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Mr P Gill  
Branch Campaigns Officer  
Reading & Mid-Berks CAMRA  
81 Addison Road  
Reading Borough Council RG1 8EG

Our reference:  
Your reference:

Date: 4 September 2014

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Your contact is: **Bruce Tindall Development**

Dear Mr Gill

**THE ALEHOUSE PUBLIC HOUSE, 2 BROAD STREET, READING RG1 2BH**

**COMMUNITY NOMINATION AS AN ASSET OF COMMUNITY VALUE  
DETERMINATION UNDER SECTION 90 OF THE LOCALISM ACT 2011**

I acknowledge receipt of your form of 11<sup>th</sup> July 2014 nominating The Alehouse Public House, in Broad Street, Reading, for inclusion on the Council's List of Assets of Community Value under the Community Right to Bid provisions of Chapter 3 of the Localism Act 2011. Your form included a photograph showing the site that you are nominating for listing.

I am responding to you as the officer to whom the Council has delegated authority to consider and determine community nominations under Section 90 of the Localism Act 2011.

In considering and determining your community nomination, the Council is required under Section 89 to consider whether the nomination has been made by a body listed under Section 89(2)(b), ie a local parish council or a voluntary or community body with a local connection.

The Council is also required under Section 90(3) to consider whether the land nominated (a) is in the authority's area; and (b) is of community value.

I am satisfied that the Reading and Central Berkshire Branch of CAMRA was entitled to make a community nomination because:

- It is a voluntary or community body which is a company limited by guarantee which does not distribute any surplus to its members;
- You are a local member and a person registered as a local government elector in either the local authority or a neighbouring local authority;
- It has a local connection with land in a local authority's area because its activities are wholly or partly concerned with the local authority's area, or the area of a neighbouring local authority

The site you have nominated (The Alehouse) is in the local authority's area.

Section 88 of the Localism Act 2011 defines land of community value. This is land and buildings where, in the opinion of the local authority, its actual current use furthers the social wellbeing or social interests of the local community, and it is realistic to think that the same or another such use will continue; or where there was such a use in the recent past which it was realistic to think could exist within the next five years.

The Council accepts that The Alehouse, as a local public house in the town centre, has a use that is beneficial to local people. However, the Council also recognises that The Alehouse is one of a number of premises in the town centre with licences to sell alcohol on the premises, and if The Alehouse were to close, then there will still be many other licenced premises in the town centre where local people may purchase and drink alcohol. Therefore the Council cannot see any reason which is specific to The Alehouse to single it out for community benefit over and above the other licenced premises in the town centre.

We consider that the reasons you give for nominating The Alehouse can and do apply to other licenced premises in the town centre. There are other town centre licenced premises which provide an opportunity for town centre residents and those from further afield to meet and mix in an inclusive and supportive environment that favours social well-being; which cater for Reading residents from all walks of life; are lesbian and gay friendly; provide support for local charities; and afford an opportunity for people of different backgrounds to gather and interact.

We appreciate that The Alehouse has a particular customer base that is linked to your campaigning organisation. In particular, it sells a wide and changing range of real ale. We do not consider that this, in itself, provides sufficient grounds for the Council to accept its nomination as an asset of community value, over and above other licenced premises in the town centre. It is a business decision for the licenced premises and the body owning it to determine their target audience(s) and customer base. I have spoken to the owner's agent who is unaware of any proposals to close the facility at the present time. However, in the hypothetical situation of the premises being closed in the future, there are many other licenced premises in the town centre which, if they chose, could seek to cater for the market audience which currently uses The Alehouse, if they considered that there was a commercial benefit to them to do so.

Therefore the decision of the Council on your community nomination is that it is **unsuccessful**.

Under Section 93(1) of the Localism Act 2011 the Council is required to maintain a separate list of unsuccessful community nominations, and the reasons for not including the land in the authorities list of assets of community value. This entry will appear on the Council's website, with this letter attached to the entry for The Alehouse.

Yours sincerely

Bruce Tindall  
Head of Development