



# Supporting Pubs as Community Assets



Contact: [mark.hudson@camra.org.uk](mailto:mark.hudson@camra.org.uk)

01727 337 875

# What is an Asset of Community Value?

- Assets of Community Value were introduced as part of the 2011 Localism Act to empower local communities to protect valued community assets – giving communities greater say over planning and development in their local area.
- Assets listed include post offices, green space and pubs. Pubs are currently the most listed asset.



# Background

- With 21 pubs closing every week it's more important than ever for pubs to be nominated as Assets of Community Value.
- Weak planning laws are forcing valuable local pubs to close behind the backs of the community. Without ACV status a pub can be demolished or converted without planning permission or community consultation.
- CAMRA therefore wants to work with Parish Councils to help you run local campaigns which strive to improve local life in your Parish by protecting valued community pubs.

# Why list pubs as ACVs?

## 1. PUBS ARE AT THE HEART OF THE COMMUNITY

- Campaigning for local pubs in your area means you are taking action to actively improve your local community.
- Pubs are at the heart of our communities and are central to Britain's way of life. They provide a safe environment for residents to enjoy a pint and engage with likeminded people, raise thousands of pounds for charity every year, and are filling the gaps to provide much needed public services including post offices, libraries and local shops.

# Why list pubs as ACVs?

- Pubs have also been found to have a positive effect on wellbeing of individuals. A piece of research published in 2016 from Oxford University has revealed that people who enjoy a pint in a local are significantly happier, have more friends, better life satisfaction and are less likely to drink in excess. The research is available at:

<http://www.camra.org.uk/pubs-wellbeing>

# Why list pubs as ACVs?

## 2. PROTECTION

- ACVs are one of the only tools we have available to use when fighting to save local pubs
- Pubs listed as ACVs are automatically granted additional protection. All ACV pubs will be subject to a planning application should the owner wish to demolish or convert it.
- You will be consulted if a listed pub comes under threat
- Pubs are protected at the point of nomination
- ACV listed pubs can be used as a material planning consideration in planning applications. This is at the discretion of the Council.

# Why list pubs as ACVs?

## 2. WORKING WITH OTHERS

- Nominating a pub as an ACV provides a fantastic opportunity for Parish Councils to engage positively with other local groups, MPs, Councillors and most importantly – the local community!



Norton Lindsey Parish Council worked with CAMRA and the local community to list the New Inn pub as an ACV.





# Why list pubs as ACVs?

## 3. SUPPORTING LICENSEES IN YOUR PARISH

- Parish Councils can work with licensees in their Parish to promote the benefits of ACV listing.
- In August 2015 CAMRA conducted a survey which found 84% licensees valued ACV listing and felt it benefited their pub.
- An ACV does not stop an owner selling their pub on – it just means that they have to apply for planning permission should they wish to demolish or convert it.





# Why list pubs as ACVs?

IT PROVIDES FANTASTIC OPPORTUNITIES FOR YOUR PARISH COUNCIL:

- Listing pubs as ACVs gives you greater powers over issues that matter to communities
- Pub campaigning can be used as a way to start and maintain a conversation with constituents
- You can become the leader of your own community and a champion of community pubs in your Parish



# Why list pubs as ACVs?

- It is a good opportunity to gain positive press coverage for your work in the Parish (CAMRA can provide support)
- Pub campaigning allows you to connect with other local groups and members of the community
- ACVs can be used as material planning consideration in planning applications – so you could be helping keep pubs at the heart of communities

# How do I nominate my local as an ACV?

- Decide which pubs in your Parish you wish to nominate. You could conduct a survey of local people to see which pubs they want to give added protection
- Seek support from the local community and the local CAMRA Branch
- Download an application form from the Council website
- Run a workshop in connection with your CAMRA Branch to encourage people to submit ACV applications
- Write to the local media to promote your campaign. CAMRA can provide you with a template press release

# How do I nominate my local as an ACV?



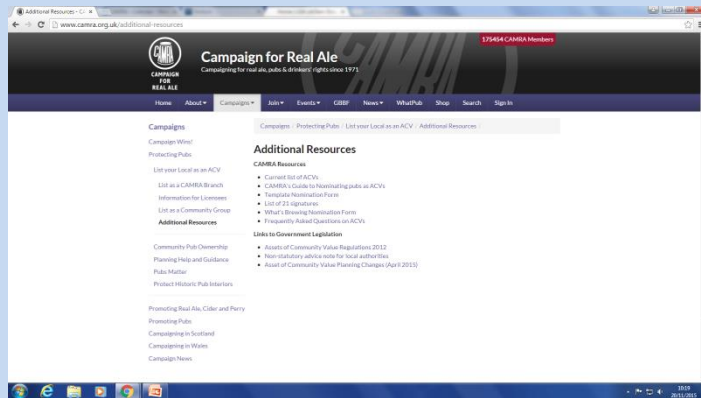
## NOMINATION ESSENTIALS:

1. Use local information: groups that use the pub; petitions in the community; charitable events
2. Documented evidence
3. Develop a working relationship with the Planning Officer

# How do I nominate my local as an ACV?

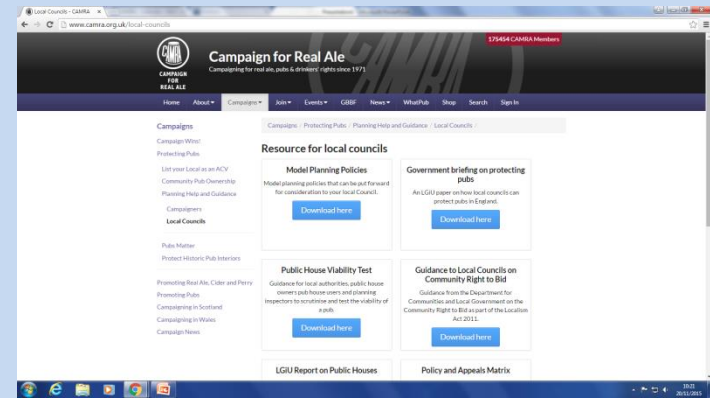
## Online Resources

### ACVs



[www.camra.org.uk/additional-resources](http://www.camra.org.uk/additional-resources)

### Local Plans



[www.camra.org.uk/local-councils](http://www.camra.org.uk/local-councils)

# Dealing with potential obstacles

## Common Issues:

1. My Council has no information on Assets of Community Value
2. The Council has taken longer than 8 weeks to determine an application
3. My ACV has been rejected: What are my rights and what can I do next?



# Dealing with potential obstacles

- CAMRA can provide advice on how to improve your application when re-nominating. Contact me at [acv@camra.org.uk](mailto:acv@camra.org.uk)



# What happens after my pub is listed?

1. Your Council will write to inform you that the pub has been successfully listed
2. You will then be consulted if the pub comes under threat
3. If the owner of the property wishes to sell, you have the opportunity to put in a bid to buy it. The selling of the pub triggers an initial 6 week moratorium period that can be extended to 6 months should you wish to put in a bid.

# What happens after my pub is listed?

1. CAMRA works closely with the Plunkett Foundation who can provide free advice to Parish Councils and groups looking at community ownership  
<http://www.plunkett.co.uk/>
2. Look out for any planning applications on the Council website.



# Success stories

- There are currently over 1,800 pubs listed as ACVs across England.
- These pubs are now protected in planning law at the point of ACV nomination
- Parish Councils have nominated around 2/3 of the pubs already listed

# Success stories



**Norton Lindsey Parish Council registered the New Inn, Warwickshire as an ACV. This allowed the local community to raise the funds to buy the pub.**

**Bishampton and Throckmorton Parish Council bought the Dolphin pub in Bishampton, Worcestershire after nominating it as ACV.**



# How your Parish Council can get involved

Parish Councils can:

- educate the local community on ACVs
- act as mediators between the local community and Council
- develop a working relationship with Planning Officers and encourage them to set up neighbourhood plans, or pursue other initiatives like applying for public works loans, increasing local control of assets
- promote the use of ACVs in rural areas; they are well placed to champion individual cases and build up community support



# Neighbourhood Plans and Pubs

## WHAT ARE NEIGHBOURHOOD PLANS?

- Neighbourhood Planning was introduced under the Localism Act 2012 , it empowers local communities to make Neighbourhood Development Plans (NDPs) for their areas.
- NDPs are concerned with the use and development of land and associated social, economic, and environmental issues. They can deal with matters like housing, employment, transport and community life and other issues of local importance.

# Neighbourhood Plans and Pubs

- These plans can be taken forward by Town and Parish Councils
- The first stage in the process for those promoting the NDP is to agree the area it will cover with their local planning authority (the Council).
- After the collection of evidence and consultation, a set of policies will be drafted which form the basis of the NDP. This will be examined independently and then put to a wider community referendum – at least 51% support of the plan is required.

# Neighbourhood Plans and Pubs

## HOW CAN NPDs BENEFIT PUBS?

- NDPs can contain policies specifically about pubs or about community facilities in general, provided these don't conflict with the Local Plan.
- Unfortunately, many Local Plans contain few policies to protect pubs or community facilities so the NDP offers scope to enhance them with more detailed requirements like proving non-viability before allowing change of use, how and where pubs should first be marketed as going concerns, availability of alternative facilities.
- These policies can make it much more difficult for developers to obtain planning permission to demolish or change the use of pubs.

# Success Stories

In Somerset we have seen two excellent plans put in place:

- The Plan for Clutton includes a strong policy to resist the loss of registered ACVs, which includes the local pub.
- Felpham Parish Council has listed several pubs as Assets of Community Value – working with local groups and other members of the community.

# Success Stories

- The Parish Council also introduced a neighbourhood plan which includes policy on ACVs and encouraging the Council to plan positively around pubs that are listed.
- These plans can be found at: [www.bathnes.gov.uk/neighbourhoodplans](http://www.bathnes.gov.uk/neighbourhoodplans)

