



Is the building... **The Suffolk Punch, Heelands, Milton Keynes**..... an asset of Community Value? (Please place your comments in the boxes)

EXPRESSION BY: BRADWELL PARISH COUNCIL

Following a brief consultation with key stakeholders within the locality including: Ward Members; Parish Cllrs, Planning dept, Legal & Property services, and the Landowner. The following comments were made:

Nature of Use	Long Past	Recent Past	Present	Future
(1) The main use of the building furthers the social wellbeing or social interests of the local community at the present time AND it is realistic to think that this can continue into the near future (even if the type of social use or benefit might change)	The Suffolk Punch has for many years provided a very satisfactory service and good reputation for providing good and reasonably priced food.  .....  The pub has for 30 years provided a convivial location for residents, commercial	A series of tenants over the last 10ish years have attempted to continue the success of the Suffolk Punch.  Evidence would suggest they have been hampered by a policy of minimal investment by the leaseholders, Greene King.	Evidence would suggest the current tenants are hampered by the leasehold restrictions of the property owners. The Parks Trust.  .....  The pub is well suited to provide good food and a convivial location for residents, commercial	The pub has, looking forward, good potential to provide good food and a convivial location for residents, commercial bodies, societies and family events.  This is provided thanks to it's sizeable car park, large garden, good



	<p>bodies, societies and family events. ..... The pub (under a gentlemen's agreement) provided parking facilities to St. Augustine's Church, which has relieved significant congestion on Langcliffe Drive and East Dales.</p>		<p>bodies, societies and family events. ..... The pub currently provides parking facilities to St. Augustine's Church, which relieves significant congestion on Langcliffe Drive and East Dales.</p>	<p>catchment area and it's proximity to parks and open spaces). ..... The pub can in the future provide parking facilities to St. Augustine's Church, to relieve significant congestion on Langcliffe Drive and East Dales.</p>
<p>(2) The main use of the building furthers the social wellbeing or social interests of the local community in the recent past AND it is realistic to think that this could happen again in the <b>next five years</b>(even if the type of social use or benefit might change)</p>				
<p>(3) The main use of the building furthered the social wellbeing or social interests of the local community <b>some years ago</b> but it is not presently in use for a social purpose.</p>				
<p>(4) The building has not recently been, and is <b>not currently, in use</b></p>				



for a primarily social purpose					
(5) The building has been empty or derelict for many years and remains so today.					

Although the Act notes that 'social interests' includes 'cultural, recreational and sporting interests', social well being applies to a much broader set of activities and includes a broad range of assets such as: Parks and open spaces, sports and leisure centres, libraries, allotments, theatres, museum or heritage sites, cinemas, swimming pools, community centres, youth centres, public toilets, village shops, pubs, markets, Nurseries and schools, children's centres, health centres, surgeries and hospitals, day care centres, residential care homes.

**From:** Bradwell Parish Council [clerk@bradwell-pc.gov.uk]  
**Sent:** 09 January 2013 10:06

**To:** Hanley, Neil

**Cc:** Sanders, Paul J; Fenwick, Nick; Kelly, Mike; Horner, Andrew; Wilson, Bob; Smettem, Peter; Middleton, Louise; Jenden, Richard

**Subject:** RE: Community Assets Right To Bid

**Attachments:** Suffolk punch.jpg

Dear Mr Hanley,

Re: The Suffolk Punch, Heelands, Milton Keynes

Thank you for your email of 20.12.2012 in response to our of 06.12.2012 (following our letter of 03.12.2012)

To enable you to consider our application dated 3rd December 2012 under the Localism Act (Assets of Community Value (England) Regulations 2012) we wish to add the following information you requested:

**1. Boundaries.**

A plan of the boundaries of The Suffolk Punch is attached.

**2. Ownership.**

We understand that the owner of the site is Milton Keynes Parks Trust, 1300 Silbury Boulevard, Campbell Park, Milton Keynes MK9 4AD. The Suffolk Punch was a leasehold property held by Greene King on a 65 year lease which was surrendered in late 2012. It is presently being run as a public house on a three month rolling tenancy by a specialist holding company in the licensing trade.

**3. Our grounds for maintaining that the land is of community value.**

The Suffolk Punch is the only licensed public house covering Heelands, Conniburrow and surrounding districts. If the site were to be redeveloped purely for housing, as is a possibility, it would be a community asset lost for ever as there is no other possible alternative site. This has not just come about through the poor trading record of this public house, but has come about as a result of design or misfortune. There is clear evidence that, in recent years, Greene King did not manage the site in the best interests of the community. An example of this is the lack of any refurbishment and numerous changes of licensee.

Over recent years the Suffolk Punch has provided

- A focal point for meeting and socialising
- A controlled and convivial atmosphere
- Good value food throughout the day both for local residents and business clients
- Entertainment for the local community

We conclude that this land is of community value for the reasons given.

A plan of the site involved is attached.

Yours sincerely,  
Bradwell Parish Council  
Harold Atkins  
Clerk to the Council