

Three Tuns ACV Working Group

Meeting – 31st August 8.00pm (via MS Teams).

Attendees: Jan Maddern (lead), Alan Briggs, Nicola Cobb

Apologies: Darren Gauder

Notes

Following the sudden closure of the Three Tuns pub, the ACV working group held a meeting to discuss a short-term plan. This note is to bring the parish councillors up to speed with the current situation so decisions can be made at NMPC meeting on 12th September.

Nomination for Asset of Community Value (ACV)

The Three Tuns was registered as an 'Asset of Community Value' in early 2021 following an application by NMPC. This means that if, at any time, the owner decides to either sell the land they MUST advise Dacorum Borough Council immediately, which in turn MUST advise Nash Mills Parish Council (as the nominee for the ACV). Many applications for ACVs are refused, but our bid was successful. One of the reasons was that we were able to demonstrate that a local Residents' Association and the borough councillor hold meetings in the pub, proving its community value.

What an Asset of Community Value Means

This government document explains this clearly, and in particular, the process of what happens when an ACV is put up for sale, is in section 1.2:

<https://researchbriefings.files.parliament.uk/documents/SN06366/SN06366.pdf>

It states that "There is an initial six-week interim period, during which a community group may express interest in bidding" (interestingly, it does not say it has to be the nominee, so a local residents' group could be formed should that be deemed an option). If a community group registers an interest, there is a total 6-month period (including the 6-week period) for the community group to decide whether to, and if they do, to put in a bid. However, it must be noted that the seller IS NOT compelled to accept the bid and is free to sell to whomever they wish.

Current Position - Ownership

It is understood that the Three Tuns changed hands in the recent past, from Punch Taverns, to Star Inns. At this stage it is not clear whether this sale was made before or after the pub was registered as an ACV. This is currently being investigated as if it was after they are in breach of the regulations.

ACV W/G Proposal

Following the closure of the pub the ACV W/G met to discuss whether to look at proposing a short-term plan, that could be brought to NMPC, so that if the pub is put up for sale, the parish council has an idea of what the public would like to see and whether they would support any action.

With this in mind, the W/G have requested this to be added to the agenda for September's meeting. and these are the agenda points:

AB found an example of a parish in Oxfordshire that took on a pub recently and it is being run as a community pub. Details have been circulated for parish councillors to read in advance of the meeting.

At this stage there is no urgency to decide whether a bid should/would be put in for the purchase of pub *should it become available for sale*, or who/which body/organisation would take that forward should it be decided that this is the best path to take.

For NMPC Meeting to Decide

The only considerations for the September meeting are those on the agenda:

- This update to be received by councillors
- Does the parish council wish to engage with the community to establish whether they consider the pub should be protected as a going concern?
- If yes to the above question, what would the format of public engagement be, and what would the budget be for this?
- If this is deemed to be a viable proposal, where would the budget be taken from?

There will be further questions that will come out during the consultation, but this is the purpose of the agenda item for 12th September.

Jan Maddern
ACV W/G Lead