall be considered by the National Executive who shall not refuse to grant membership save for good reason.

13. Without prejudice to the foregoing CAMRA shall not at any time discriminate on the grounds of social status, politics, race, sex, religion or sexual orientation.

14. The submission of an application for membership shall be regarded as an acknowledgement by the applicant that, if elected, they will abide by the Articles of CAMRA, a copy



of which shall be available to every Member subject to payment of the fee allowed by law, and by all the rules, regulations and policies of CAMRA ("Policies") for the time being in force.

15. No Member may make any public statement or announcement in the name of CAMRA without the consent of the National Executive.

16. The National Executive shall have power to suspend from membership any person who does anything which is prima facie detrimental to the interests of CAMRA. The decision to suspend a person from membership shall be given to that person in writing within one week, and the person shall at the same time be given notice of the next meeting of the National Executive which they may attend in order to state their case. If the person cannot attend, a written statement of case may be submitted, or if good reason for absence is given, the hearing of the case may be deferred until the next meeting of the National Executive. If the National Executive considers that a reasonable case has been made by the person suspended, it shall lift the suspension forthwith. If, on consideration of the case, the National Executive believes that the person's action was clearly detrimental to the interests of CAMRA, it shall have the power to expel the person from membership. Notice of a decision to expel a person from membership shall be given to that person in writing within one week, and at the same time the person shall be informed of the right to appeal to the next General Meeting. Any person so expelled from membership may send a notice of appeal in writing to the Chairman of the

National Executive and provided that such notice of appeal is received at least one week before the next General Meeting, any such appeal shall be heard at that General Meeting, and the person shall have the right to address the meeting but not to vote.

GENERAL MEETINGS

17. CAMRA shall in each year hold a General Meeting as its Annual General Meeting ("AGM") in addition to any other meeting in that year, and shall specify the meeting as such in the notice calling it; and not more than fifteen months shall elapse between the date of one AGM and that of the next. The AGM shall be held at such time and place as the National Executive shall appoint. The formal business of the Annual Conference of CAMRA ("Conference") described in Article 39 shall commence immediately following closure of the AGM.

18. All meetings of the Members other than any AGM or Conference shall be called General Meetings. The National Executive may convene a General Meeting if they consider such a meeting necessary in the interests of CAMRA. A General Meeting shall also be called by the National Executive (or, if there are no current members of the National Executive, by the Secretary or another senior officer of CAMRA) within 21 days of the receipt at the registered office of CAMRA of a written requisition of such a meeting signed by not less than 500 Members or by 5% of the membership (whichever is the lesser number). Such written requisition shall be accompanied by a sum of money sufficient to meet the cost of convening such a meeting.

19. If at any time there are not within the United Kingdom sufficient members of the National Executive capable of acting to form a quorum, any two members of the National Executive may convene a General Meeting in the same manner as nearly as possible as that in which meetings may be convened by the National Executive.

NOTICE OF GENERAL MEETINGS

20. Each AGM and any General Meeting called for the passing of a special resolution shall be called by giving not less than 14 days' notice in writing. The notice shall be exclusive of the day on which it is served or deemed to be served and of the day for which it is given, and shall specify the place, the day and hour of the meeting, and the resolutions to be proposed to the meeting, and shall be given in any manner prescribed or permitted by these Articles or by the Act and approved by the National Executive, to such persons as are, under the Articles, entitled to receive such notices from CAMRA.

21. The accidental omission to give notice of a meeting to, or the non-receipt of notice of a meeting by, any person entitled to receive notice shall not invalidate the proceedings at the meeting.

PROCEEDINGS AT GENERAL MEETINGS

22. The AGM in each year shall be conducted in accordance with the provisions of these Articles and any Policies or procedures ratified by the National Executive or any Committee, and shall consider resolutions in respect of:

CAMRA Ltd – Southern Hampshire CAMRA Branch
CONSTITUTION

1. NAME

The name shall be the "Southern Hampshire CAMRA Branch", hereinafter called "The Branch".

2. OBJECT

The objects shall be to support the aims and objectives of the Campaign for Real Ale Ltd. (hereinafter called "CAMRA") within the geographical area shown on the map and references attached to this constitution.

3. REGULATIONS

The Branch shall observe the Regulations for Branches laid down from time to time by the Directors of CAMRA. decisions of a general meeting of CAMRA or its Directors shall be binding on The Branch.

4. MEMBERSHIP

Any member of CAMRA living within the geographical area of The Branch is entitled to be, and any other member of CAMRA may apply to become a member of The Branch subject to the approval of the Branch Committee who shall give reason if membership is refused.

If any member of The Branch shall cease to be a member of CAMRA, his/her membership of The Branch shall automatically terminate.

5. BUSINESS MEETINGS

The Branch shall hold a Business Meeting at least once in every two calendar months. Any member of CAMRA shall be free to attend such business meetings but only members of The Branch shall be entitled to vote on any resolutions put forward at the meeting. All resolutions passed or approved at such a meeting shall, at the discretion of the Branch Committee, be binding on The Branch, Branch Committee and Branch officials. A quorum for Branch Business Meetings shall be four Branch Committee members present.

Non-members of CAMRA may attend Branch Business Meetings only at the discretion of the Branch Committee but shall not have voting rights.

6. ANNUAL GENERAL MEETING

An Annual General Meeting (AGM) shall be held once in every year, and fifteen months shall not elapse between one Annual General Meeting and the next. Any member of CAMRA shall be free to attend the Branch AGM but only members of The Branch or the Directors of CAMRA Ltd. or their duly appointed representatives shall be entitled to vote on any resolutions put forward at the meeting. All resolutions passed or approved at the Branch AGM shall be binding on The Branch, Branch Committee and Branch Officials. The business to be conducted at the Branch AGM must include:

- (i) The approval of the accounts of The Branch
- (ii) The election of officials
- (iii) The appointment of auditors

At least 28 days notice of the Branch AGM shall be given to all members of The Branch and to the Directors of CAMRA either by post or by a regular CAMRA publication which in the ordinary course of events will give sufficient notice. A quorum for the Branch AGM shall be seven members present, unless otherwise previously approved by the Regional Director or the Directors of CAMRA.

Non-members of CAMRA may attend the Branch AGM only at the discretion of the Branch Committee but shall not have voting rights.

7. SPECIAL GENERAL MEETINGS

A Special General Meeting of The Branch may be called only on the decision of the Branch Committee, on written request signed by ten members of The Branch or by the Directors of CAMRA. At least 21 days and not more than 42 days notice of the Special General Meeting shall be given to all members of The Branch and to the Directors of CAMRA either by post or by a regular CAMRA publication which in the ordinary course of events will give sufficient notice. Only members of The Branch shall be entitled to vote at a Special General Meeting.

Non-members of CAMRA may attend the Special General Meeting only at the discretion of the Branch Committee but shall not have voting rights.

8. BRANCH COMMITTEE

The Branch Committee shall consist of a Chairman, a Secretary, a Treasurer, a Membership Secretary, a Pub Preservation Officer and at least two other members, subject to such other guidelines for membership of the Committee as shall have been laid down by the Directors of CAMRA or at a General Meeting of CAMRA. The Committee members shall be elected at and hold office from one Branch Annual General Meeting to the next, when they shall be eligible for re-election. Any member of The Branch may serve on the Committee provided that he/she is not already on the Committee of any other branch of CAMRA.

The Branch Committee shall be empowered to fill by co-option from the Branch membership any casual vacancy which arises during the year. The Branch Committee shall undertake the general conduct of the affairs of The Branch.

In the event of the resignation of an entire Branch Committee the directors of CAMRA will appoint such interim officers as may be necessary to manage the affairs of The Branch until a General Meeting of The Branch may properly be convened.

9. ELECTIONS

Nominations for posts on the Branch Committee shall be in writing, signed by a proposer and a seconder, both of whom shall be members of The Branch, and be accompanied by evidence of the willingness of the nominee to stand. Only Branch members present at the Branch AGM shall be entitled to vote in Branch Committee elections.

10. FINANCES

The financial year of The Branch shall commence on the 30th day of April in each year. The assets of The Branch shall be under the control of the Branch Committee and no payments shall be made out of the Branch monies except by authority of the Branch Committee. The Branch Committee shall ensure that the Treasurer keeps proper books of Account and that all monies received are placed to the credit of an Account in the name of The Branch at such bank that the Committee may from time to time select.

Branch funds may not be deposited or held in Bank or other accounts (whether interest bearing or not) located outside the mainland of The United Kingdom.

Branch funds (not otherwise loaned to CAMRA Ltd.) if deposited in interest bearing accounts, will only be made in institutions where UK tax is deducted at source.

All cheques and other orders relating to the Bank Account shall be signed by the Treasurer and one of two other Committee members appointed by the Committee for that purpose.

All books relating to the finances of the Branch shall be produced to the Directors of CAMRA or their duly authorised representative on demand, on seven clear days notice to The Branch.

11. AUDIT

The Accounts of The Branch in each year shall be audited either by a professional auditor or by two members of CAMRA, neither of whom shall be a member of any branch Committee nor a Director of CAMRA.

The Accounts drawn up shall include combined Income and Expenditure Accounts and Balance Sheets indicating all monies held by The Branch.

Two copies of the audited Accounts shall be lodged with CAMRA, one at its Registered Office and the other with the Regional Director in whose region The Branch is situated within one month of the date of the AGM.

12. BYE-LAWS

The Branch Committee shall have power (unless and until over-ruled by The Branch in General Meeting) to adopt Bye-Laws for the better furtherance of the objects of The Branch.

13. WINDING UP

The Branch may be wound up at any time by the Directors of CAMRA or by a Special General Meeting called for that purpose, the business having been notified in the notice convening the same, and upon a resolution to that effect being passed by a majority of at least two thirds of those present and entitled to vote. Upon dissolution, the assets shall be used firstly to pay off all proper liabilities of The Branch and any surplus thereafter shall be paid to CAMRA.

14. ALTERATIONS TO CONSTITUTION

This constitution may be altered only at an Annual General Meeting or Special General Meeting called for that purpose, with the specific alteration having been stipulated in the Notice convening the same and subject to the approval of at least two thirds of those present and entitled to vote.

Before any such alteration shall become effective it shall be approved by the Directors of CAMRA or their duly appointed representative.

15. NOTICE

The accidental omission to give notice of any meeting to any person entitled to such notice shall not invalidate any proceedings at that meeting.

APPLICATION FOR ASSET OF COMMUNITY VALUE LISTING

THE AUGUSTUS JOHN, 116 STATION ROAD, ASHFORD, FORDINGBRIDGE, HAMPSHIRE, SP6 1DG

APPENDIX A

REASONS CURRENT AND MAIN USE OF THE ASSET FURTHERS THE SOCIAL WELLBEING OR CULTURAL, RECREATIONAL OR SPORTING INTERESTS OF THE LOCAL COMMUNITY

The Augustus John is actively involved in integrating with the local community in many ways. The pub could be described as quirky but certainly does great justice in staying faithful to the artistic connections of the former local resident of the same name who died in Fordingbridge in 1961.

The pub consists of a tastefully decorated and furnished public bar and an adjoining restaurant area. There are four letting bedrooms, and a large car park. Horticultural displays are placed outside the pub and car boot, vintage, craft sale and farmer's markets are held every Saturday. Visiting groups include classic car and motorcycle owners, parking facilities are available for walkers and cyclists.

A designated wall within the pub is available for monthly displays by local artists, toys and games are available for all ages to enjoy. Food is prepared by a quality chef sourcing local ingredients with take-away facilities for fish and chips and burgers. A full program of events takes place weekly with Classic Movies, a Thai themed night, a cycling club, a pipe-cleaning club, a fun quiz with music, and a meat draw. Live music is held monthly with a special emphasis on local up and coming solo and duo acts. The pub is also patronised by Fordingbridge Rugby Club.

The pub is close to Rockbourne Roman Villa, the Avon Valley Path and local course fishing facilities.

Peter Simpson

(CAMRA Southern Hampshire Member residing in Pennington)

21 October 2015

APPLICATION FOR ASSET OF COMMUNITY VALUE LISTING

THE AUGUSTUS JOHN, 116 STATION ROAD, ASHFORD, FORDINGBRIDGE, HAMPSHIRE, SP6 1DG

APPENDIX B

FURTHER INFORMATION SUPPORTING COMMUNITY VALUE

The British Public House has been proved in several studies to promote social wellbeing in a manner which cannot be matched by any other facility. The "Pub is the Hub" is now a recognised phrase which emphasises the value to all members of the community and increasingly incorporates other facilities such as Post Offices, a local shop, art exhibitions and live music venues to name a few.

All pubs are different and have their own loyal clientele.

Over the years, through loopholes in Government legislation, a huge number of public houses have fallen into the hands of "Pubco's" who are primarily large property owning companies with no real interest in the wellbeing of the pub customers. The Pubco's consider the nation's pubs to be trading units required to satisfy returns on investment. Sadly, some of the large Pubco's have saddled themselves with unsurmountable debt in the quest for property acquisition and have set up punitive agreements with their tenants (landlords) by way of unfair rental and trading agreements.

Currently, throughout the United Kingdom, 31 pubs are closing every week. Many of these are trading satisfactorily and have been closed and sold for property development and unchallengeable change of use as property values rise to exceed the earnings potential as a trading unit. No planning application is required to change a pub into a supermarket, restaurant, or betting shop for example.

The Government has introduced legislation with the intention of protecting lessee and tenant landlords of the larger Pubco's from unfair trading agreements so they may not be put in a worse position than a free trade licensee. This legislation is well intentioned but there is now a fear that rather than comply with this legislation the Pubco's may attempt to sell off their portfolio at a greater pace than currently as they will no longer be able to maximise revenues through unfair trading agreements.

The three major Pubco's are Admiral Taverns, Enterprise Inns and Punch Taverns but smaller Pubco's such as Marston's are also increasingly involved in estate disposal. The Augustus John is particularly vulnerable as it was included in the portfolio of 202 pubs sold by Marston's to New River Retail, an aggressive property development company registered in the Channel Islands. New River Retail specifically target pubs in prime positions with car parking to facilitate the cancerous spread of unwanted convenience stores.

The current landlord is understood to have a short tenancy agreement and the threat of the pub closure is looming ever nearer despite the growth of trade and stature of the Augustus John in the local community. The only significant protection for pubs at the present time is the Asset of Community Value listing route and hence the reason for this application.

Peter Simpson (CAMRA Member residing in Pennington) - 21 October 2015

APPENDIX C

Nomination form for Assets of Community Value

SECTION 1 – ABOUT YOU

| | |
|--|---|
| Name of Lead Nominator | DEARIE PAYNE (FORMER CAMPAIGNER FOR REAL ACE SOUTHERN HAMPSHIRE BRANCH) |
| Address | 21 HOMER ROAD WEST COMMON LAURENZY HANTS. SORES 12N |
| Postcode | SO5 12N |
| Telephone number | XXXXXXXXXX / XXXX XXXX |
| Email address | XXXXXXXXXXXXXXXXXXXXXXXXXXXX |
| Your relationship to the nominating organisation | PUBS PRESERVATION OFFICER |

SECTION 2 – ABOUT THE ORGANISATION MAKING THE NOMINATION

Please tick any that apply)

| | |
|--|-------------------------------------|
| Unincorporated body (see next section) | <input type="checkbox"/> |
| Neighbourhood forum | <input type="checkbox"/> |
| Parish Council | <input type="checkbox"/> |
| Charity | <input type="checkbox"/> |
| Community Interest Company | <input type="checkbox"/> |
| Company limited by guarantee | <input checked="" type="checkbox"/> |
| Industrial and provident society | <input type="checkbox"/> |

| | |
|--|-------------------------------------|
| <p>Number of members registered to vote locally (unincorporated bodies only) In the case of an unincorporated body, at least 21 of its members must be registered to vote locally. Please use CAMRA's <u>Unincorporated Body Nomination Form</u> to demonstrate support from local people.</p> | |
| We are enclosing evidence that at least 21 locally registered voters support the registration of this pub as an asset of community value (please tick box) | <input checked="" type="checkbox"/> |

SECTION 3 – MORE ABOUT YOUR ORGANISATION AND DEMONSTRATION OF LOCAL CONNECTION

| | |
|--|---|
| <p>Please explain a bit more about the organisation (such as how and why it was formed – perhaps that was purely to list this pub which is fine).</p> <p>Please also demonstrate that your organisation has a local connection (i.e. that everybody concerned lives locally)</p> | <p>REFER TO MEMORANDUM AND ARTICLES EXTRACT ENCLOSED</p> <p>CAMMEL SOUTHERN HAMPSHIRE BRANCH INCORPORATES THE NEW FOREST AND CURRENTLY HAS 167 MEMBERS.</p> |
|--|---|

| | |
|---|--|
| <p>If the Group is constituted, its surplus must be wholly or partly applied for the benefit of the Borough's area or a neighbouring authority's area. Please provide evidence of this if you can.</p> | <p>REFER TO MEMORANDUM AND ARTICLES EXTRACT ENCLOSED</p> |
|---|--|

| | |
|--|------------------------------|
| <p>If the Group is constituted, please provide evidence here.</p> | <p>CONSTITUTION ENCLOSED</p> |
|--|------------------------------|

SECTION 4: ABOUT THE ASSET YOU WANT TO LIST

| | |
|----------------------|-------------------|
| Name of asset | THE AUGUSTUS JOHN |
|----------------------|-------------------|

| | |
|--|--|
| Address and postcode of the asset | 116 STATION ROAD ASHFORD FORDINGBURY TRANSKILL SP6 1DG |
|--|--|

| | |
|---|---|
| Description of what exactly should be listed (try to be specific about the boundaries of the land you're nominating, the approximate size and position of any buildings on the land and remember to include anything in addition to the building itself which you believe should be listed such as the car park, beer garden or any integral residential quarters such as accommodation above the pub) | ENTIRE PUB, GARDEN AND CAR PARK. I.E. ALL LAND AND BUILDINGS WITHIN BOUNDARY OF CURRENT TITLE PLAN. |
|---|---|

| | |
|-----------------------------------|-----------|
| Land registry title number | HP 699 67 |
|-----------------------------------|-----------|

| | |
|---|---|
| Link to any photos or building plans of the property (if you're attaching these to the application please confirm that here) | REGISTERED EXTRACT AND TITLE PLAN ENCLOSED |
|---|---|

| | |
|--|--|
| Any information you have about the freeholders, leaseholders and current occupants of the site (if known) | OWNERS - NEW RIVER TRUSTEES LIMITED AND NEW RIVER TRUSTEE & LIMITED OCCUPANTS - DIANA GREENWOOD & FAMILY |
|--|--|

Reasons for nomination: why do you believe the asset is of community value
(including all relevant information from CAMRA's "Why Councils should list pubs as assets of community value" document, in particular:

- *Evidence that the pub can remain viable*
- *Evidence of interest in keeping the pub open*
- *Evidence that the asset furthers the social wellbeing or social interests of the local community, or has done so in the recent past)*

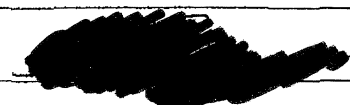
SEE APPENDIX A AND EXTRACT FROM
PUB WEBSITE ATTACHED

| | |
|---|--|
| <i>Reasons for nomination continued</i> | |
|---|--|

SECTION 5: CONFIRMATION

I confirm that all information provided is accurate and complete.

| | |
|--|--------------------|
| Name (please print clearly): | <i>DERIC CAWLE</i> |
|--|--------------------|

| | |
|-------------------|---|
| Signature: |  |
|-------------------|---|

| | |
|--------------|-----------------|
| Date: | <i>11-11-15</i> |
|--------------|-----------------|

Remember to include any attachments such as building plans, photos and evidence that you are supported by 21 local people.

AUGUSTUS JOHN

116 Station Road
Fordingbridge Hampshire
Ashford
SP6 1DG
+01425 652 098
www.augustusjohnfordingbridge.co.uk

Blog (<http://augustusjohnfordingbridge.co.uk/blog>)

Home (<http://augustusjohnfordingbridge.co.uk/>)

About (<http://augustusjohnfordingbridge.co.uk/about>)

Events - (<http://augustusjohnfordingbridge.co.uk/events>)

News (<http://augustusjohnfordingbridge.co.uk/news>)

Gallery (<http://augustusjohnfordingbridge.co.uk/gallery>)

Menus (<http://augustusjohnfordingbridge.co.uk/menus>)

Sign Up (<http://augustusjohnfordingbridge.co.uk/sign-up>)

Cask Ale (<http://augustusjohnfordingbridge.co.uk/cask-ale>)

Find Us (<http://augustusjohnfordingbridge.co.uk/find-us>)

Accommodation (<http://augustusjohnfordingbridge.co.uk/accommodation>)

Welcome To Our Website



Our LIVE MUSIC for November is The Robbie Wallace Band - here on the 21st starting at 9pm

A slightly quirky pub close to countryside walks on the edge of Fordingbridge, an historic riverside town on the north west border of The New Forest. As well as having 4 en suite rooms, AJs is home to superchef Scott Bennett and probably the best Knickerbocker Glory on the planet.

BAR OPENING AND CHECK IN TIMES

MONDAY-THURSDAY 12-2.30 then 6-10.30

FRIDAY and SATURDAY 12-2.30 then 5-11.30

SUNDAY 12-3ish then 7-10

KITCHEN

MONDAY: 12-2 (closed in the evening)

TUESDAY - SATURDAY: 12-2 then 6.30 - 9

SUNDAY: 12 - 2.30 (closed in the evening)

We are proud sponsors of the ladies team at **Fordingbridge Rugby Club.**

(<http://www.fordingbridgerfc.com/>) It is a wonderfully friendly and sociable club and they are always happy to welcome new members whatever level.

THE WEEK AT AJs.....

Movie Monday. Starts 7.30. Hot dogs, chips and popcorn.

Thai Tuesday. Authentic menu in the evening devised by Scott and Thai ex colleague. Thai Tapas - £21.95 for 2 and Takeaway.

Wednesday Night Special Something amazing by Scott for £7.95. Our own **cycling** club - The AJ Wheelers - meet at 7pm on Wednesdays. Everyone welcome even if you are on holiday and fancy a ride. All **draughts are £2 a pint** from 9pm but when they're gone they're gone.

Thursday Fun Quiz with Music. It's a sort of Family Fortunes meets Play Your Cards Right with live music in between the questions. You could win **big** money at

the end of the evening. very silly and great fun. No intellect required!! **Fishy Friday**. Some very special fish dishes including our fabulous

sharing platter. Don't forget to buy your **meat draw** tickets; you could have

your Sunday roast for £1.

Super Saturday.

For Cyclists - Eat or drink with us and feel free to leave your car while you go off riding.

For Walkers. There are some lovely walks from the pub. Have some refreshment with us and feel free to leave the car while you go off.

For Motorcyclists and classic car drivers. The cokes and lemonades are on us. Meet friends and show off your machines, have a spot of lunch or supper. There is outside undercover seating.

Sunday lunch. Relax with The Sunday Times and gentle live acoustic music. Have a two course lunch for £12.95, last orders around 3pm

AND THERE'S MORE

LIVE MUSIC. Once a month, starts 9pm on a **Saturday**. See EVENTS for details.

Great big **QUIZ** on the last Sunday of the month, starts 8.30pm

ARTIST OF THE MONTH. Let us know if you would like to display your work for others to peruse and purchase. It's all free. **TAKEAWAYS**. Our Hampshire burger

and fish & chips are available to takeaway and Thai on Tuesdays. **OUTSIDE CATERING**. Have the AJ magic at home whether intimate dinner party for friends or something bigger. **CAMPING**. There are two campsites nearby, one a peaceful meadow, another equally peaceful but with acres to roam in, with lakes. **WIN A MEAL FOR 2**: Put your card

in the jar on the bar or **Like** us on **Facebook** and be in a monthly draw.

Call us (01425 652098) for more info on any of this or see the rest of the web site.

Join us on Facebook & Twitter



The Augustus John

725 likes

Like Page Share

Be the first of your friends to like this



The Augustus John shared

Rich Baxter's post.
5 November at 07:32

The Augustus John
Station Road, Fordingbridge
SP6 1QG, Hampshire
01429 652098

A 'Family Fortunes' style fun quiz
'Play Your Cards Right' challenge
Win drinks on the 1 Question Shootout
Live music from top local musicians

A quiz night with a live music showcase
8pm. £1.50 to play. Simply turn up!

Tweets

Follow



Augustus John @augustus_john2 23 Oct
#halloween #party with #offthecuff
@ The Augustus John
[instagram.com/p/9Ltceuxgz-/](https://www.instagram.com/p/9Ltceuxgz-/)



Augustus John @augustus_john2 23 Oct
#pumpkin #competition . Carve best
lantern #win family meal for. 4.
Deliver to us, judging on...
[instagram.com/p/9LrwchxgwG/](https://www.instagram.com/p/9LrwchxgwG/)



Augustus John @augustus_john2 14 Oct
#liveMusic at #TheAugustusJohn
#saturday with #TheMosquitoesband
@ The Augustus John
[instagram.com/p/8z-vvNxg6Y/](https://www.instagram.com/p/8z-vvNxg6Y/)
Expand

Tweet to @augustus_john2

[Terms Of Use](#) | [Privacy Policy](#)



https://twitter.com/augustus_john2



<https://www.facebook.com/AugustusJohnFordingbridge>

Title Number : HP699617

This title is dealt with by Land Registry, Weymouth Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 21 OCT 2015 at 17:20:25 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

| | |
|---------------------|--|
| Title Number | : HP699617 |
| Address of Property | : The Augustus John, 116 Station Road, Fordingbridge (SP6 1DG) |
| Price Stated | : Not Available |
| Registered Owner(s) | : NEWRIVER TRUSTEE 7 LIMITED (incorporated in Jersey) and NEWRIVER TRUSTEE 8 LIMITED (incorporated in Jersey) of 13 Castle Street, St Helier, Jersey, JE4 5UT. |
| Lender(s) | : Hatfield Philips Agency Services Limited |

Title number HP699617

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 21 OCT 2015 at 17:20:25. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

HAMPSHIRE : NEW FOREST

- 1 (15.02.2008) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being The Augustus John, 116 Station Road, Fordingbridge (SP6 1DG).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (06.02.2014) PROPRIETOR: NEWRIVER TRUSTEE 7 LIMITED (incorporated in Jersey) and NEWRIVER TRUSTEE 8 LIMITED (incorporated in Jersey) of 13 Castle Street, St Helier, Jersey, JE4 5UT.
- 2 (06.02.2014) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 3 (06.02.2014) A Transfer of the land in this title and other land dated 18 December 2013 made between (1) Marstons Plc and (2) NewRiver Trustee 7 Limited and NewRiver Trustee 8 Limited contains purchaser's personal covenants.
NOTE: Copy filed under LL93555.
- 4 (06.02.2014) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 18 December 2013 in favour of Hatfield Philips Agency Services Limited referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (15.02.2008) A Conveyance of the land tinted blue on the title plan and other land dated 19 January 1959 made between (1) Willie Oscar Mayhew (Vendor) and (2) Eldridge Pope & Company Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (06.02.2014) REGISTERED CHARGE contained in a Debenture dated 18 December 2013 affecting also other titles.
NOTE: Charge reference LL93555.
- 3 (06.02.2014) Proprietor: HATFIELD PHILIPS AGENCY SERVICES LIMITED (Co. Regn. No. 06892862) of 34th Floor, 25 Canada Square, Canary Wharf,

Title number HP699617

C: Charges Register continued

London E14 5LB.

- 4 (06.02.2014) The proprietor of the Charge dated 18 December 2013 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 19 January 1959:-

"THE Purchaser hereby covenants with the Vendor so as to bind the property hereby conveyed into whosoever hands the same may come and so that the benefit thereof may likewise be annexed to the land edged green on the said plan and every part thereof to observe and perform the stipulations set out in the First Schedule hereto.

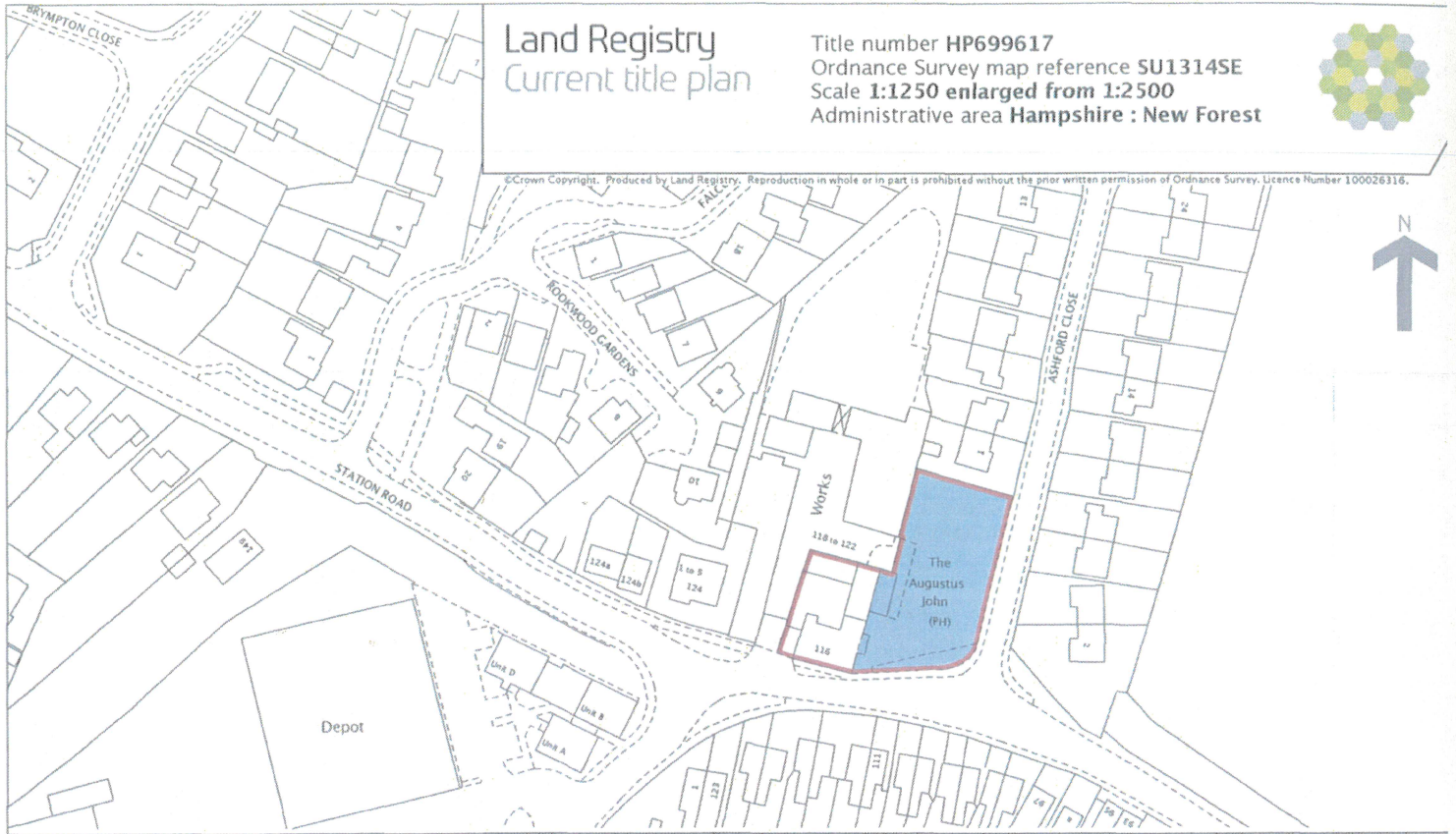
THE FIRST SCHEDULE before referred to

1. The Purchaser shall within twelve months from the date hereof erect and forever thereafter maintain good and sufficient boundary fences not less than three feet and not more than five feet in height along that side of its property which is marked inside the boundary with a "T".
2. No sand or gravel shall be dug out of the property except in the course of excavating for foundations.
3. No noisome noxious or offensive trades shall be carried on upon the property.
4. No building shall be erected upon the property except private dwellinghouses or bungalows with the usual necessary outbuildings motor houses stables and coach house with or without living rooms over to be used in connection with any house erected upon the property.
5. Provided always that nothing in these stipulations shall preclude the use of any part of the property as a car park or for the building of an extension of the Purchaser's adjoining hotel."

NOTE 1: The land edged green referred to in the first paragraph above adjoins the top western boundary of the land in this title

NOTE 2: The western boundary of the land tinted blue on the title plan is marked "T" as referred to in clause 1 above.

End of register



This is a copy of the title plan on 21 OCT 2015 at 17:20:26. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. 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 Land Registry, Weymouth Office.

Assets of Community Value - Unincorporated Body Nomination Form

Nominations to list pubs as assets of community value can be accepted from any group of at least 21 local people who appear on the electoral roll within the local authority, or a neighbouring local authority.

On behalf of the following members of the local community, please list this pub as an asset of community value:

NAME OF PUB: THE AUGUSTUS JOHN

ADDRESS OF PUB: 116 STATION ROAD FORDINGBRIDGE SP6 1DG

| No. | Name (please print clearly) | Your full address (including postcode)* <small>*each nominator should have a different address</small> | Are you registered to vote within the local authority, or a neighbouring local authority? | Signature <i>A</i> |
|-----|-----------------------------|---|---|-----------------------|
|-----|-----------------------------|---|---|-----------------------|

| No. | Name (please print clearly) | Your full address (including postcode) | Are you registered to vote within the local authority, or a neighbouring local authority? | Signature |
|-----|-----------------------------|--|---|-----------|
|-----|-----------------------------|--|---|-----------|

Assets of Community Value - Unincorporated Body Nomination Form

Nominations to list pubs as assets of community value can be accepted from any group of at least 21 local people who appear on the electoral roll within the local authority, or a neighbouring local authority.

On behalf of the following members of the local community, please list this pub as an asset of community value:

NAME OF PUB: THE AUGUSTUS JOHN

ADDRESS OF PUB: 116 STATION ROAD FORDWICK RD SE16 1AG

| No. | Name (please print clearly) | Your full address (including postcode)* <small>*each nominator should have a different address</small> | Are you registered to vote within the local authority, or a neighbouring local authority? | Signature |
|-----|-----------------------------|---|---|-----------|
| | | | | |

| No. | Name (please print clearly) | Your full address (including postcode) | Are you registered to vote within the local authority, or a neighbouring local authority? | Signature |
|-----|-----------------------------|--|---|-----------|
|-----|-----------------------------|--|---|-----------|