



Ribble Valley  
Borough Council  
[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

## **Notice under Section 91 of the Localism Act 2011 Dated: 15 November 2016**

**INCLUSION ON THE LIST OF ASSETS OF COMMUNITY VALUE OF LAND/BUILDINGS  
SITUATED AT THE DOG & PARTRIDGE, TOSSIDE ("THE ASSET")**

### **1. BACKGROUND**

On or about the 23<sup>rd</sup> day of September 2016, Ribble Valley Borough Council ("The Council") received a nomination under Section 89 of Localism Act 2011 ("the Act") to list the Asset as an asset of community value. The nomination was made by Tosside Community Link. A copy of the nomination, including a plan showing the location of the Asset is attached at Appendix 1.

The owner/occupier of the Asset has been informed by the Council that a nomination has been received and given an opportunity to comment, see attached as Appendix 2.

Under Section 87 of the Act the Council must maintain a list of land in its area that is of community value.

Section 88 of the Act defines land of community value thus:

1. For the purpose of this chapter but subject to regulations under sub-section (3), a building or other land in a Local Authority's area is community value if in the opinion of the Local Authority:
  - (a) an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community; and
  - (b) it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in same way) the social wellbeing or social interest of the local community.
2. For the purpose of this chapter but subject to regulations under sub-section 3, a building or other land in the Local Authority's area that is not land of community value as a result of sub-section (1) is land of community value if in the opinion of the Local Authority:-
  - (a) there is a time in the recent past when an actual use of the building or land that was not an ancillary use furthered the social wellbeing or interests of the community; and
  - (b) it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that

would further whether or not in the same way as before the social wellbeing or social interests of the local community.

Under Section 89 of the Act the Council can only include an asset on the list of assets of community value in response to a community nomination (as defined).

## 2. DECISION-MAKING PROCESS

The Council resolved at Policy and Finance Committee on the 29<sup>th</sup> day of January 2013 that the determination of applications for nomination of assets be delegated to the Head of Legal and Democratic Services (inter alia).

In accordance with this decision the Council has now fully considered the nomination and having considered the Act and the Assets of Community Value England Regulations 2012 (the Regulations), has decided to enter the property into its list of assets of community value. This decision has been taken because:

- a. the application meets the criteria in that the Asset lies within the administrative boundaries of the Council;
- b. Tosside Community Link is entitled to make a community nomination in accordance with the provisions of the Act. Concerns have been raised about the way the decision to nominate the Asset was taken. The Tosside Community Link's decision making process does not require all Trustees to be in support of a decision, nor do the regulations require the Council to go beyond considering whether or not the nominating body is as described in the regulations;
- c. the nomination form submitted by Tosside Community Link includes the matters required under Regulation 6 of the Regulations;
- d. the Asset does not fall within the description of land which may not be listed as specified in Schedule 1 of the Regulations. The Asset is used as bed and breakfast accommodation in addition to its use as a public house with residential accommodation. In reliance on the approach adopted in the case of *Wellington Pub Company v The Royal Borough of Kensington and Chelsea* and another 2015 the Council is satisfied that the Asset does not fall within the description of land which may not be listed;
- e. the nomination form sets out the reasons for nominating the Asset, explaining why the asset meets the definition in the Act;
- f. the Asset's owners and occupiers have been served with a copy of the application and have had an opportunity to comment; those comments have been considered;
- g. in the opinion of the Authority the nominated asset is an asset of community value as its actual current primary use namely use as a village pub furthers the social wellbeing or social interests of the local community by providing a venue for use for social recreational and cultural interests.

## 3. NEXT STEPS

The Asset will now be placed on the list of assets of community value which the Council is required to maintain under Section 87 of the Act. In accordance with Section 91 of the Act, the Council will send a copy of this notice to the owner of the

land and Tosside Community Link. The information about how the application has been determined will be published on the Council's website. The Asset will remain on the Council's list of assets of community value for a period of 5 years from the date of this notice unless removed with effect from some earlier time in accordance with the provisions of the regulations.

The Localism Act 2011 requires that the Council draws your attention in particular to the following matters:

- a. The consequences for the land and its owner of the land's inclusion in the list.
- b. The right to ask for a review.

#### 4. THE CONSEQUENCES FOR THE LAND AND ITS OWNER OF THE LAND'S INCLUSION IN THE LIST

Inclusion of assets on the list of community value is a local land charge under the Local Land Charges Act 1975. The Council is required under Schedule 4 of the Regulations to apply to the Land Registry for a restriction to be added to the registered title of the land that no transfer or lease is to be registered without a certificate signed by a conveyancer that the transfer or lease did not contravene Section 95(1) of the Localism Act 2011. Under Section 95 of the Act an owner must notify the Council at the address shown below when they wish to enter into a relevant disposal (as defined in Section 96 of the Act) of that asset. Some types of disposal of listed assets are exempt and these are set out in full in Annex A of the Non-Statutory Advice Note issued to local authorities about the community right to bid. Annex A also identifies circumstances where, although there is no requirement in the legislation that the owner has to explain to the Local Authority that the disposal is exempt, it would be helpful for them to do so.

A moratorium period is triggered by notification under Section 95 to allow a community interest group to submit a written request to be treated as a potential bidder for the asset.

Please note the owner of the asset does not have to sell the asset to the community interest group. There is also a "protected period" (18 months from the time that the owner notified the Local Authority of their intention to dispose of the assets) and during this time there can be no further moratoriums on sale and the owner is free to dispose of the property as they see fit.


The owner is advised to refer to Part 5, Chapter 3 of the Act and the regulations in full and to seek legal advice if they wish to dispose of the asset. A disposal of listed land which contravenes the Regulations and Act will be ineffective.

#### 5. THE RIGHT TO ASK FOR A REVIEW (SECTION 92)

Asset owners have the opportunity to request a review of the decision to enter an asset on the list of assets of community value. The request must be made in writing before the end of the period of eight week beginning with the day on which written notice of inclusion of the land in the list was given by the Council. The internal review process in relation to the listing will be undertaken by the Chief Executive or the Head of Legal and Democratic Services where they have not been involved in the initial decision.

Landowners wishing to request a review of the decision should address their request to the Head of Legal and Democratic within the timescale set out above setting out the grounds for review and whether or not they wish to request an oral hearing.

Private owners may claim compensation for loss and expense incurred through the asset being listed including a claim arising from a period of delay in entering into a binding agreement to sell which is wholly caused by the interim or full moratorium period. Regulation 14 is the regulation that contains details about applications for compensation, which must be made before the end of thirteen weeks after the loss or expense was incurred. Part 5, Chapter 3 of the Act and the Regulations referred to above provide further detailed information.

Signed:  .....  
Head of Legal and Democratic Services

Dated: *15<sup>th</sup> November 2016* .....

**ASSETS OF COMMUNITY VALUE  
THE COMMUNITY RIGHT TO BID  
NOMINATION FORM**

Before completing this form, please read the material at:

<http://mycommunityrights.org.uk/community-right-to-bid/>

**When completed the form should be sent to the local authority that covers the area in which the asset is located.**

**Section 1: The name of your organisation**

|  |
|--|
| Name of organisation <i>(full name as written in your constitution or rules(if appropriate))</i> :<br>Tosside Community Link |
| Address including postcode: Tosside Community Hall, Tosside, BD23 4SQ  |

**Section 2: Contact details**

|  |
|--|
| Name:<br>Ann Groves  |
| Position in the organisation:<br>Secretary   |
| Address including postcode: 7, The Plantation, Tosside, BD23 4SF   |
| Daytime telephone No:<br>01729 840272  |
| Mobile telephone No:   |
| Email address:<br>tosside@hotmail.co.uk  |
| How and when best to contact you <i>(by email or phone, and days of the week and / or times your prefer)</i> :<br>email any time |

**Section 3: Type of organisation**

| Description                      | Indicate all that apply | Registration number of charity and / or company if applicable |
|----------------------------------|-------------------------|---|
| Neighbourhood forum              |                         |   |
| Parish council                   |                         |   |
| Charity                          | ✓                       | 1093125   |
| Community interest company       |                         |   |
| Unincorporated body              |                         |   |
| Company limited by guarantee     |                         |   |
| Industrial and provident society |                         |   |

#### Section 4: Number of members registered to vote locally (unincorporated bodies only)

In the case of an unincorporated body, at least 21 members must be registered to vote locally. If they are registered to vote in the area of a neighbouring local authority, please confirm what this area is.

Craven DC

Hyndburn BC

#### Section 5: Local connection

In addition, your organisation must have a local connection, which means that its activities are wholly or partly concerned with the administrative area in which the nominated asset is located. Please explain what your organisation's local connection is.

The objectives of Tosside Community Link are "To apply its property and its income for the use or benefit of the inhabitants of the parish of Tosside, North Yorkshire (amalgamated with Dalehead) without distinction of political, religious or other opinions including use for teaching, lectures and classes and for other forms of recreation and leisure time occupation with the object of improving the conditions of life of the inhabitants."

#### Section 6: About the land or buildings(s) you are nominating

What it is (e.g. public, local shop, recreation land): Public house

Name of the premises (The Volunteer Pub, Jones stores):

Dog and Partridge

Address including postcode (if know):

Tosside, BD23 4SQ

#### Section 7: Details of the land

Please include details of the boundaries of the land you are nominating.

see attached plan area outlined in grey with the 5 cars. Grid Ref : SD 76896 56067

You should supply the following information, if possible. If any information is not known to you, please say so.

|   | Name (s)                      | Address (es)                           |
|---|-------------------------------|--|
| Names of all current occupants of the land  | Mr T Gridley<br>Mrs G Gridley | Dog & Partridge<br>Tosside<br>BD23 4SQ |
| Name of current and last known addresses of all those owning freehold of the land             | Mr T Gridley<br>Mrs G Gridley | Dog & Partridge<br>Tosside<br>BD23 4SQ |
| Names of current or last known addresses of all those having a leasehold interest in the land | N/A                           | N/A                                    |

### Section 8: Why you think the building or land has community value?

Note that the following are not able to be assets of community value:-

- A building wholly used as a residence, together with land "connected with" that residence. This means adjoining land in the same ownership. Land is treated as adjoining if it is separated only by a road, railway, river or canal.
- A caravan site.
- Operational land. This is generally land belonging to the former utilities and other statutory operators.

Does it currently further the social wellbeing or social interests\* of the local community, or has it done so in the recent past and if so how?

\*These could be cultural, recreational and/or sporting interests, so please say which one(s) apply.

As a Public House it has provided the local community with an essential place to socialise, eat, drink, relax and play pool, darts and quiz so it has provided cultural, recreational and sporting interests

Could it in future further the social wellbeing or social interests\* of the local community? If so, how? (This could be different from its current or past use.)

\*These could be cultural, recreational and/or sporting interests, so please say which one(s) apply.


If it continues to be a Public House it could provide cultural, recreational and sporting interests

## Section 9: Submitting this nomination

### What to include

- Evidence that the nominator is eligible to make a community nomination (The rules of your organisation / constitution)
- Names & Addresses of 21 Members who are registered to vote in the local community if the organisation is an unincorporated body

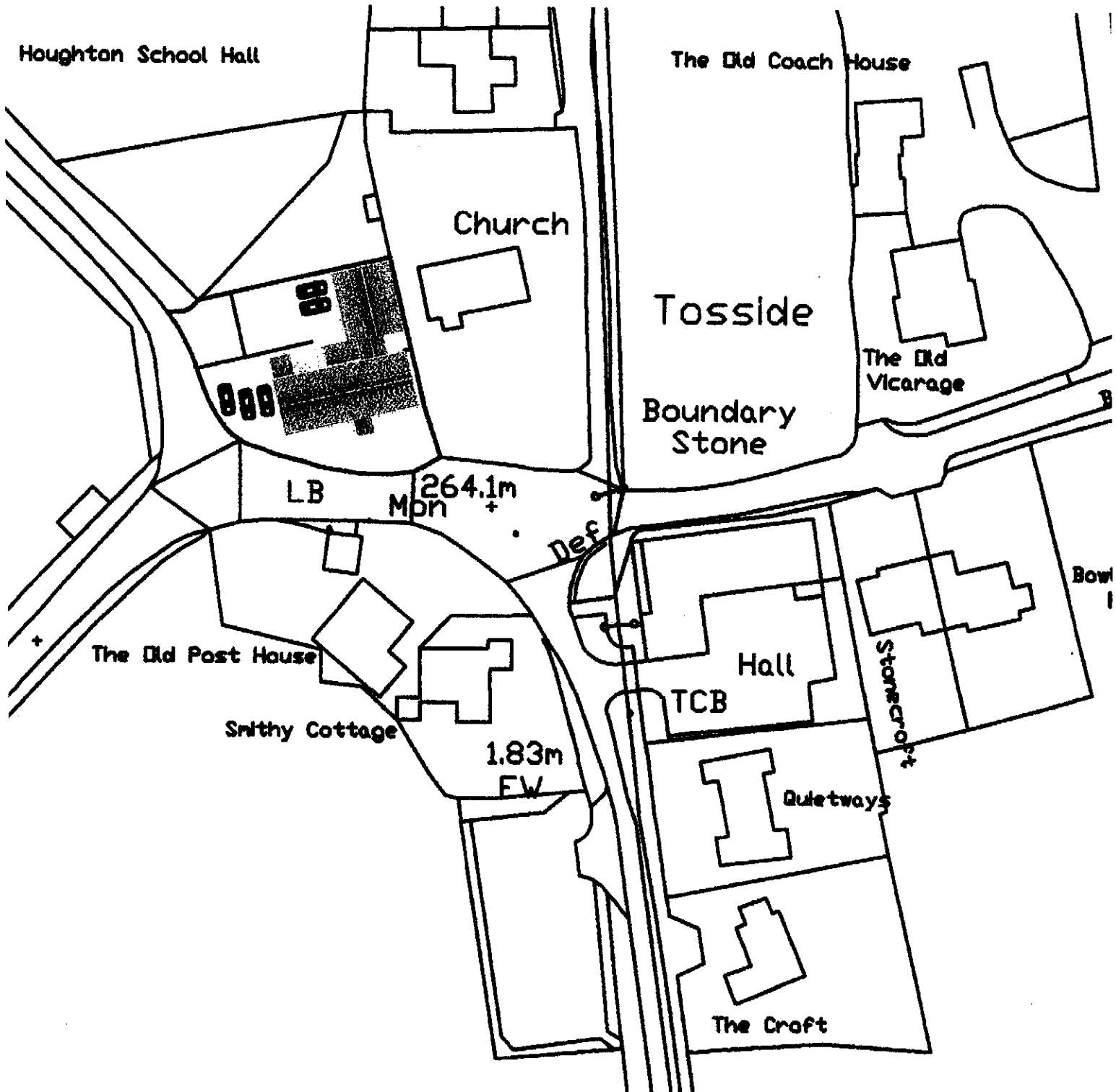
### Signature



*By signing your name here (if submitting by post) or typing it (if submitting by email) you are confirming that the contents of this form are correct, to the best of your knowledge.*



REF Doc. PARTRIDGE  
TOSSIDE



Location Plan - 1:1250



# Assets of Community Value: Unincorporated Body Nomination Form

CHIEF EXECUTIVE OFFICER

20 SEP 2016

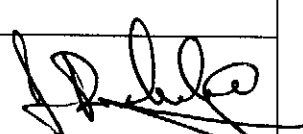


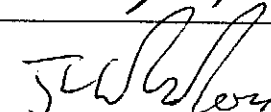

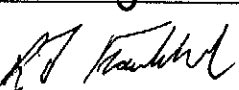
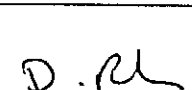
Nominations to list pubs as 'Assets of Community Value' can be accepted from any group of at least 21 local people who appear on the electoral roll within the local authority, or a neighbouring local authority. The names must also be from separate households.

By signing this form you are agreeing to sign up and support the principles of the group. At a later date we will also elect a Chair and Secretary to the group.

On behalf of the following members of the local community, please list this pub as an Asset of Community Value:

Name of Pub: DOE AND PARTRIDGE

Address of pub: TOSSIDE BD23 4SQ

| No. | Name (Please Print Clearly) | Your Full Address (Including Postcode) | Are you registered to vote within the local authority, or a neighbouring local authority? | Signature   |
|-----|-----------------------------|--|---|---|
| 1   | Joseph Drauchenberg         | The Old Vicarage Tosside BD23 4SQ      | Craven District Council   |  |
| 2   | Edmund Reuswick             | Coolom Lile Barn, Tosside BD23 4SD     | Craven District Council   |  |
| 3   | ALBERT HODGSON              | Hartley's Farm Tosside BD23 4SQ        | Ribble Valley Council   |  |
| 4   | JOSEPH WHARTON              | Highway Gully Tosside                  | YLS   |  |
| 5   | Nancy Hodgson               | 65 Haworth Street, Lishton             | Hyndburn Council  |  |
| 6   | Richard Frankland           | Bent House Farm, Tosside Skipton       | Ribble Valley Council   |  |
| 7   | Diana Robinson              | Lower Brayshaw Tosside                 | Craven and District Council   |  |

| No. | Name (Please Print Clearly) | Your Full Address (Including Postcode)              | Are you registered to vote within the local authority, or a neighbouring local authority? | Signature        |
|-----|-----------------------------|---|---|------------------|
| 8   | ANN GROVES                  | 7 THE PLANTATION<br>TOSSIDE BD23 4SF                | YES   | A. Groves        |
| 9   | JAMES WADDINGTON            | SKIRDEN HALL FARM<br>TOSSIDE<br>NR SKIPTON BD23 4SA | YES   | James Waddington |
| 10  | JOYCE TAYLOR                | STUDFORD GILL<br>TOSSIDE<br>SKIPTON BD23 4SU        | YES   | J. Taylor        |
| 11  | ANDREW MARSHALL             | BAHLYRACRE<br>BARN TOSSIDE<br>BD 23 4SX             | YES   | A. Marshall      |
| 12  | Joyce Woolston              | 9. The Spinney<br>Bowden of Fell Park<br>TOSSIDE.   | YES   | J. Woolston      |
| 13  | HOWARD BODKIN               | 75 OSTRICH LANE<br>PRESTWICH M25 8SN                | YES   | H. Bodkin        |
| 14  | Richard Gorwag              | Dairy House<br>TOSSIDE                              | YES   | R. Gorwag        |
| 15  | BERNARD WOOD                | 24 CHAPEL ST<br>SLAIDBURN<br>CLITHEROE B37 9FS      | YES   | B. Wood          |
| 16  | WANDA LORD                  | BECKFOT FARM<br>TOSSIDE                             | YES   | Wanda Lord       |
| 17  | Danielle Brooks             | 27 Edward<br>Drive, Clitheroe<br>BB7 1EF            | YES   | D. Brooks        |
| 18  | NOLAN JACKSON               | 58 Mayfield<br>Avenue Clitheroe                     | YES   | N. Jackson       |
| 19  | STEPHEN HODGSON             | 112 weene lane<br>Clitheroe<br>BB7 1BN              | Yes   | S. Hodgson       |
| 20  | HANEY BROOKS                | 10 CHESTNUT<br>CRECENT, BARROW<br>BB7 9FD           | YES   | H. Brooks        |
| 21  | SUSAN JACKSON               | 58 MAYFIELD<br>AVE, CLITHEROE                       | YES   | Susan Jackson    |
| 22  | Christie Fawcett            | 8 Peel Park<br>Close<br>Clitheroe                   | Yes   | C. Fawcett       |
| 23  | Glen BRITHON                | 6 PASTURELANDS<br>DRIVE BILLINGTON                  | Yes   | G. Brithon       |
| 24  | Eva Lloyd.                  | The awls<br>TOSSIDE                                 | Yes.  | E. Lloyd         |
| 25  | PETER TAYLOR                | HIGHER BRAYSHAW<br>Rathmell                         | YES   | P. Taylor        |

26 David Brown Chapel House  
TOSSIDE YES [Signature]

Registered Charity:

**Tosside Community Link** (Charitable Trust No: 1093125)

Document Title:

**Constitution (2012)**

Owner:

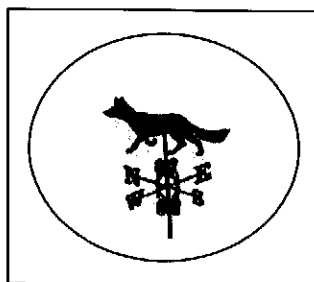
**Ann Groves - Secretary** (pp TCL Management Team)

Version No and Status: 1.0a –Approved

Effective Date: 1<sup>st</sup> January 2012

Review Frequency: Annually

Author: Keith Dixon



**[www.tossidecommunity.co.uk](http://www.tossidecommunity.co.uk)**

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**Document Title**

*CONSTITUTION (2012)*

**Purpose and Scope**

This document formerly outlines the constitution for Tosside Community Link. It is based in its entirety on a model constitution provided by the Charities Constitution in their GD3 Governing Documents (dated June 2011).

This document supersedes the previous Tosside Community Link constitution of 1999 (last amended 2002) and attempts to reflect changes that have come about over the intervening ten years as the organisation has grown and matured.

Such items included:

- The fact that the charity has now been established (hadn't at the creation of the document)
- Legislative changes brought-about by the Charities Act in 2006; in particular, the changes brought-in within the act to allow payment of a minimal number of Trustees for items of work undertaken (on a "contract of service" basis) – this area has been problematic to us in the past
- The revised composition of the Executive Committee
- The composition of members of the executive committee, reflecting the reduced number of people who now actively support the charity
- The general growth of the charity beyond that recognised at the outset
- A requirement for an organisation that can survive and thrive in the 21<sup>st</sup> century
- Correction of factual errors.

Once agreed by the Management Team, it was submitted and approved at a meeting of the Trustees on 6<sup>th</sup> December 2011. Final minor changes were made following the meeting and submitted to the Charities Commission with a view to implementation from 1<sup>st</sup> January 2012.

**Constitution:****PART 1****1. Adoption of the constitution**

The charity and its property will be administered and managed in accordance with the provisions in Parts 1 and 2 of this constitution.

**2. The name**

The charity's name is Tosside Community Link (and in this document it is called "the charity").

**3. The objects**

The charity's objects ("the objects") are: To apply its property and its income for the use or benefits of the inhabitants of the Parish of Tosside (amalgamated with Dalehead) near Skipton, North Yorkshire, without distinction of political, religious, or other opinions including use for teaching, lectures and classes and for other forms of recreation and leisure-time occupation with the object of improving the conditions of life of the inhabitants.

**4. Application of the income and property**

- 1) The income and property of the Charity shall be applied solely towards the promotion of the objects.
  - a) A charity trustee is entitled to be reimbursed from the property of the charity or may pay-out such property reasonable expenses properly incurred by him or her when acting on behalf of the charity.
  - b) A charity trustee may benefit from trustee indemnity insurance cover purchased at the charity's expense in accordance with, and subject to the conditions in, Section 73F of the Charities Act 1993.
- 2) None of the income or property of the charity may be paid or transferred directly or indirectly by way of dividend bonus or otherwise by way of profit to any member of the charity. This does not prevent a member who is not also a trustee from receiving:
  - a) a benefit from the charity in a capacity of a beneficiary of the charity;
  - b) reasonable and proper remuneration for any goods or services supplied to the charity

**5. Benefits and payments to charity trustees and connected persons**

- 1) General provisions  
No charity trustee or connected person may:
    - (a) Buy or receive any goods or services from the charity on terms preferential to those applicable to members of the public;
    - (b) Sell goods, services or any interest in land to the charity;
    - (c) Be employed, by or receive, any remuneration from the charity;
    - (d) Receive any other financial benefit from the charity;
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Unless the payment is permitted by sub-clause (2) of this clause, or authorised by the court or the Charity Commission ("the Commission"). In this clause, a "financial benefit" means a benefit, direct or indirect, which is either money or has a monetary value.

- 2) Scope and powers permitting trustees' or connected persons' benefits
  - (a) A charity trustee or connected person may receive a benefit from the charity in the capacity of a beneficiary of the charity provided that a majority of the trustees do not benefit in this way.
  - (b) A charity trustee or connected person may enter into a contract for the supply of services, or of goods that are supplied in connection with the provision of services, to the charity where that is permitted in accordance with, and subject to the conditions in, section 73A to 73C of the Charities Act 1993.
  - (c) Subject to sub-clause (3) of this clause a charity trustee or connected person may provide the charity with goods that are not supplied in connection with services provided to the charity by the charity trustee or connected person.
  - (d) A charity trustee or connected person may receive interest on money lent to the charity at a reasonable and proper rate which must be 2% (or more) per annum below the base rate of a clearing bank to be selected by the trustees
  - (e) A charity trustee or connected person may receive rent for premises let by the trustee or connected person to the charity. The amount of the rent and the other terms of the lease must be reasonable and proper. The charity trustee concerned must withdraw from any meeting at which such a proposal or the rent or other terms of the lease under discussion.
  - (f) A charity trustee or connected person may take-in the normal trading and fundraising activities of the charity on the same terms as members of the public.
- 3) Payment for supply of goods only - controls

The charity and its charity trustees may only rely upon the authority provided by sub-clause 2(c) of this clause if each of the following conditions is satisfied:

  - (a) The amount or maximum amount of the payment for the goods is set out in an agreement in writing between the charity and the charity trustee or connected person supplying the goods ("the supplier") under which the supplier is to supply the goods in question to or on behalf of the charity.
  - (b) The amount or maximum amount of the repayment for goods does not exceed what is reasonable in the circumstances for the supply of the goods in question.
  - (c) The other charity trustees are satisfied that it is in the best interest of the charity to contract with the supplier rather than with someone who is not a charity trustee or connected person. In reaching that decision the charity trustees must balance the advantage of contracting with a charity trustee or connected person against the disadvantages of doing so.
  - (d) The supplier is absent from the part of any meeting at which there is a discussion of the proposal to enter into a contract or arrangement with him or her or it with regard to the supply of goods to the charity.
  - (e) The supplier does not vote on any such matter and is not to be counted when calculating whether a quorum of charity trustees is present at the meeting.
  - (f) The reason for their decision is recorded by the charity trustees in their minute book.
  - (g) A majority of the charity trustees then in office are not in receipt of remuneration or payment authorised by clause (5).
- 4) In sub-clauses (2) and (3) of this clause:
  - (a) "the charity" includes any company in which the charity:

- (i) holds more than 50% of the shares; or
  - (ii) controls more than 50% of the voting rights attached to the shares; or
  - (iii) has the right to appoint one or more trustees to the board of the company.
- (b) "connected person" includes any person within the definition set out in clause 34 (Interpretation).

#### 6. Dissolution

- 1) If the members resolve to dissolve the charity the trustees will remain in office as charity trustees and be responsible for winding-up the affairs of the charity in accordance with this clause.
- 2) The trustees must collect-in all the assets of the charity and must pay or make provision for all the liabilities of the charity.
- 3) The trustees must apply any remaining property or money:
  - a. directly for the Objects;
  - b. by transfer to any charity or charities for purposes the same as or similar to the charity;
  - c. in such other manner as the Charity Commission for England and Wales ("the Commission") may approve in writing in advance.
- 4) The members may pass a resolution before, or at the same time as the resolution to dissolve the charity, specifying the manner in which the trustees are to apply the remaining property or assets of the charity and the trustees must comply with the resolution if it is consistent with paragraphs (a)-(c) inclusive in sub-clause (3) above.
- 5) In no circumstances shall the net assets of the charity be paid to or distributed among the members of the charity (except to a member that is itself a charity).
- 6) The Trustees must notify the Commission promptly that the charity has been dissolved. If the Trustees are obliged to send the charity's accounts to the Commission for the accounting period which ended before its dissolution, they must send to the Commission the charity's final accounts.

#### 7. Amendments

- 1) The charity may amend any provision contained in Part 1 of this constitution provided that:
  - a. no amendment may be made that would have the effect of making the charity cease to be a charity at law;
  - b. no amendment may be made to alter the objects if the change would undermine or work against the previous objects of the Charity;
  - c. no amendment may be made to clause 4 without the prior written consent of the Commission;
  - d. any resolution to amend a provision of Part 1 of this constitution is passed by not less than two thirds of the members present and voting at a general meeting.
- 2) Any provision contained in Part 2 of this constitution may be amended, provided that any such amendment is made by resolution passed by a simple majority of the members present and voting at a general meeting.
- 3) A copy of any resolution amending this constitution must be sent to the Commission within twenty one days of it being passed.



**PART 2****8. Membership**

- 1) Membership is open to individuals over eighteen or organisations who are approved by the trustees.
- 2)
  - a. The trustees may only refuse an application for membership if, acting reasonably and properly, they consider it to be in the best interests of the charity to refuse the application.
  - b. The trustees must inform the applicant in writing of the reasons for the refusal within twenty-one days of the decision.
  - c. The trustees must consider any written representations the applicant may make about the decision. The trustees' decision following any written representations must be notified to the applicant in writing but shall be final.
- 3) Membership is not transferable to anyone else.
- 4) The trustees must keep a register of names and addresses of the members which must be made available to any member upon request.

**9. Termination of membership**

Membership is terminated if:

- 1) the member dies or, if it is an organisation, ceases to exist;
- 2) the member resigns by written notice to the charity unless, after the resignation, there would be less than two members;
- 3) any sum due from the member to the charity is not paid in full within six months of it falling due;
- 4) the member is removed from membership by a resolution of the trustees that it is in the best interests of the charity that his or her membership is terminated. A resolution to remove a member from membership may only be passed if:
  - a. the member has been given at least twenty-one days' notice in writing of the meeting of the trustees at which the resolution will be proposed and the reasons why it is to be proposed;
  - b. the member or, at the option of the member, the member's representative (who need not be a member of the charity) has been allowed to make representations to the meeting.

**10. General meetings**

- 1) The charity must hold a general meeting within twelve months of the date of the adoption of this constitution.
- 2) An annual general meeting must be held in each subsequent year and not more than fifteen months may elapse between successive annual general meetings.
- 3) All general meetings other than annual general meetings shall be called special general meetings.
- 4) The trustees may call a special general meeting at any time.
- 5) The trustees must call a special general meeting if requested to do so, in writing, by at least ten members or one tenth of the membership, whichever is the greater. The request must state the nature of the business that is to be discussed. If the trustees fail to hold the

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meeting within twenty eight days of the request, the members may proceed to call a special general meeting but in doing so they must comply with the provisions of this constitution.

#### 11. Notice

- 1) The minimum period of notice required to hold any general meeting of the Charity is fourteen clear days from the date on which the notice is deemed to have been given.
- 2) A general meeting may be called by shorter notice, if it is so agreed by all the members entitled to attend and vote.
- 3) The notice must specify the date, time and place of the meeting and the general nature of the business to be transacted. If the meeting is to be an annual general meeting, the notice must say so.
- 4) The notice must be given to all the members and to the trustees.

#### 12. Quorum

- 1) No business shall be transacted at any general meeting unless a quorum is present.
- 2) A quorum is:
  - a. Five (5) trustees entitled to vote upon the business to be conducted at the meeting;  
or
  - b. One half (50%) of the total membership at the time,  
whichever is the greater.
- 3) The authorised representative of a member organisation shall be counted in the quorum.
- 4) If:
  - a. a quorum is not present within half an hour from the time appointed for the meeting; or
  - b. during a meeting a quorum ceases to be present, then the meeting shall be adjourned to such time and place as the trustees shall determine.
- 5) The trustees must re-convene the meeting and must give at least seven clear days' notice of the re-convened meeting stating the date, time and place of the meeting.
- 6) If no quorum is present at the reconvened meeting within fifteen minutes of the time specified for the start of the meeting, the members present at that time shall constitute the quorum for that meeting.

#### 13. Chair

- 1) General meetings shall be chaired by the person who has been elected as Chair.
- 2) If there is no such person or he or she is not present within fifteen minutes of the time appointed for the meeting a trustee nominated by the trustees shall chair the meeting.
- 3) If there is only one trustee present and willing to act, he or she shall chair the meeting.
- 4) If no trustee is present and willing to chair the meeting within fifteen minutes after the time appointed for holding it, the members present and entitled to vote must choose one of their number to chair the meeting.

#### 14. Adjournments

- 1) The members present at a meeting may resolve that the meeting shall be adjourned.
- 2) The person who is chairing the meeting must decide the date time and place at which meeting is to be reconvened unless those details are specified in the resolution.
- 3) No business shall be conducted at an adjourned meeting unless it could properly have been conducted at the meeting had the adjournment not taken place.

- 4) If a meeting is adjourned by a resolution of the members for more than seven days, at least seven clear days' notice shall be given of the reconvened meeting stating the date time and place of the meeting.

#### 15. Votes

- 1) Each member shall have one vote but if there is an equality of votes, the person who is chairing the meeting shall have a casting vote in addition to any other vote he or she may have.
- 2) A resolution in writing, signed by each member (or in the case of a member that is an organisation, by its authorised representative) who would have been entitled to vote upon it had it been proposed at a general meeting shall be effective. It may comprise several copies each signed by or on behalf of one or more members.

#### 16. Representatives of other bodies

- 1) Any organisation that is a member of the charity may nominate any person to act as its representative at any meeting of the charity.
- 2) The organisation must give written notice to the charity of the name of its representative. The nominee shall not be entitled to represent the organisation at any meeting unless the notice has been received by the charity. The nominee may continue to represent the organisation until written notice to the contrary is received by the charity.
- 3) Any notice given to the charity will be conclusive evidence that the nominee is entitled to represent the organisation or that his or her authority has been revoked. The charity shall not be required to consider whether the nominee has been properly appointed by the organisation.

#### 17. Officers and trustees

- 1) The charity and its property shall be managed and administered by a committee comprising the officers and other members elected in accordance with this constitution. The officers and other members of the committee shall be the trustees of the charity and in this constitution are together called "the trustees".
- 2) The Charity shall have the following Officers:
  - a. a chair,
  - b. a secretary,
  - c. a treasurer.
- 3) Ideally each role above will have a vice- role.
- 4) A trustee must be a member of the charity or the nominated representative of an organisation that is a member of the charity.
- 5) No one may be appointed as a trustee if he or she would be disqualified from acting under the provisions of Clause 20.
- 6) The number of trustees shall be not less than three but (unless otherwise determined by a resolution of the charity in general meeting) shall not be subject to any maximum.
- 7) The first trustees (including officers) shall be those persons elected as trustees and officers at the meeting at which this constitution is adopted.
- 8) A trustee may not appoint anyone to act on his or her behalf at meetings of the trustees.

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**18. Appointment of trustees**

- 1) The charity in general meeting shall elect the Officers and the other trustees.
- 2) The trustees may appoint any person who is willing to act as a trustee. Subject to sub-clause 5(b) of this clause, they may also appoint trustees to act as officers.
- 3) Each of the trustees shall retire with effect from their conclusion of the annual general meeting next after his or her appointment but shall be eligible for re-election at that annual general meeting.
- 4) No-one may be elected a trustee or an officer at any annual general meeting unless prior to the meeting, the Charity is given a notice that:
  - a. is signed by a member entitled to vote at the meeting;
  - b. states the member's intention to propose the appointment of a person as a trustee or as an officer;
  - c. is signed by the person who is to be proposed to show his or her willingness to be appointed.
- 5)
  - a. The appointment of a trustee, whether by the charity in general meeting or by the other trustees, must not cause the number of trustees to exceed any number fixed in accordance with this constitution as the maximum number of trustees.
  - b. The trustees may not appoint a person to be an officer if a person has already been elected or appointed to that office and has not vacated the office.

**19. Powers of trustees**

- 1) The trustees must manage the business of the charity and have the following powers in order to further the objects (but not for any other purpose):
  - a. to raise funds. In doing so, the trustees must not undertake any substantial permanent trading activity and must comply with any relevant statutory regulations;
  - b. to buy, take on lease or in exchange, hire or otherwise acquire any property and to maintain and equip it for use;
  - c. to sell, lease or otherwise dispose of all or any part of the property belonging to the charity. In exercising this power, the trustees must comply as appropriate with sections 36 and 37 of the Charities Act 1993, as amended by the Charities Act 2006;
  - d. to borrow money and to charge the whole or any part of the property belonging to the charity as security for repayment of the money borrowed. The trustees must comply as appropriate with sections 38 and 39 of the Charities Act 1993 as amended by the Charities Act 2006, if they intend to mortgage land;
  - e. to co-operate with other charities, voluntary bodies and statutory authorities and to exchange information and advice with them;
  - f. to establish or support any charitable trusts, associations or institutions formed for any of the charitable purposes included in the objects;
  - g. to acquire, merge with or enter into any partnership or joint venture arrangement with any other charity formed for any of the objects;
  - h. to set aside income as a reserve against future expenditure but only in accordance with a written policy about reserves;
  - i. to obtain and pay for such goods and services as are necessary for carrying out the work of the charity;
  - j. to open and operate such bank and other accounts as the trustees consider necessary and to invest funds and to delegate the management of funds in the same manner and subject to the same conditions as the trustees of a trust are permitted to do by the Trustee Act 2000;

- k. to do all such other lawful things as are necessary for the achievement of the objects;
- 2) No alteration of this constitution or any special resolution shall have retrospective effect to invalidate any prior act of the trustees.
- 3) Any meeting of trustees at which a quorum is present at the time the relevant decision is made may exercise all the powers exercisable by the trustees.

20. Disqualification and removal of trustees

A trustee shall cease to hold office if he or she:

- 1) is disqualified from acting as a trustee by virtue of section 72 of the Charities Act 1993 (or any statutory re-enactment or modification of that provision);
- 2) ceases to be a member of the charity;
- 3) becomes incapable by reason of mental disorder, illness or injury of managing and administering his or her own affairs;
- 4) resigns as a trustee by notice to the charity (but only if at least two trustees will remain in office when the notice of resignation is to take effect); or
- 5) is absent without the permission of the trustees from all their meetings held within a period of three (3) consecutive months and the trustees resolve that his or her office be vacated.

21. Proceedings of trustees

- 1) The trustees may regulate their proceedings as they think fit, subject to the provisions of this constitution.
- 2) Any trustee may call a meeting of the trustees.
- 3) The secretary must call a meeting of the trustees if requested to do so by a trustee.
- 4) Questions arising at a meeting must be decided by a majority of votes.
- 5) In the case of an equality of votes, the person who chairs the meeting shall have a second or casting vote.
- 6) No decision may be made by a meeting of the trustees unless a quorum is present at the time the decision is purported to be made.
- 7) The quorum shall be four or the number nearest to one third of the total number of trustees, whichever is the greater or such larger number as may be decided from time to time by the trustees.
- 8) A trustee shall not be counted in the quorum present when any decision is made about a matter upon which that trustee is not entitled to vote.
- 9) If the number of trustees is less than the number fixed as the quorum, the continuing trustees or trustee may act only for the purpose of filling vacancies or of calling a general meeting.
- 10) The person elected as the chair shall chair meetings of the trustees.
- 11) If the chair is unwilling to preside or is not present within fifteen minutes after the time appointed for the meeting, the trustees present may appoint one of their number to chair that meeting.
- 12) The person appointed to chair meetings of the trustees shall have no functions or powers except those conferred by this constitution or delegated to him or her in writing by the trustees.
- 13) A resolution in writing signed by all the trustees entitled to receive notice of a meeting of the trustees or of a sub-group and to vote upon the resolution shall be as valid and effectual

as if it had been passed at a meeting of the trustees or (as the case may be) a sub-group of the trustees duly convened and held.

- 14) The resolution in writing may comprise several documents containing the text of the resolution in like form each signed by one or more trustees.

## 22. Conflicts of interest and conflicts of loyalties

A charity trustee must:

- 1) declare that nature and extent of interest, direct or indirect, which he or she has in a proposed transaction or arrangement with the charity or in any transaction or arrangement entered into by the charity which has not been previously declared; and
- 2) absent himself or herself from any discussions of the charity trustees in which it is possible that a conflict will arise between his or her duty to act solely in the interests of the charity and any personal interest (including but not limited to any personal financial interest).

Any charity trustee absenting himself or herself from any discussions in accordance with this clause must not vote or be counted as part of the quorum in any decision of the charity trustees on the matter.

## 23. Saving provisions

- 1) Subject to sub-clause (2) of this clause, all decisions of the charity trustees, or of a committee of the charity trustees, shall be valid notwithstanding the participation in any vote of a charity trustee:
  - a. who is disqualified from holding office;
  - b. who had previously retired or who had been obliged by this constitution to vacate office;
  - c. who was not entitled to vote on the matter, whether by reason of a conflict of interests or otherwise;

If, without the vote of that trustee, and that trustee being counted in the quorum, the decision has been made by a majority of the charity trustees at a quorate meeting.

- 2) Sub-clause (1) of this clause does not permit a charity trustee to keep any benefit that may be conferred upon him or her by a resolution of the trustees or of a committee of trustees if, but for sub-clause (1), the resolution would have been void, or if the trustee has not complied with clause 22 (conflicts of interests and conflicts of loyalties).

## 24. Delegation

- 1) The trustees may delegate any of their powers or functions to a sub-group of three or more members of the trustees but the terms of any such delegation must be recorded in the minute book.
  - 2) The trustees may impose conditions when delegating, including the conditions that:
    - a. the relevant powers are to be exercised exclusively by the sub-group to whom they delegate;
    - b. no expenditure may be incurred on behalf of the Charity except in accordance with a budget previously agreed with the Trustees.
  - 3) The trustees may revoke or alter a delegation.
  - 4) All acts and proceedings of any sub-groups must be fully and promptly reported to the trustees.
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**25. Irregularities in proceedings**

- 1) Subject to sub-clause (2) of this clause, all acts done by a meeting of trustees, or of a sub-committee of trustees, shall be valid notwithstanding the participation in any vote of a trustee:
  - a. who was disqualified from holding office;
  - b. who had previously retired, or who had been obliged by the constitution to vacate office;
  - c. who was not entitled to vote on the matter, whether by reason of a conflict of interest or otherwise, if, without:
  - d. the vote of that trustee; and
  - e. that trustee being counted in the quorum, the decision has been made by a majority of the trustees at a quorate meeting.
- 2) Sub-clause (1) of this clause does not permit a trustee to keep any benefit that may be conferred upon him or her by a resolution of the trustees or of a sub-committee if the resolution would otherwise have been void.
- 3) No resolution or act of:
  - a. the trustees;
  - b. any committee of the Trustees ;
  - c. the Charity in general meeting,shall be invalidated by reason of the failure to give notice to any trustee or member or by reason of any procedural defect in the meeting unless it is shown that the failure or defect has materially prejudiced a member or the beneficiaries of the charity.

**26. Minutes**

The Trustees must keep minutes of all:

- 1) appointments of officers and trustees made by the trustees ;
- 2) proceedings at meetings of the charity;
- 3) meetings of the trustees and sub-committees of trustees including:
  - a. the names of the trustees present at the meeting;
  - b. the decisions made at the meetings; and
  - c. where appropriate the reasons for the decisions.

**27. Accounts, annual report, annual return**

- 1) The trustees must comply with their obligations under the Charities Act 1993 with regard to:
    - a. the keeping of accounting records for the charity;
    - b. the preparation of annual statements of account for the charity;
    - c. the transmission of the statements of account to the charity;
    - d. the preparation of an annual report and its transmission to the Commission;
    - e. the preparation of an annual return and its transmission to the Commission.
  - 2) Accounts must be prepared in accordance with the provisions of any Statement of Recommended Practice issued by the Commission, unless the trustees are required to prepare accounts in accordance with the provisions of such a Statement prepared by another body.
-

**28. Registered particulars**

The trustees must notify the Commission promptly of any changes to the charity's entry on the Central Register of Charities.

**29. Property**

- 1) The trustees must ensure the title to:
  - a. all land held by or in trust for the charity that is not vested in the Official Custodian of Charities; and
  - b. all investments held by or on behalf of the charity, is vested either in a corporation entitled to act as custodian trustee or in not less than three individuals appointed by them as holding trustees.
- 2) The terms of the appointment of any holding trustees must provide that they may act only in accordance with lawful directions of the Trustees and that if they do so they will not be liable for the acts and defaults of the trustees or of the members of the charity.
- 3) The trustees may remove the holding trustees at any time.

**30. Repairs, insurance and compliance**

The Trustees must keep in repair and insure to their full value against fire and other usual risks all the buildings of the charity (except those buildings that are required to be kept in repair and insured by a tenant). They must also insure suitably in respect of public liability and employer's liability and also provide Health and Safety compliance for the charity and all subsidiary groups.

**31. Notices**

- 1) Any notice required by this constitution to be given to or by any person must be:
    - a. in writing; or
    - b. given using electronic communications.
  - 2) The charity may give notice to a member either:
    - a. personally; or
    - b. by sending it by post in a prepaid envelope addressed to the member at his or her address; or
    - c. by leaving it at the address of the member; or
    - d. by giving it using electronic communications to the member's address.
  - 3) A member who does not register an address with the charity or who registers only a postal address that is not within the United Kingdom shall not be entitled to receive any notice from the charity.
  - 4) A member present in person at any meeting of the charity shall be deemed to have received notice of the meeting and of the purposes for which it was called.
  - 5)
    - a. Proof that an envelope containing a notice was properly addressed, prepaid and posted shall be conclusive evidence that the notice was given.
    - b. Proof that a notice contained in an electronic communication was sent in accordance with guidelines issued by the Institute of Chartered Secretaries and Administrators shall be conclusive evidence that the notice was given.
    - c. A notice shall be deemed to be given 48 hours after the envelope containing it was posted or, in the case of an electronic communication, 48 hours after it was sent.
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### 32. Rules

- 1) The trustees may from time-to-time make rules or bye-laws for the conduct of business.
- 2) The bye-laws may regulate the following matters but are not restricted to them:
  - a. the admission of members of the charity (including the admission of organisations to membership) and the rights and privileges of such members, and the entrance fees, subscriptions and other fees or payments to be made by members;
  - b. the conduct of members of the charity in relation to one another, and to the charity's employees and volunteers;
  - c. the setting aside of the whole or any part or parts of the charity's premises at any particular time or times or for any particular purpose or purposes;
  - d. the procedure at general meetings and meetings of the trustees in so far as such procedure is not regulated by this constitution;
  - e. the keeping and authenticating of records. (If regulations made under this clause permit records of the charity to be kept in electronic form and require a trustee to sign the record, the regulations must specify a method of recording the signature that enables it to be properly authenticated.)
  - f. generally, all such matters as are commonly the subject matter of the rules of an unincorporated charity.
- 3) The charity in general meeting has the power to alter, add to or repeal the rules or bye-laws.
- 4) The trustees must adopt such means as they think sufficient to bring the rules and bye-laws to the notice of members of the charity.
- 5) The rules or bye-laws shall be binding on all members of the charity. No rule or bye-law shall be inconsistent with, or shall affect or repeal anything contained in, this constitution.

### 33. Disputes

If a dispute arises between members of the charity about the validity or propriety of anything done by the members under this constitution, and the dispute cannot be resolved by agreement, the parties to the dispute must first try in good faith to settle the dispute by mediation before resorting to litigation.

### 34. Interpretation

In this constitution "connected person" means:

- 1) a child, parent/guardian, grandchild, grandparent, brother or sister of the trustee;
  - 2) the spouse or civil partner of the trustee or of any person falling within paragraph (1) above;
  - 3) a person carrying-on business in partnership with the trustee or with any person falling within paragraph (1) or (2) above;
  - 4) an institution which is controlled:
    - a. by the trustee or any connected person falling within paragraph (1), (2) or (3) above;  
or
    - b. by two or more persons falling within sub-paragraph (4) (a), when taken together;
  - 5) a body which is:
    - a. the charity trustee or any connected person falling within paragraphs (1) to (3) has a substantial interest; or
    - b. two or more persons falling within sub-paragraph (5) (a) who, when taken together, have a substantial interest;
  - 6) Paragraphs 2 to 4 of schedule 5 to the Charities Act 1993 apply for the purposes of interpreting the terms used in this clause.
-

## Sign-Off by Trustees

The Trustees support the content of this document.

Signed in full agreement by all Trustees:

### Management Team of Elected Officers (Trustees) – (2011/2012):

|                   |     |           |
|-------------------|-----|-----------|
| Richard Frankland | - > | Chairman  |
| Ann Groves        | - > | Secretary |
| Keith Dixon       | - > | Treasurer |

### Other Trustees (2011/12):

|                               |     |
|-------------------------------|-----|
| Joseph Drachenberg            | - > |
| John Gray                     | - > |
| Eddie Runswick                | - > |
| Joyce Taylor (vice Treasurer) | - > |
| Joseph Wharton                | - > |
| Lesley Wilson                 | - > |
| Paul Wilson                   | - > |

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**Diane Rice**

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**From:** Grace Gridley [REDACTED]  
**Sent:** 03 October 2016 17:13  
**To:** Diane Rice  
**Subject:** Dog and Partridge Tosside Representations in relation to the process to being classed as a Community Asset

Thank you for advising us of the application you have received from Tosside Community Link regarding our property. We write in objection to be put on the Councils list of Assets to Community Value. I feel you should question the validity of this request, if it has not been signed by all the relevant members of the Tosside Community Link. As I do believe that PC Cllr Fortune who is a trustee of Tosside Community Link has not signed it as he did not agree with it. If the Tosside Community Link wanted to keep the Public House so much why I question are they not supporting it? I.e on Tosside Community Links website FAQ page Accommodation nearby, they have listed every one apart from us and we are right opposite the Community Hall. Please also look at all the other events that they hold, I think they already have their community asset in their Community Hall... Albert Hodgson quotes from a previous planning objection, No22 When people are staying at our caravan site we do not recommend the Dog & Partridge yet now hes going round with a petition trying to save the Pub.. Angela and David Lumb from the School House were told when they moved into the village whilst at a social evening at the community hall not to go into the pub, how is this supporting a so called "village asset". Our property was put on the open market for sale from 20/04/2014 until 02/11/2015 (18months). As a Commercial/Residential property as we pay both council tax and business rates. No offers came forward. No one from the village showed any interest in viewing the property let alone purchasing it. I hope some off this maybe of relevance, please contact me if you require any further information. Kindest Regards Grace

Dog and Partridge  
Tosside  
Skipton  
BD23 4SQ

Ribble Valley Borough Council  
Church Walk  
Clitheroe  
BB7 2RA

25 May 2017

F.A.O Diane Rice

I would like to confirm that we intend to dispose of the Dog and Partridge, Tosside, Skipton BD23 4SQ.

I confirm that we have appointed Trevor Dawson Commercial Property Consultants to sell our property and it will go on the market on the 1<sup>st</sup> June 2017.

Kind Regards  
Grace Gridley.



Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

**RE: THE DOG AND PARTRIDGE, TOSSIDE**

**TAKE NOTICE** that the property referred to above has been included in the list of assets of community value compiled by Ribble Valley Borough Council the Local Authority for the Tosside area.

On the 25 May 2017 the owners of the property served notice on the Local Authority stating their intention to enter into a relevant disposal.

**Any community interest group (as defined by the Localism Act 2011) wishing to submit a written request to be treated as a potential bidder for the community asset must do so on or before 6 July 2017.**

Requests must be made in writing and should be addressed to Ribble Valley Borough Council, c/o Diane Rice, Head of Legal and Democratic Services, Legal Services Section, Council Offices, Church Walk, Clitheroe BB7 2RA.

Should any request be received, the property will then be subject to the full moratorium period which will cease on the 24 November 2017 and be protected from further moratorium periods for a period of 18 months ending on the 24 November.

Signed ..... *Marshal Scott* .....  
Marshal Scott – Chief Executive

Date ..... *18th June 2017* .....



Tosside Community Hall

Tosside

North Yorkshire

BD23 4SQ

Charity number: 109 3125

Diane Rice  
Head of Legal  
and Democratic Services  
Ribble Valley Borough Council  
Church Walk  
Clitheroe BB7 2RA

RECEIVED BY  
CHIEF EXECUTIVE

05 JUL 2017

3/07/17

FAO [redacted] Tosside Community Link is a registered charity based in Tosside village. The charity has approximately 60 members and exists to manage the Community Hall and to organise various social, charity and fund raising events for the benefit of Tosside and the wider community.

Thank you for your letter received recently regarding the sale of the Dog and Partridge. The Dog and Partridge has been registered as a community asset.

Tosside Community Link would like to express their interest in acquiring the pub for the benefit of the community.

There are several questions and concerns that are currently being considered by 'The Link' in expressing this interest. Many of these issues have not yet been addressed but could be summarised as follows:

The Dog and Partridge is on the market for offers in excess of £700,000. This seems expensive in the current market, given that the owners have previously indicated that the business is struggling, they cannot make the pub pay and have asked for the pub to be closed and the building converted to domestic premises.

A more realistic valuation for the business and the building in line with other sales of public houses in the area must be acceptable to the owners.

Notwithstanding these issues outlined above the Community Link wishes to express an interest in the Dog and Partridge and will seek to address these issues over the next few weeks. However, if they are ultimately unable to pursue this interest it is sincerely hoped that the pub is sold at fair and realistic price so that others may take it on as a public house and it is not closed for want of a buyer.

Yours sincerely

Secretary to Tosside Community Link



Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

**RE: THE DOG AND PARTRIDGE, TOSSIDE**

**TAKE NOTICE** that the property referred to above has been included in the list of assets of community value compiled by Ribble Valley Borough Council the Local Authority for the Tosside area.

On the 25 May 2017 the owners of the property served notice on the Local Authority stating their intention to enter into a relevant disposal.

**On 5 July 2017 a community interest group, namely Tosside Community Link requested to be treated as a potential bidder for the property.**

The property will therefore be subject to the full moratorium period which will cease on 24 November 2017 and be protected from further moratorium periods for a period of 18 months ending on the 24 November 2018.

Signed ..... *Marshal Scott* .....  
Marshal Scott – Chief Executive

Date ..... *13<sup>th</sup> July 2017* .....



Ribble Valley  
Borough Council  
www.ribblevalley.gov.uk

**Notice under Section 91 of the Localism Act 2011 of Removal  
from the List of Assets of Community Value**

Dated 12 May 2022.

**Land and/or buildings at The Dog & Partridge, Tosside. ("the Asset")**

**Notice of inclusion of the Asset on the List held by Ribble Valley Borough Council ("the Council") of Assets of Community Value ("the List") was given by the Council on 15 November 2016 ("the Date of Entry").**

**By section 87 (3) of the Localism Act 2011, the entry on the List shall be removed from the List with effect from the end of the period of five years from the Date of Entry (unless the entry has been removed previously).**

**NOTICE is hereby given that the Asset has been removed from the List of Assets of Community Value held by the Council, and, further, that the Council will submit an application to HM Land Registry for the cancellation of any restriction on dealings with the Asset in respect of such entry.**

.....  
**Mair Hill    Head of Legal and Democratic Services**

**Ribble Valley Borough Council**

**Council Offices, Church Walk, Clitheroe, BB7 2RA**

Dated 12 May 2022