Community Right to Bid

Assets of Community Value Nomination form

Part A - About the group making the nomination

A1. Organisation’s name and address

Name of organisation: The Clewer Group

Address including post code: c/o

A2. Contact details

Name: Basil Williams

Position in organisation: Chairman

Address including postcode: 5

Daytime telephone number:

Email address: 

Fax number: None

A3. Type of organisation

<table>
<thead>
<tr>
<th>Description</th>
<th>Please tick all that apply</th>
<th>Registration number (if applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town or Parish council</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Body designated as a neighbourhood forum under the Town and Country Planning Act</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unincorporated bodies with at least 21 individual members and which does not distribute any surplus it makes to its members</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Charity</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Company limited by guarantee or community interest company</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial and provident society</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community interest company</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other – please detail</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
A4. Membership of unincorporated bodies

For unincorporated bodies please confirm that at least 21 members are included on Royal Borough of Windsor and Maidenhead’s register of electors and provide their names and addresses below.

The Clewer Group is open to all residents of Clewer Village and Clewer, most of whom are on the register of electors of the Royal Borough of Windsor & Maidenhead and many of whom are included in the list of signatures supporting this nomination.

A5. Local Connection

For groups other than town and parish councils, please confirm that the group is wholly or partly concerned with the area covered by Royal Borough of Windsor and Maidenhead or a neighbouring local authority area.

The Clewer Group was formed in 1973 to support the residents and to protect and enhance the environment of Clewer, within the Royal Borough of Windsor and Maidenhead.

This nomination is also supported by Windsor Neighbourhood Plan, co-chaired

This nomination is also supported by Windsor & Eton Society

The Swan Public House is an important building set in the Clewer Village Conservation Area. It is a significant Non-Designated Heritage Asset within this community and is included in the draft ‘Local List’ being compiled by The Windsor and Eton Society with support from the Windsor Neighbourhood Plan.

B1. Name and address of asset being nominated

Name: The Swan

Address including post code: 9 Mill Lane, Clewer Village, Windsor SL4 5JG

B6. Details of the owners and current occupants [Please provide all information available to you]

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Please delete as appropriate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner/s</td>
<td>Wellington Pub Company plc</td>
<td>c/o Gosschalks, Queens Gardens, Hull HU1 3DZ</td>
</tr>
<tr>
<td>Lawful occupier</td>
<td>Stephen Hoey</td>
<td></td>
</tr>
<tr>
<td>Holder/s of freehold estate (if not the owner)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Holder/s of any leasehold estate</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

B2. The extent of the site and its proposed boundaries
The site (at Ordnance Survey grid ref SU954770) comprises all the area outlined in red below. To be a viable community pub requires the whole of this site including yard, garden and additional buildings.
Why you believe that the Land or Property above should be listed as an Asset of Community Value.

_Why do you consider that the current use, or a use of the asset in the recent past, furthers (or furthered) the social well-being and interests of the community?_

_Can you confirm that the use described above is (or was) its main use & not an ancillary (i.e. an additional) use. Can you confirm that demand for the existing (or a proposed new use) would continue into the future and that the asset would continue to further the social well-being or interests of the community in the future?_

Clewer village needs a pub as a social amenity and hub. There are only four pubs left in all of Dedworth / Clewer and none within about half a mile. The reason it has traded poorly recently is due to how it was run and does not reflect its commercial potential or the community’s social need.

In the recent past, until its trading decline and closure over about 4 years, the pub was the centre of Clewer village life including:

* 1 women’s and up to 2 men’s darts teams often playing twice a week, a successful cribbage team and a football team

* Weekly quiz nights, bingo evenings, local book club, St. Edwards School PTA meetings, Villiers Court residents’ AGMs and many charitable events for the hospice and other causes

* St Andrews Church PCC (Parochial Church Council) meetings, as the church has no hall, and receptions following baptisms, weddings and funerals at St Andrews Church. (The pub also changed the church collection for notes, so was an informal village bank!)

* Community noticeboard, Christmas carol singing, even a weekly meat raffle and, not so recently, a Pigeon Club using the garage loft.

The consensus among over 90 local residents at a meeting on 6th March was that these activities declined solely due to lack of investment and poor customer service in the pub which in turn contributed to the pub’s closure. This led to a decline in communal activities and hence in village spirit, but there was a massive will to restore such activities and to reclaim a strong village identity again.

It is one of the most historic pubs in the area; there has been an inn on this site since medieval times and it has provided sustenance, accommodation and social interaction for locals and travellers alike for hundreds of years.

It is in The Clewer Conservation Area and is a Non-Designated Heritage Asset (NDHA) considered to make a significant contribution to the Clewer Village (Mill Lane) Conservation Area and is included in the Draft “Local List” being compiled by the Windsor & Eton Society with support from the Windsor Neighbourhood Plan.

Recent Oxford University research [http://www.camra.org.uk/pubs-wellbeing] shows that people who have a ‘local’ pub are happier, are more satisfied with their life and have a wider network of friends.
Why is the current or future activity dependent on securing the asset for community use? (i.e. Are there alternative or similar facilities in the local area that could support the current or future proposed activity?)

There are no pubs in Windsor west of the relief road / Imperial Road (excluding the Harvester restaurant) within a mile of this site because all others, including the Duke of Edinburgh which was opposite the Swan on Mill Lane, have been closed – mainly to convert to residential properties. That is why it is so important for the community that the same fate is not allowed to happen to the Swan.

Are you confident that the community has the capacity to raise the necessary capital and running costs or could reasonably expect to do so within the six month moratorium allowed by the regulations. (This is not a requirement of the legislation but it is important that you think about it and understand the implications).

A business plan has already been prepared. Terms of a commercial mortgage have also been investigated and sources of funding are now being considered in order to determine the optimal legal and ownership structure to best develop and deliver the “pub as the hub” of Clewer village.

The project is supported by Will Calvert, a partner in Windsor & Eton Brewery, who is experienced in pub operations.

Continue on further sheets as necessary.

B4 Optional information to help us consider the nomination (it is not essential to answer these questions but they reflect part of the criteria which will be used to consider the nomination. Any information you can supply will help to speed up this process.) Is the asset used wholly or partly as a residence? Please provide details.

Is the asset covered by the Caravan Sites and Control of Development Act 1960? Please provide details. No

Is the asset defined as operational land under section 263 of the Town and Country planning Act 1990, owned by statutory undertakers such as utility companies? Please provide details. No.
BS. Further information

Please provide any further information to support why you feel that RBWM should conclude that the asset is of ‘community value’.

**Historical context**

Few public houses can match The Swan at Clewer for its history. It is at the entrance to Mill Lane where there has been a hostelry since medieval times - selling ale and food, and later accommodation, a coaching service and livery stables offering fresh horses for travellers. The current building is 19th century, although parts are much older.

Until the 18th century it also housed Clewer Coroner’s Court, with an adjacent mortuary most frequently used for corpses recovered from the river. The pub is said to be haunted by a ghost of a former publican who was part-time Coroner’s assistant and mortician. A tunnel ran from the pub to St Andrew’s Church, probably built in the 16th century.

The Manor of Clewer, which is recorded in the Domesday Book, is older than the town of Windsor (called New Windsor by the Victorians) below Windsor Castle. The name was a variant of "cluworth" or "clifwara" meaning "cliff dwellers" referring to the riverside chalk bluff upon which Windsor Castle now stands.

Before the Norman invasion Clewer Village was a Thames-side settlement at one of the few places that the navigable Thames could be forded or waded. Before locks were built the Thames ran more sluggishly meandering across an extensive flood plain. The Clewer ford, located at the end of Mill Lane, connected the Chiltern escarpment to the north and the high ground around St Leonard’s Hill. St. Andrew’s Parish Church is on the site of a Saxon chapel where travellers gave thanks for their safe passage across the river, with their drove animals and carts. Travellers have walked past the site for hundreds of years and many will have called in for sustenance.

Before the Normans Clewer belonged to the last Saxon King Harold but after 1066 was given to Ralph, son of Seifride. Clewer then included the area now occupied by Windsor Town and Castle and the areas of Clewer and Dedworth. The next settlement downstream was Windlesora (now Old Windsor), the site of a royal palace used by Edward the Confessor in hunting grounds in what became The Great Park.

In 1070 the Normans built on the most defendable riverside site between London and Wallingford, on a chalk cliff between Clewer and Windlesora, so establishing the modern town of Windsor. King William was “acustomed to hear Mass in Clewer Church”. The original outer palisade for the first Windsor Castle enclosed Mill Lane including Clewer Church, the mill, the associated harbour and Thames crossing -- and the Swan.
By signing your name here (if submitting by post) or typing it (if submitting electronically) you are confirming that the contents of this form are correct, to the best of your knowledge and that the Nominating Body agrees that all information enclosed within the form will be disclosed to interested parties for the purpose of listing, review and any subsequent appeal.

Name: 
Title: Mr
Signature:
Date: 11th March 2018

Please send your completed form to:

Business and Community Partnerships Manager, Royal Borough of Windsor and Maidenhead Town Hall St. Ives Road Maidenhead, Berkshire SL6 1RF

Email: crt@rbwm.gov.uk

Data Protection Statement

We will process the information provided in accordance with the Data Protection Act for the purposes of administering the Community Right to Bid procedure. The information provided will be stored securely by Royal Borough of Windsor and Maidenhead and will be destroyed after 6 years. Name and contact details provided will be shared with the owner of the asset in the event that the nominating organisation subsequently submits an intention to bid. The information provided will be subject to the Freedom of Information Act, but personal information (names and contact details) will not be released in responses to Freedom of Information requests.