Assets of Community Value (ACV)
Nomination Form

Section 1 – About the property to be nominated

* Name of property	THE OAK AND BLACK DOG PUB		
* Address of property	36 BROOKSIDE STRETTON ON DUNSMORE		
Postcode	CV23 9LY		

Property owners name	STONEGATE GROUP		
Address	3 MONKSPATH HALL ROAD SOLIHULL		
Postcode	B90 4SJ	Tel	03333 202236

Current occupiers name	DAVID AND MICHELLE MORRIS

Section 2 – About your community organisation

* Organisations name	STRETTON ON DUNSMORE PARISH COUNCIL		
Title of applicant	PARISH CLERK		
Surname	STEWART		
Position in organisation	PARISH CLERK		
Email address	STRETTONONDUNSMORECLERK@GMAIL.COM		
Address of individual/organisation	3 ORCHARD WAY STRETTON ON DUNSMORE		
Postcode	CV23 9HP	Tel	02476540429

Organisation type (please tick)			
Constituted community/voluntary group		Parish Council	✓
Community interest company		Neighbourhood forum	
Un-constituted community group		Industrial & provident society (community benefit societies)	
Company limited by guarantee number		Charity number	

If you are an un-constituted community group do you have more than 21 members whose names appear on the electoral register? By signing your name here (if submitting by post) or typing it (if submitting by email) you are confirming that the signatories names appear on the electoral register.

If you are an un-constituted community group please supply supporting information that the Group is an unincorporated group which does not distribute any surplus it makes to its members e.g Funds summary

Section 3 – Local connection

If you are not a parish council please explain your local connection to the asset:

Section 4 - * Supporting information

Why do you feel the property/land is an asset of community value? Please supply as much information as possible and ensure that you demonstrate that the asset is or has recently been used for the social interest(s) of the local community:

The pub is a hugely important to Stretton on Dunsmore as it's a focal point for the community. Many groups meet there, including Stretton on Stage, the Bridge Club, the Village Fete Committee. The pub also hosts the Ladies who Lunch and the Men's Benefice Breakfast each month – they would struggle to find a venue as convenient and affordable as the Oak and Black Dog. It also provides solace for the more vulnerable members of our community who regularly visit for a home cooked hot meal, or just to enjoy others company in a warm space. It has also hosted many funeral and wedding reception for local people who are buried or married at All Saint's Church. The pub has been the central point for many community activities too such the Annual Parish Litter Pick and the Duck Race. In addition to this is an integral part of Stretton's Emergency Plan as it is a place of safety that can accommodate multiple people. Having lost many pubs over the years such as the Dun Cow (on the A45) and more recently the Shoulder of Mutton the people of Stretton are keen to keep the last remaining public house.

Section 5 – Boundary of property

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

The boundary of the pub is considered to be at the front to where it meet the highway on Brookside. It included the gated side car park which stretched around the back of the property with a raised grass area that backs on properties 8 & 9 Knob Hill.
The title plan is included for information. Also attached is the minutes of the March meeting when the Parish Council resolved to nominate the pub as a Community Asset.

* As per Section 93-94, Part 5, Chapter 3, of the Localism Act 2011, this information will be publicly available.

Section 5 – Attachment checklist

Supporting documents	Supporting documents required Organisations Parish Council	Un-constituted group Industrial & provident society Company limited by guarantee	Constituted Community/ Voluntary group Community interest company Neighbourhood Forum Charity
Group Constitution			√
List of 21 local members			
Site Boundary plan	√	√	√
Charity Number			√(Charity only)
Company limited by guarantee number		√	√
Surplus for the community benefit		√	
Location of organisations activities	√	√	√
Evidence of local connection		√	√
Evidence of agreed nomination through group meeting minutes	√	√	√

Section 4 – Declaration

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

Signed [signature] Date 12/04/23

Please send your application form to The Monitoring Officer
Rugby Borough Council

GOV.UK

Search for land and property information

Title register for:

36 Brookside, Stretton On Dunsmore, Rugby, CV23 9LY (Freehold)

Title number: WK344450

Accessed on 22 March 2023 at 13:39:34

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.

This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number	WK344450
Registered owners	UNIQUE PUB PROPERTIES LIMITED 3 Monkspath Hall Road, Shirley, Solihull, W. Midlands B90 4SJ
Last sold for	No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	1992-09-28	WARWICKSHIRE : RUGBY The Freehold land shown edged with red on the

	plan of the above Title filed at the Registry and being 36 Brookside, Stretton-on-Dunsmore, (CV23 9LY).

B: Proprietorship Register

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

Class of Title: Title absolute

Entry number	Entry date	
1	1999-05-10	PROPRIETOR: UNIQUE PUB PROPERTIES LIMITED (Co. Regn. No. 3726292) of 3 Monkspath Hall Road, Shirley, Solihull, W. Midlands B90 4SJ.
2	1999-05-10	A Transfer dated 30 March 1999 made between (1) Inntrepreneur Pub Company and (2) Unique Pub Properties Limited contains purchasers personal covenant(s) details of which are set out in the schedule of personal covenants hereto.
3	2009-10-06	RESTRICTION: No disposition of the registered estate other than a lease for a term expiring less than 30 years and 1 day after the date of the lease by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered not being a charge registered before the date of this restriction is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 8 September 2009 in favour of The Law Debenture Trust Corporation PLC referred to in the Charges Register.
4		The following are details of the personal covenants contained in the Transfer dated 30 March 1999 referred to in the Proprietorship Register:-

	With the object of giving the Transferor a complete indemnity but not for any other purpose, the Transferee covenants with the Transferor as from the date of this Transfer to observe and perform the covenants, conditions, stipulations, restrictions and other matters referred to in the Property and Charges Registers of each of the Registered Titles and to indemnify and keep the Transferor indemnified from and against all proceedings, costs, claims and expenses on account of any future breach, non-observance or non-performance thereof. NOTE: The land in this title comprises one of the registered titles referred to.

C: Charges Register

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

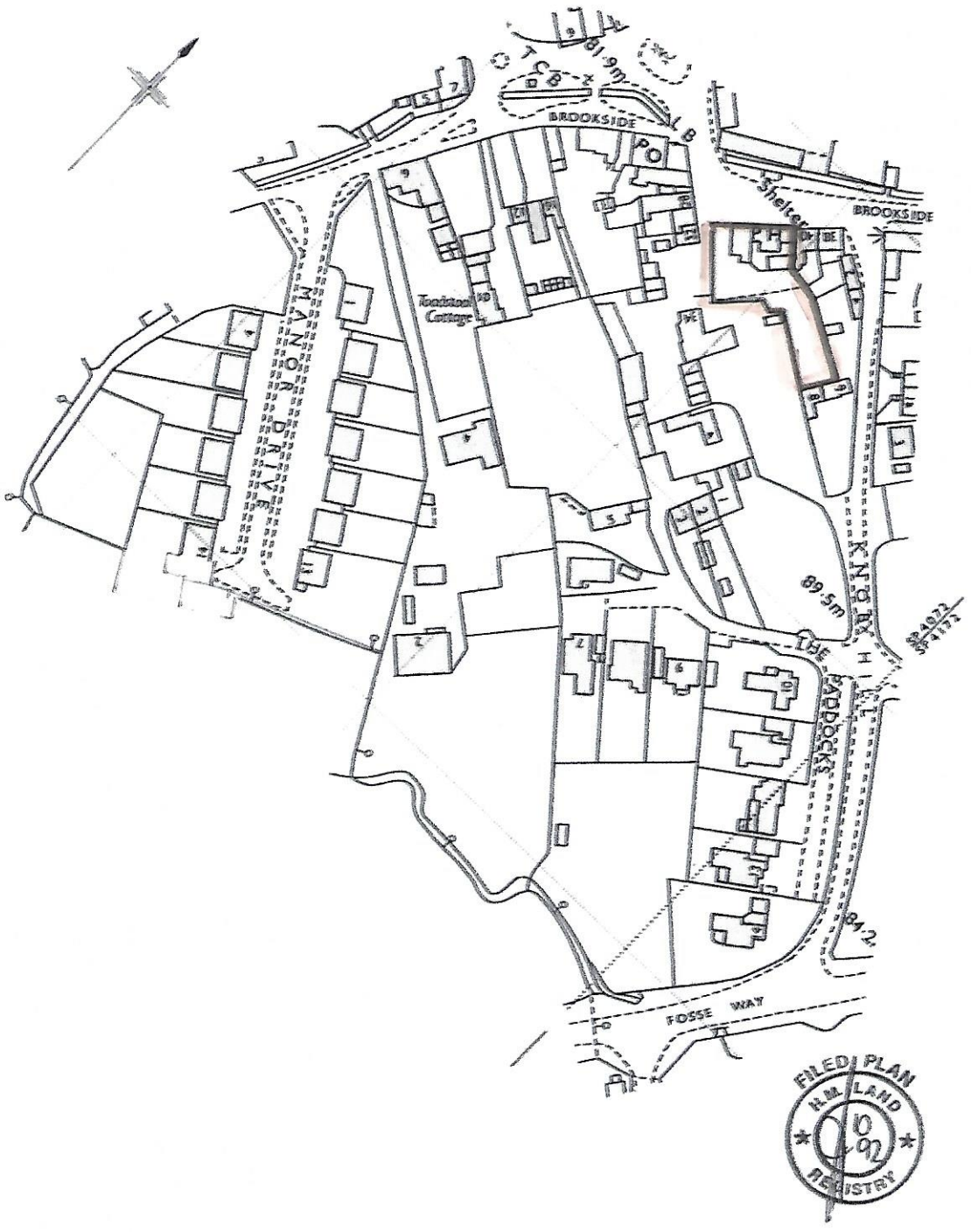
Class of Title: Title absolute

Entry number	Entry date	
1	2009-10-06	REGISTERED CHARGE contained in a Supplemental Debenture dated 8 September 2009 affecting also other titles. NOTE: Charge reference HD138391.
2	2009-10-06	Proprietor: THE LAW DEBENTURE TRUST CORPORATION PLC (Co. Regn. No. 1675231) of Fifth Floor, 100 Wood Street, London EC2V 7EX.

H.M. LAND REGISTRY

TITLE NUMBER	
WK344450	

ORDINANCE SURVEY PLAN REFERENCE	SP 4072	SECTION D	Scale 1/1250 Enlarged from 1/2500
COUNTY WARWICKSHIRE	DISTRICT RUGBY		© Crown copyright 1984



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STRETTON ON DUNSMORE PARISH COUNCIL
3 ORCHARD WAY
CV23 9HP
TEL: 02476540429
EMAIL:
STRETTONONDUNSMORECLERK@GMAIL.COM
PARISH CLERK – MRS HELEN STEWART

Stretton on Dunsmore
PARISH COUNCIL

MINUTES OF MEETING

Name of Meeting	Ordinary Stretton-on-Dunsmore Parish Council Meeting
Date, Time and Venue of Meeting	Monday 13th March 2023 at 7pm in Knightlow School Hall
Meeting Chair	Cllr Paul Gordon (PG)
Minute Taker	Helen Stewart (HS)
Attendees	Cllr Nicola Haywood (NH), Cllr Warwick Dipple (WD), Cllr Stephen Smyth (SS), Cllr Sarah Gambling (SG), Cllr Gillian Key-Vice (GKV) & Cllr James Bavington (JB)
Apologies	None
Absent	None

Public Forum
No items

Agenda Number	Minute	Actioner	Date for Completion
1.	**Apologies** None.	No Action	
2.	**Declarations of Interest** There was one declarations of interest made:- Cllr Haywood is a School Governor for Knightlow Primary School	No Action	
3.	**Minutes from Last Month's Meeting** The minutes of the meeting on 13th February 2023 were accepted by those present and signed as a true account by Cllr Paul Gordon.	No Action	
4.	**Actions from the minutes** 4a. A schedule of works has been created for the next phase of works to the Platinum Plott. Clerk to ask contractors to tender for the work and share the schedule of works to all members. Councillors to meet contractors on site. 4b. HS to obtain a mobile phone within the agreed budget and arrange with the bank for it to be paid via direct debit each month. 4c.The Coronation plans are forging ahead and the committee are ensuring that the event is inclusive. The screening of the Coronation will be shown in the Village Hall on 6th May for those who wish to watch it in the company of others. The Big Late Lunch will take place on the Village Green from 4pm on 7th May starting with a fancy competition for children. The Coronation concert will be shown on a big screen that evening in the village centre. The Duck Race is then taking place on 8th May – splash off at 2pm. An Empress Tree is suggested – GKV will continue to source and find out indicative costs for the Clerk to pick up with the ordering.	HS HS GKV & HS	15/05/2023 15/05/2023 15/05/2023
5.	**Borough and County Councillors Report** No representation		
6.	**Planning Matters** No matters	No Action	

7.	**Finances** Payments list approved for March 2023. £1057.78 - RBC - Trade Waste and Recycling Bins £88.00 - Village Hall - Coffee Stop Hall Hire £9.76 - E.ON - Power Source £207.81 - HMRC - PAYE £997.47 - Helen Stewart - Salary & Expenses for litter pick £449.63 - MARK COOPER – Handyman £112 – Knightlow School – Room rent	No Action	
8.	**Community Assets** The Parish Council agreed to apply to RBC to add the buildings which currently house The Oak and Black Dog and Brookside Stores to the Asset of Community Value List. Once listed as Assets of Community Value with the Rugby Borough Council, the local community and Parish Council will be informed if they are listed for sale within the five year listing period. The community can then enact the Community Right to Bid, which gives them a moratorium period of six months to determine if they can raise the finance to purchase the asset. Once the process is underway the Parish Council will consider if any other buildings should have the same order applied to it.	HS	20/03/2023
9a.	**Fosse Way** The pitch at Fosse Way needs treating and advice has been taken from a local trusted contractor, Robinsons. He has quoted to harrow and reseed the pitch using the grass seed already purchased by the council for use at the Platinum Plott. £1870 was agreed to go ahead.	HS	20/03/2023
9b.	The next meeting for the Fosse Way Working Party was agreed to be virtually on 30th March 7pm.	HS	30/03/2023
10.	**Produce Show** The Produce Show is being revived in September this year and the organisers would like to contribute any profit made to the Parish Council to be used for planting. After speaking the Parish Clerk the organiser feels contributing towards the Coronation Tree or paying for the plaque would be suitable use of the profits. Email flyer to all allotment tenants	HS	15/05/2023
11.	**Street Champions** It was agreed to trial the idea of Street Champions within Stretton. Ideally one or more person from each street in the village would keep in regular contact with the Parish Clerk on matters which are important to that section of village and rely information to neighbours from the Parish Council. The Clerk is to include the information in the Pendulum.	HS	20/03/2023
12.	**Grants** An application was received from Knightlow School for a bike shelter so more children can be encouraged to cycle to school. The amount was for £3216. It was proposed by PG and seconded SS by that the grant should be awarded in full. All members were in favour except GKV who chose to abstain.	No Action	
13.	**Correspondence** None		
14.	**Any Other Business** Election Process – reminder to all members that need a proposer and seconder	No Action	

	Portacabin – WD to get a quote for the Fosse Way Pavilion Working Party Meeting The process to get the lamp outside 1 School lane is still on going Litter pick was successful		
15.	**Date of Next Meeting** Tuesday 25th April 2023 – 7pm – Annual Parish Assembly - Stretton Village Hall Monday 15th May 2023 6.30pm – Annual Meeting of the Parish Council. Knightlow School Hall followed by the Ordinary Meeting at 7pm	No Action	

Meeting closed at 8.25pm