Barnet Council Community Right to Bid Form

Data protection			
1	Barnet Council will collect and use the information you give us to undertake our functions as a local authority and deliver services to you. It is our responsibility to ensure that your information is kept safe. Where necessary and legally allowed, we will share your information with trusted external organisations, commissioned partners and contracted service providers in order to deliver services and support to you. The information we collect may be used to better understand your use of our services and assist us in improving our services. This is to ensure we are using public funds in the best possible way. Under our duty to protect public money we may use the information you have provided for the prevention and detection of crime. For further details of how we use your information and to understand your rights please visit www.barnet.gov.uk/privacy or email data.protection@barnet.gov.uk to request a full copy of our privacy notice. I have read and understood the statement above.	YES	
Applicant's details			
2	Are you eligible to nominate?	YES	
3	Are you an unincorporated group? (Optional)	YES	
4	If you are an unincorporated group please provide a list of the names and addresses of at least 21 members who are registered to vote in Barnet or a neighbouring local authority. (Optional)	YES	Please see Attach 1.
5	Please select the type of eligible organisation you belong to from the drop down menu	• Unincorporated Group	
6	Please upload any supporting evidence about your group or organisation	eg Articles of Memorandum	Please see Attach 2.
7	Does your group distribute any surplus to its members?	NO	

8	Please upload evidence to support your not-for-profit status. Evidence can be in the form of a constitution stating that the group will not distribute surplus to members, or if you do not have such a constitution then please upload a copy of your accounts.	Not applicable to a group that has no funds.	Please see Attach 2.
9	Please describe your local connection.	We all live within easy walking distance (maximum 15 minutes, average less than 5 minutes of the Sebright Arms)	
10	Please upload any supporting evidence that you feel will demonstrate this.		Please see Attach 1.
11	Title	Dr	
12	Last name	Nightingale	
13	First Name	Christopher	
14	Phone Number (Optional)		
15	Email Address		
16	Address details for the nominating group		
17	Address details of the property or land	The address of the asset is: Sebright Arms, 9 Alston Road, Barnet, EN5 4ET.	
18	Organisation name	Sebright Arms Community Group	
19	Website address	No website	
Your proposal			
20	What is the name of the asset you wish to nominate?	Sebright Arms	
21	Name and address of current owner	McMullen & Sons Ltd., The Hertford Brewery, 26 Old Cross, Hertford, SG14 1RD	
22	Please describe the nominated land	Public house and garden	
23	Please upload a map or diagram of the asset, showing the proposed boundaries.		Please see Attach 3.
Outcomes			
24	Does the current principal use of the asset further the social well-being or social interests of the community?	YES	
25	If you answered "Yes" above: If the asset is not currently in use, was there a time in the recent past where the principal use of the asset was to further the social well-being or social interests of the community?	The asset has been in continuous use, even during recent lockdowns.	
26	Please give an example of how the principal use of the asset was/is to further the social well-being or social		Please see Attach 4.

	interests of the community. If the asset is not currently being used to further the social well-being or interests of the local community, during what period did it contribute to this?		
27	If the current principal use furthers the social wellbeing or interests of the community, is it realistic to think that this will continue to further the social wellbeing or interests of the community. If there was a time in the recent past when the current principal use of the asset furthered the social wellbeing or interests of the community, is it realistic to think that in the next five years there could be a principal use that would further social wellbeing or interests, whether in the same way as before or not?	YES	There is a policy of broadening the appeal of the pub. The garden has been transformed with cover for when it rains and the new children's play area is proving a great success, being the only non-school play area in the district. It serves to broaden the appeal of the pub to families with young children. The landlord is keen to encourage use of the pub by local groups and has raised money for the two local primary schools and also for Barnet Medieval Festival.
28	Please explain why you believe this is realistic.		The recent redecoration of the outside of the building has made it very attractive and will catch the eye of passers-by. Work has also been performed to upgrade the kitchen with food now being provided on six days a week. The pub also offers take-away food. It benefits from the experience of the landlord, Lucasz Szumski, who previously was head of food operations with a restaurant group.
29	Please describe any risks that should be taken into account when considering whether this asset can continue to further the social wellbeing and interests of the community.		The Sebright Arms is an off-centre pub and reliant on the community immediately around for its custom. Its location is at the centre of some 900 mainly Victorian terraced housing. As such, we see it to have a stable base of customers in a densely populated and affluent residential area. We perceive this as a classic

			community pub, providing a strong local focus for social exchanges and participation in community activities. No other publicly accessible buildings in the immediate area, pub or otherwise, provide such a broad range of opportunities to engage with both formal and informal communal activities.
30	Please add any other information you would like us to consider.		
Declaration			
31	By ticking this box, I declare that all the information provided is accurate	YES √	

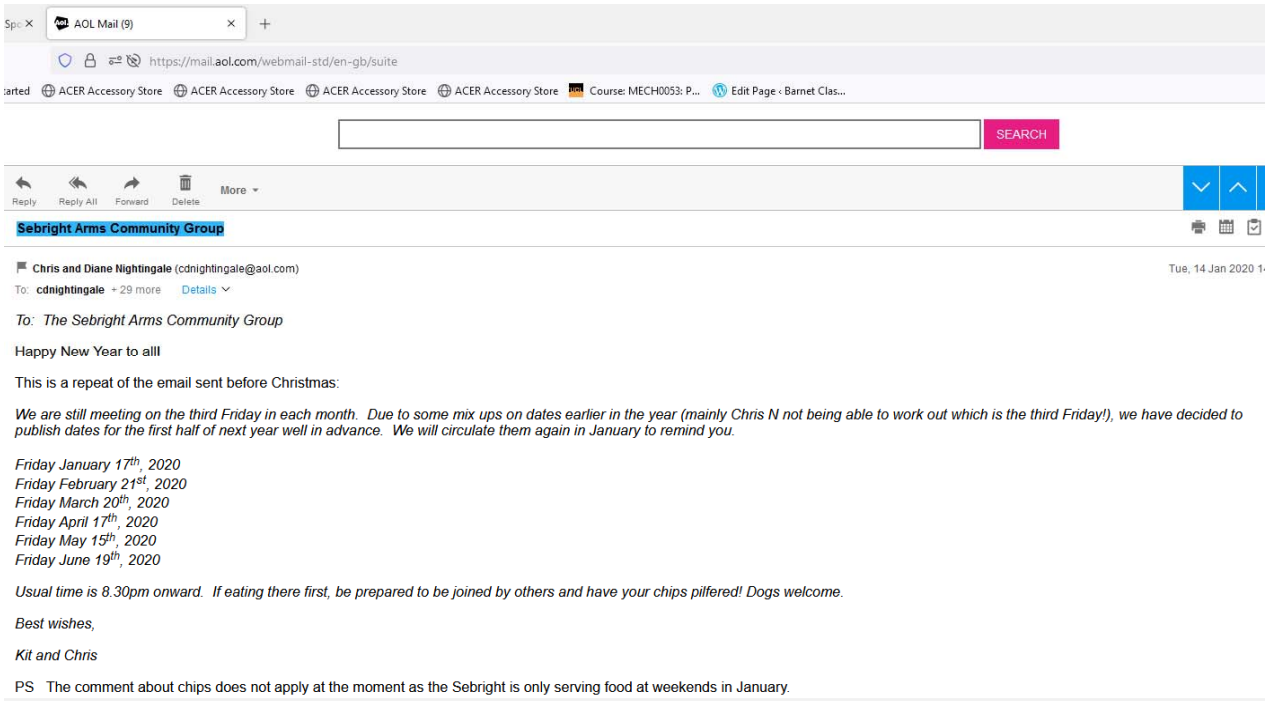
BRIEF DESCRIPTION OF THE SEBRIGHT ARMS COMMUNITY GROUP

Who we are:

We are a group of local people who have a common interest in wanting to support and preserve the Sebright Arms public house. We are customers of the Sebright Arms and we greatly value its presence as a focal point for our community. Our group collects no subscriptions, has no money of its own, and therefore has no accounts or money to distribute.

How we operate as a group:

To keep in touch, we decided in 2017 to have a monthly regular social meeting in the Lounge Bar of the Sebright Arms on the third Friday in every month (please see following screenshot of email).



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Sebright Arms Community Group

Chris and Diane Nightingale (cdnightingale@aol.com) Tue, 14 Jan 2020 1

To: **cdnightingale** + 29 more Details

To: The Sebright Arms Community Group

Happy New Year to alll

This is a repeat of the email sent before Christmas:

We are still meeting on the third Friday in each month. Due to some mix ups on dates earlier in the year (mainly Chris N not being able to work out which is the third Friday!), we have decided to publish dates for the first half of next year well in advance. We will circulate them again in January to remind you.

Friday January 17th, 2020
Friday February 21st, 2020
Friday March 20th, 2020
Friday April 17th, 2020
Friday May 15th, 2020
Friday June 19th, 2020

Usual time is 8.30pm onward. If eating there first, be prepared to be joined by others and have your chips pilfered! Dogs welcome.

Best wishes,

Kit and Chris

PS The comment about chips does not apply at the moment as the Sebright is only serving food at weekends in January.

Unfortunately, due to Covid, there has been no third-Friday meet-up since February 2020. Each year, approximately half of us have had a Christmas meal in the Sebright Arms on the last Sunday before Christmas (2016, 2017, 2018, 2019), but obviously not in 2020. We tried to revive it this year, but the usual number of 20 + dwindled to 6 due to concerns about Covid.

Examples of Sebright Arms community events

Sebright Arms Barnet is at **Seabright Arms**.
November 21, 2020 · London ·

Sebright news. Morning everone !
With yesterday donation to foulds school we manage to get £39 from each meal donation that will be transfered to school funding 🙂 thank you everone for orders and support! I will make that £39 donation topped up to £70 .

One more time thanks to everone who did pre order food . And to people that had to turned away please make sure you pre order your fish in advance via info@sebrightarmsbarnet.co.uk
Today we had limited avaliablity left fo... **See more**

3

Title Number : AGL148123

This title is dealt with by HM Land Registry, Wales 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 22 NOV 2021 at 12:26:20 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: AGL148123
Address of Property	: The Sebright Arms, 9 Alston Road, Barnet (EN5 4ET)
Price Stated	: £225,000
Registered Owner(s)	: McMULLEN & SONS LIMITED (Co. Regn. No. 51456) of The Hertford Brewery, 26 Old Cross, Hertford SG14 1RD.
Lender(s)	: None

Title number AGL148123

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 22 NOV 2021 at 12:26:20. This copy does not take account of any application made after that time even if still pending in HM 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 HM Land Registry web site explains how to do this.

A: Property Register

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

BARNET

1 (05.12.2005) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being The Sebright Arms, 9 Alston Road, Barnet (EN5 4ET).

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 (05.12.2005) PROPRIETOR: McMULLEN & SONS LIMITED (Co. Regn. No. 51456) of The Hertford Brewery, 26 Old Cross, Hertford SG14 1RD.

2 (05.12.2005) The value stated as at 28 November 2005 was £225,000.

C: Charges Register

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

1 (05.12.2005) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	05.12.2005	The Sebright Arms	17.04.2000 9 years from 17/4/2000	

End of register

HM Land Registry
Current title plan

Title number **AGL148123**
Ordnance Survey map reference **TQ2496NW**
Scale **1:1250**
Administrative area **Barnet**

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HM 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 HM Land Registry, Wales Office.