

12 JAN 2015

REFERRED TO  
FILE NO

**Chesterfield Borough Council  
Community Right to Bid**

**Registration of Assets of Community Value  
Nomination Form**

**Please note that all sections of this form must be completed.**  
If you need assistance completing this form, please refer to the FAQs document which can be downloaded from the website [www.chesterfield.gov.uk](http://www.chesterfield.gov.uk)

**SECTION 1: ABOUT YOUR COMMUNITY ORGANISATION**

Name of Community Group:

Friends of The Wellington

Name of key contact person:

Address of the key contact:

Telephone Number:

E-mail address:

Is the Group: (Please mark with ✓ as appropriate)

a) An un-incorporated body	<input checked="" type="checkbox"/>
b) A charity	<input type="checkbox"/>
c) A company limited by guarantee	<input type="checkbox"/>
d) An industrial or provident society	<input type="checkbox"/>
e) A neighbourhood forum	<input type="checkbox"/>
f) A community interest company	<input type="checkbox"/>
g) A parish or town council	<input type="checkbox"/>

If your group is an un-incorporated body please attach a list of the names and addresses of 21 members registered as local electors in Chesterfield Borough or a neighbouring authority.

Or if not an un-incorporated body please provide written evidence of your status e.g. Group Constitution or charity number.

## SECTION 2: ABOUT YOUR LOCAL CONNECTION

Please describe the nature of your local connection to the asset you are nominating.

"Friends of the Wellington" membership is made up of users of The Wellington Hotel. Most members live within a one mile radius some members travel from further afield (surrounding villages, Chesterfield and beyond) because it is fully accessible for all to enjoy the comfortable atmosphere, good beer and food, live entertainment, quizzes and to meet regularly with friends or family from the community.

The group was formed in November 2014 after news of the impending closure had circulated via the "real" social networks centred around the Pub. The initial public meeting was attended by around 250 people, including outraged New Whittington residents, concerned customers, our supporting MP (Natascha Engle) and Local Councillors.

Membership of the group also contains owners or representatives of the local shops, businesses, primary school, parish church, sports clubs, societies and pensioner groups.

Our membership includes a broad representation of our diverse community: From the youthful to the very elderly, widows and widowers, disabled, young and established families, retired couples, single parents, carers and cared-for, with a variety of cultural, ethnic, social backgrounds, orientations and outlooks.

All members have a strong connection to this threatened asset and a passionate belief that loss of Wellington Hotel will have a negative impact on their lives and on the community that supports them.

## SECTION 3: ABOUT THE ASSET YOU ARE NOMINATING

Title of the asset:

The Wellington Hotel

Address of the asset:

162 High Street  
New Whittington  
Chesterfield  
Derbyshire  
S43 2AN

Name of owner of the asset:

New River Retail (UK) Ltd

Address of asset owner:

37 Maddox Street  
London  
W1S 2PP

Telephone number of owner:

020 3328 5800

E-mail address of owner:

not available

Name of current occupier  
(if different from owner)

Leased to : Marston's PLC

Address of occupier:

Marston's House  
Brewery Road  
Wolverhampton  
WV1 4JT

(note: the current occupant is the Manager and  
Licensee: Michael Storev - 01246 450879)

Telephone number of occupier:

(Marston's) 01902 711811

E-mail address of occupier:

(Marston's) not available

Please give a description of the nominated asset and its proposed boundaries and attach a copy of a map high-lighting the area covered by the asset you are nominating.

The building was built and listed as a "beer house" Circa 1860 to serve the growing community of workers employed at the West Staveley Colliery and associated industries. The village of New Whittington grew around the Wellington Hotel.

The building and land shown on the map attached within the boundary shown in orange, includes;

- Vestibule giving access to toilets & bars
- Public bars, "tap room" with pool table, darts and sports TV & "best side"
- Kitchen and food preparation area
- Restaurant / dining area converts to venue & evening seating area.
- Double sided bar area with with access to landlord accommodation and cellar
- Cellar divided for conditioning/storing beers and food/beverage storage
- Upstairs Landlord's accommodation
- Covered outside smoking area
- Large Enclosed beer garden to the rear with seating, play equipment and paved area with disabled / pushchair access.
- Customer carpark with entrances & exits to High Street and Wellington Street (allowing common historical use as for foot access).
- Wide frontage adjoining pavement with unrestricted public access

## SECTION 4: REASON FOR NOMINATION

Please explain why your community group believes that the above named asset is an asset of community value and should be included on the register of assets of community value for Chesterfield Borough.

Please Note: Any information entered into this section may be copied and passed onto the owner of the property you are nominating.

In your reply you should address the following questions:

1. Explain how the main use of the asset currently contributes to community value (see attached definition).
2. Has the main use of the asset in the recent past contributed to community value? Please explain how.
3. Explain how this asset could provide a realistic future contribution (in the next five years) to community value?

Past and present, The Wellington has boosted the social well-being and interests of the community in ways which increases the social cohesion of the diverse demographic in New Whittington. As all sectors of the community mix and meet at the Wellington, ties are built and support networks develop that help minimise the many problems faced by both the young and old in our community.

The Institute of Public Policy Research estimates a wider social value of up to £120,000 pa is generated by community pubs such as the Wellington. With a reduction of social isolation, antisocial behavior, demand on social services & NHS, and an increase in local commerce generated by strong social networks, the Wellington contributes to the upper end of the IPPR estimates.

The Wellington also contributes directly to the local economy via direct employment and sourcing of products and services from the village and Chesterfield area. The majority of produce for the kitchen is sourced from local butchers, bakers and grocers. Staff are employed from the local community and given the opportunity to develop valuable skills to contribute within the business or to progress to other employment.

The boosting of social well-being and interests of the community has been recognised by Marston's Plc when the Wellington was awarded runner up in their "Community pub of the Year Awards" (transcript of Press Release attached). Since this accolade, the Wellington has continued to deliver benefits to the community which are held in high regard, including; Delivering meals to the housebound, Providing quality great value meals to pensioners, Hosting a variety of events that brings the community together, Providing a meeting space for sporting clubs and local societies, pensioner groups and the local school fund raising group.

The "Friends of the Wellington" independent estimate, highlights that the Wellington is a viable and valuable asset to the community. Our calculations indicate an average weekly turnover circa £6000 (£312,000pa), a sum that covers all "localised" operating costs and an attractive return on a "free market" valuation of the property.

The analysis supports the contention that under a "Pub Co." tie or managed scheme the accounts can show a loss due to "group apportioned", indirect or unnecessary costs, hence presenting an inaccurate representation of the individual Pubs viability. A "free market" valuation or "fair rent" assessment, free of tie (not forced to buy beer at inflated prices) would increase the viability well in to the future (5yrs +) and secure further value to the community. Trade is currently limited by the ties which restricts the licencees' ability to cater for known local demand (e.g. Re-submission to "The Good Beer Guide" with extended range of real ales and flexibility of pricing).

We the "Friends of the Wellington" believe the Wellington Hotel fulfils all the criteria to be listed as an Asset of Community Value.

If this asset closed there would be no accessible, free public meeting space in the area.

Evidence substantiating the above is available for the councils' inspection (with confidentiality). 1500+ petition, supporting comments, letters, testimonials, calculations. Some of which are of personal emotional significance or commercially sensitive.

**SECTION 5: ACCESSIBILITY**

Please give details of how many people or what proportion of the community, and which particular sections of the community currently use the asset for its main use, or, if applicable, did so in the past.

We estimate 4000 - 6000 individual people use the asset for its main use per annum.

The majority are from the diverse population of the local area including adults and children. The non discriminatory Equality and Diversity in practice at the Wellington is such that we have no estimates available of the proportions of particular sections of the community.

If access to the asset is currently restricted in some way e.g. has no disabled access – please provide details.

All public areas of the Wellington have disabled access including including the smoking area and beer garden.

**SECTION 6: DECLARATION**

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

Name:

Signature:

Date:

Please return your form to: Donna Reddish, Policy Manager, Chesterfield Borough Council, Town Hall, Chesterfield, S40 1LP.

Wellington Hotel  
162 High Street  
New Whittington  
Chesterfield  
Derbyshire  
S43 2AN

