

Key Decision Required:	No	In the Forward Plan:	No
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CABINET

9 OCTOBER 2020

REPORT OF THE PORTFOLIO HOLDER FOR PARTNERSHIPS

A.3 DETERMINATION OF A NOMINATION TO REGISTER AN ASSET OF COMMUNITY VALUE: THE HANOVER INN, 65 CHURCH STREET, HARWICH ESSEX CO12 3DR (Report prepared by Gill Burden and Andy White)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To determine whether The Hanover Inn meets the criteria set out in the Localism Act 2011 (“the Act”) and the Assets of Community Value (England) Regulations 2012 (“the Regulations”) following its nomination as an Asset of Community Value by Tendring CAMRA Branch. No other criteria are pertinent.

EXECUTIVE SUMMARY

A valid nomination to register an asset of community value has been received from Tendring CAMRA Branch as shown identified in the plan included within Appendix A.

If a local authority receives a valid nomination, it must determine whether the land or building nominated meets the definition of an asset of community value as set out in Section 88 of the Localism Act 2011 and The Assets of Community Value Regulations 2012.

The Government’s non statutory guidance defines an asset of community value as: “Building or other land whose main (i.e. “non-ancillary”) use furthers the social wellbeing or social interests of the local community, or has recently done so and is likely to do so in the future”. The Report provides an assessment of the nomination.

The Cabinet should consider the content of the nomination against the statutory criteria (and no other factors) and determine whether the asset should be included within the Council’s List of Assets of Community Value.

Taking the evidence provided into account it is recommended that the building nominated does meet the criteria set out Section 88 of the Localism Act 2011. Accordingly it is recommended that the criteria are met and that the building should be listed as an Asset of Community Value.

RECOMMENDATION(S)

That Cabinet determines that The Hanover Inn, 65 Church Street, Harwich, Essex CO12 3DR meets the definition of an Asset of Community Value as set out in Section 88 of the Localism Act 2011 and that the asset be added to the Council’s list of Assets of Community Value.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

Assets of Community Value exist in a range of forms and functions. Individual properties may contribute in different ways across the spectrum of Council priorities.

FINANCE, OTHER RESOURCES AND RISK

Finance and other resources

There are circumstances where the Council may be required to pay compensation. It is hard to quantify this risk and it is therefore not proposed to make a specific allocation.

Risk

The Hanover Inn was still trading pre COVID 19 and has tried to re-open as a public house since restrictions were eased without success. Consequently there is substantial risk that the property cannot be sold at a price acceptable to the owners as a trading premises.

The Property is currently on the market and there is a high chance that listing will result in the need to compensate the current owners.

There is always some risk that the decision in relation to the nomination will be controversial whether it is listed or not.

LEGAL

If a local authority receives a valid nomination, it must determine whether the land or building nominated meets the definition of an asset of community value as set out in Section 88 of the Localism Act 2011:

- (1) A building or other land in a local authority's area is land of community value if in the opinion of the 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 the same way) the social wellbeing or social interests of the local community.

Section 88(2) of the Act extends this definition to land which has furthered the social wellbeing or social interests of the local community in the recent past, and which it is realistic to consider will do so again during the next five years.

Under Schedule 2 of the Local Authorities (Functions and Responsibilities) Regulations 2000, as amended, the determination of an appeal against any decision made by or on behalf of the authority can be made by the Executive or another Committee. It is considered that as Cabinet will be the decision maker of the outcome of the nomination, any review received should be considered and referred to the Community Leadership and Partnerships Overview and Scrutiny Committee, which already includes within its terms of reference review of Cabinet decisions.

The Assets of Community Value (England) Regulations 2012 (“the Regulations”) provide procedural detail to give effect to the assets of community value scheme. An earlier report on this subject set out a proposed procedure for dealing with the nomination of Assets of Community Value in accordance with the Regulations and Officers have adhered to the

procedure and it is now proposed that Cabinet considers the nomination in accordance with the procedure.

OTHER IMPLICATIONS

Consideration has been given to the implications of the proposed decision in respect of the following and any significant issues are set out below.

Crime and Disorder / Equality and Diversity / Health Inequalities / Area or Ward affected / Consultation/Public Engagement.

Assets of Community Value exist in a range of forms and functions. Individual properties may contribute in different ways across the spectrum of implications. The Act and Regulations are intended to increase public engagement.

Area or Ward Affected

Harwich and Kingsway

PART 3 – SUPPORTING INFORMATION

BACKGROUND

The Act and Regulations, also collectively known and described as Community Right to Bid place a duty on local authorities in England and Wales to maintain a list of land in their areas that is land of community value as nominated by the local community.

The local authority must consider only if the nominated asset meets the criteria set out in Section 88 Localism Act 2011 in that it is satisfied:

- (a) the actual use, not an ancillary one, that furthers social wellbeing or social interest of the local community; and
- (b) that there can continue to be a non-ancillary use, which will further the social well-being or social interests of the local community.

The Council must maintain:

- A list of assets that are held to be of community value; and
- A list of assets identified in unsuccessful nominations.

If land or buildings are placed on the list of assets of community value:

- They remain on the list for five years;
- They are subject to a local land charge;
- If the owner wishes to sell (some exemptions apply) the asset they must notify the Council;
- The Council must notify the nominator and publicise the potential sale;
- All community groups have a six week window to register their intent to bid for the asset;
- If no registration of intent is received the owner may then sell the asset as they see fit (subject to any normal legal processes);
- If intent is registered community groups are then allowed a further 20 weeks (strictly 6 months from the date of the owner's notice) to raise money, reach agreement or otherwise bid for the asset;
- The owner may sell to a community group at any time but is never obliged to do so;

- If no community bid is made or accepted within the six months the owner may then sell the asset as they see fit;
- No further bid or moratorium can be made for a period of 18 months from the owner's notice; and
- If the owner suffers financial loss as a result of the imposition of either moratorium the Council must compensate the owner.

The provisions of the community right to bid does not:

- Restrict who the owner of a listed asset can sell their property to, nor at what price;
- Confer a right of first refusal to community interest groups,
- Enable a community group to trigger disposal of a site;
- Place any restriction on what an owner can do with their property, once listed, if it remains in their ownership.

Only the owner of the land has the right to seek a review of the decision to include any land on the list in accordance with Section 92 of the Localism Act 2011. This must be done in writing within 8 weeks of the written notice of inclusion of the land in the list.

The table below, based on guidance produced by the Public Law Partnership sets out an overview of what the Act and Regulations intend to constitute as an Asset of Community Value”.

The Act intends to apply to Land and Buildings Where:

1. The main use of the land or building **furtheres 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), or;
2. The main use of the land or building **furthered the social wellbeing or social interests of the local community** in the recent past AND it is realistic to think that this could again happen **in the next five years** (even if the type of social use or benefit might change).

The Act does not intend to apply to land where:

1. The main use of the land or **building furthered the social wellbeing or social interest of the local community some years ago** but is not presently in use for a social purpose, or;
2. The land or building has **not recently been, and is not currently, in use for a primarily social purpose**, or;
3. The land or building has been **empty or derelict** for many years and remains so today.

In their Guidance Public Law Partnership provide some helpful interpretation of these terms:

“This could apply to a broader set of activities and not just cultural, recreational and sport interests as provided by the Act. Working with local communities it could include: any land or building where the main purpose is for the provision of public services for education, health and wellbeing or community safety e.g. nurseries, schools, children's centres, health centres, surgeries, hospitals, day care centres, and residential care homes. Sport, recreation & culture e.g. parks and open green spaces, sports and leisure centres, libraries, theatres, museums and heritage sites, cinemas, swimming pools. Community services e.g. community centres, youth centres, and public toilets. Any economic use which also provides important local social benefits e.g. village shops, pubs, markets.

“What does it mean “realistic to think that this can continue into the near future”? For the use which is **currently ongoing**, the working assumption should be that the present use can continue into the future, unless the local authority is able to identify evidence that is unlikely to be the case. In other words where the asset is presently in social use there should be a **presumption of continued viability**, unless clear evidence suggests otherwise. For a **social use which has lapsed** and needs to be re-established the local authority will need to take a view on the realism of re-establishing this. A new approach can help to re-establish services that were previously not viable.

Whilst COVID-19 restrictions including socially distancing are having a huge impact on the ability of pubs to function safely and viably, the ACV Legislation does not currently address recent COVID-19 restrictions. Therefore when considering if the nominated asset meets the criteria only the issued legislative guidance can be applied.

CURRENT POSITION

The Nomination Form has been submitted by Tendring CAMRA Branch (attached at Appendix A), and contains at B4 and B5 reasons why the nominators consider that the building is of community value and how the land could be acquired and used in the future.

The nomination states that the building is currently trading as a public house which furthers the social wellbeing and interests of the local community in various ways. The nominating body states the pub supports regular fundraising events, and contributes to a number of local festivals held in the Harwich area including The Harwich Sea Shanty Festival and Lifeboat Day, local Beer Festivals and it often hosts live music. The nomination also states the venue is used during the Harwich Sausage Festival and that Morris Dancers perform outside the building in its prominent position in the town. The Hanover Inn was listed Grade 11 by English Heritage in 1972.

The nomination states the pub hosts various teams including crib and darts who all compete locally in the relevant leagues. The nomination states the pub gives local people a greater choice of places to meet and socialise encouraging community cohesion and a collective sense of well-being. The nomination states the reason for nominating The Hanover Inn is to ensure the building has the opportunity to continue as a public house and that the pub customers and wider Harwich community should have the opportunity to form a community interest group and bid for the pub, if or when it is up for sale.

In accordance with the Regulations the landowner has been notified and they have made representation with extensive details (attached and partially redacted at Appendix B) that include the fact The Hanover is currently up for sale. A response has been sent explaining that only points relative to the validity of the nomination or the applicability of the criteria can be taken into account and Officers have also visited the site.

Noting that the property has been for sale for some time and the nominator’s view that the “...community should the opportunity to form a community interest group and bid for the pub, if or when it is up for sale.” Officers have written to the nominator asking what progress has been made in that regard. At the time of writing a reply has not been received. Any response received prior to the meeting will be made available at the meeting.

It is recommended that the building does meet the criteria set out in Section 88 (2) (a) of the Act:

there is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or interests of the local community

The Nomination request is being sought with the stated intention of continuing the main use which furthers the social wellbeing or interests of the local community.

Taking the above into account it is recommended that the matter for consideration is whether the building nominated does meet the criteria set out in Section 88 (2) (b) of the Localism Act 2011, specifically:

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.

Planning and Listed Building applications have been made for the conversion of the building to flats. In the current climate it seems unlikely that a purchaser will pay the current asking price for the premises if the applications are refused. Accordingly the result of a refusal may be that the price has to be lowered to a level at which some use within the current planning status becomes viable. Conversely it would appear that approval would potentially result in a higher value that could make such use unviable.

At the time of writing no planning decision has been published and the building may not be converted. Accordingly it is recommended that the criteria are met and that the building should be listed as an Asset of Community Value.

It may be that a planning permission or successful appeal would be a material change of circumstances that prompts a listing review.

BACKGROUND PAPERS FOR THE DECISION

Non-statutory advice note for local authorities produced by DCLG Community Right to Bid – October 2012

APPENDICES

Appendix A – Nomination Form (Redacted)

Appendix B – Representation on behalf of owners (Redacted)

LOCALISM ACT 2011

THE COMMUNITY RIGHT TO BID

NOMINATION FORM

A: You and your organisation

Your Name
Organisation (full official name)
Your position in the organisation Pub Protection Officer
Organisation address (including postcode)
Daytime telephone no
Email address
How and when can we contact you?* E-mail at anytime

*other correspondence address or preferred way or time for us to contact you

Type of organisation

Description	Put a cross <input checked="" type="checkbox"/> against all those that apply	Registration number of charity and/or company (if applicable)
Neighbourhood forum	<input type="checkbox"/>	
Parish Council	<input type="checkbox"/>	
Charity	<input type="checkbox"/>	
Community interest company	<input type="checkbox"/>	
Unincorporated body	<input type="checkbox"/>	
Company limited by guarantee	<input checked="" type="checkbox"/>	
Industrial and provident society	<input type="checkbox"/>	

Unincorporated bodies only:

In the case of an unincorporated body, at least 21 of its members must be registered to vote in the Tendring District or an adjoining authority. If relevant, please confirm the number of such members. If they are registered to vote in the area of a neighbouring local authority, rather than in Tendring, please confirm which area that is.

Local connection

Your organisation must have a local connection, which means that its activities are wholly or partly concerned with the administrative area of Tendring District Council or a neighbouring local authority. Please explain what your organisation's local connection is.

- * The CAMRA Branch hosts two annual beer festivals in the local area
- * The Branch hosts meetings in the local pubs and the local area
- * The Branch nominates a local pub of the year in this area
- * The Branch presents awards to pubs in the area
- * The Branch runs campaigns to save local pubs in the area
- * The Branch writes a local newsletter about pubs and campaigns in the area

A6 Distribution of surplus funds (certain types of organisation only)

If your organisation is an unincorporated body, a company limited by guarantee, or an industrial and provident society, its rules must provide that surplus funds are not distributed to members, but are applied wholly or partly for the benefit of the local area (ie. within the administrative area of Tendring or a neighbouring local authority). If relevant, please confirm that this is the case, and specifically which area this applies to.

CAMRA, the Campaign for Real Ale, is an independent consumer organisation campaigning for real ale, community pubs and consumer rights. CAMRA is a company limited by guarantee, registered in. CAMRA's national surplus is not distributed to its members and the individual CAMRA Branch activity where the pub is nominated is wholly or partly applied to the local authority area. The local CAMRA Branch submitting this nomination does not distribute any surplus it makes to its members in line with Section 5 of the regulations. The CAMRA branch has a local connection as demonstrated by the following activities which are run and funded by the branch within the local authority district.

The decision outlined that CAMRA and its local branches can be treated in a 'hybrid' way and relies upon CAMRA's status as a company limited by guarantee which does not distribute any surplus it makes to its members as well as the local branch's own activities that provide a local connection with the land/property nominated. The nomination is being submitted by the CAMRA Branch in line with Judge NJ Warren's First Tier Tribunal General Regulatory Chamber decision in St Gabriel Properties Limited – v – London Borough of Lewisham and South East London Branch of CAMRA

A7 More about your organisation

What are the main aims and activities of your organisation?

CAMRA

A8 Your organisation's rules

Please send us a copy of the relevant type of document for your organisation, and put a cross in the next column to indicate which one this is	X
Memorandum and Articles of Association (for a company)	X
Trust Deed (for a trust)	
Constitution and/or rules (for other organisations)	

Part B: About the land or building(s) you are nominating

B1 Description and address

What it is (eg. pub, local shop)

Public House

Name of premises (eg. Royal Oak / Littletown stores)

The Hanover Inn

Address including postcode (if known)

65 Church Street

Harwich

CO12 3DR

B2 Sketch plan

Please include (here or on a separate sheet) a sketch plan of the land. This should show:-

The boundaries of the land that you are nominating

The approximate size and position of any building(s) on the land.

Any roads bordering the site.



GROUND FLOOR

STEVE NORMAN	
PLANNING DESIGN & BUILDING CONSULTANT	PROJECT: CHURCHILL HOUSE, 100 EASTERN PLAZA, WINDSOR, MICHIGAN
37 Goldendale Close Cobham COX ONE Phone: 01235 847101 www.stevnorman.co.uk	CLIENT: MR & MRS BARNES DATE: EIGHTH NOVEMBER 2007 SCALE: 1/8" = 1'-0" DRAWN BY: JERRY WYMAN
	© Copyright Steve Norman

B3 Owners and others with an interest in the building or land

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	ALL REDACTED	ALL REDACTED
Names and current or last known addresses of all those owning the freehold of the land (ie. owner, head landlord, head lessor)		
Names and current or last known addresses of all those having a leasehold interest in the land (ie. tenant, intermediate landlord, intermediate lessor)		

B4 Why you think the building or land is of 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 well being or social interests* of the local community, or has it done so in the recent past? If so, how?

The Hanover Inn currently has 2 Darts teams that play in the local Darts league.

They also have a Crib team which compete in the local Crib league.

The Hanover Inn is involved in a number of local festivals held within the Harwich area, these include:

The Harwich Ale Trail, an event which was set up and run by all the local landlords. This involves all the pubs in Harwich and is held over a 4 day period every year.

They support both of the local Beer festivals, one organised and run by CAMRA and an independent festival organised by the Harwich Town Brewing Co.

They support the Harwich Sea Shanty Festival and Lifeboat Day, which is held every year, and raises money for local charities, an event which is held over a 3 day period each year featuring both local and international shanty groups.

The Hanover Inn is a venue that has often hosted live music and has supported local bands and entertainers.

It is also one of the main venues used during the annual Harwich Sausage festival preparing and cooking sausages for the main judging event.

It is frequented by visitors, both local and from further afield, and on occasion the local Morris Dancers can be seen performing outside the Hanover and it's position in the town, situated next to the Church, makes it one of the first places visitors to the town often come across.

It has an excellent reputation for serving good food and fine ales and is a recent winner of the Tendring CAMRA Pub of the Year award.

The Hanover Inn was listed Grade II by English Heritage in 1972.

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.)

The Hanover Inn gives local people a greater choice of places where they can meet and socialise in a welcoming friendly and safe environment.

Such social interaction is also in the interests of the locality as a whole as it encourages community cohesion and a collective sense of well-being.

The Hanover Inn, has been in the past, and still is, a hub of the community and provides a safe, family friendly atmosphere where people from all walks of the community can get together, join in local events run by local people, and hopefully will continue to do so in the future.

These could be cultural, recreational and/or sporting interests, so please say which one(s) apply.*B5** **How could the building or land be acquired and used in future?** *If it is listed as an asset of community value, community interest groups (not just limited to your organisation) will get the opportunity to bid for it if it comes up for sale. Please set out how you think such a group could fund the purchase of the building or land, and how they could run it for the benefit of the community.*

The reason for the nomination is to ensure that the building has the opportunity to continue as a public house serving both the local community and Harwich's many visitors.

The pub customers and wider Harwich community should have the opportunity to form a community interest group and bid for the pub, if or when they do decide to sell.

Harwich is a growing area which has a thriving social community. There are plans for further dwellings to be built within the Harwich and Dovercourt area so it would make sense for this building to remain as a public house given its situation in the town.

There are various examples of community groups raising sufficient funds to purchase pubs as community ventures and successfully run them for the benefit of the local community.

Indeed within the Tendring area we have the excellent examples of The Maybush in Great Oakley and The Cross at Bromley, which, after being nominated as an ACV, have been purchased by the community and are trading well with a lot of support from the local community.

Section C: Submitting this nomination C1

What to include

- The rules of your organisation (question A8).
- Your sketch plan (question B2).**C2** **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.*

Signature

Representation from owners

I write to you in response to your email above. First off I would like to say I was unaware that Camra were going to apply for an acv on the pub, REDACTED of Camra advised me they wouldn't be applying for an ACV.

We have tried to sell the property for over a year now, with little success, the property was valued by three pub selling agents all valuing the property in excess of £500,000 at the time, we decided we wanted a quick sale and started marketing at £475,000 under the instruction of REDACTED we felt that was still too high but agreed to leave it for 2 months and see what happened. We had zero interest and quickly reduced the selling price by £50,000 to make it more attractive. We had two viewings once we reduced the price but no offers and no further viewings. We sold our home to purchase the Hanover inn, there are REDACTED here so we need to get at least £400,000 to find somewhere big enough to house us all.

Camra have spoken about buying the pub as a community buy, however they do not want to pay anything of value for the property, they seem to be under the illusion we only paid £108,000 for the property. This is incorrect, we paid REDACTED for the property and have the solicitor paperwork to prove it, what is listed on the land registry is incorrect and I must get round to getting it corrected, However as we have paperwork from the purchasing solicitor we weren't overly concerned. I can send this in if you wish. We have also heavily invested in the property by installing central heating, which on a building with 28 rooms wasn't cheap, we have spent in excess of REDACTED on the pub refurbishment to try and attract more business only to hit a high for two months and watch it fall rapidly once people realised we could not compete with wetherspools, REDACTED of this was my own money which i will not get back. We feel that if we cannot make the pub viable a community buy has less chance of succeeding than we would if continued ourselves.

We reached a point in January this year after suffering terrible takings during October and November last year of which December didn't cover financially that we were losing money more than ever. We began talks with our accountant REDACTED then in March as you know Covid-19 hit and we all had to close/lockdown. As soon as the government announced that pubs would not be open at least until July the 4th we realised no one is going to buy a pub, we spoke with our agent who said any pub sales now had fallen through, all pub sales had ceased and in their estimation it will take years to recover. Given that we decided that our only way forward is to turn the property into residential accommodation, hence the planning application.

The points that have been thought about by us as a business and considering social distancing, Camra's points in their ACV application and the survival as a public house have been deeply thought about even while planning is in application as we may not get accepted for planning we have had to consider our survival and livelihood.

Camra has said in their letter/application that we have Darts teams and cribbage teams, all of which bring us valuable trade especially through the winter when no one is going out have now left the Hanover and spread between the flag and the Stingray. REDACTED was aware of this prior to the application as he is the one that told me "you won't get your darts teams back". We have had meetings with the all of the teams and they have refused to come back saying that if we are considering turning the pub into flats that they need to find other places to play. Nothing we could say would bring them back. We have now lost vital business worsening our situation.

We decided not to re open on July the 4th due to having such a small area of floor space in the pub and no beer garden or outside drinking area it would actually cost us money to be open rather than stay closed in the hope social distancing may be relaxed in August. Relaxing of safety criteria doesn't look likely to happen any time soon so at this point we have had to make all of our staff

redundant to give them a chance to find work whilst we try and find a way forwards for the business however we feel we are not going to make it as a business. Trade is slow and will continue to be for some time, also during lockdown and pub closures peoples habits have changed and whilst there are numerous other venues in town we will all be chasing the same small amount of business.

Camra also mention that we have Live Music. We had numerous complaints from local residents about live music and were forced to limit live music to once a month at best after seeking approval from the neighbours in advance, therefore we have rarely done live music since, so rare I can only recall having live music twice in the last two years. We also have a noise complaint from the extraction fan from the kitchen, we cannot afford to rework the kitchen extraction so have stopped doing food also along with the fact that it costs us £400 per week in running cost to open the kitchen and with limited trade we would be further sinking into debt.

Camra say that the Hanover is an asset of community value, This would make more sense if there less pubs. There are plenty of pubs within a two minute walk, You have the stingray, the new bell inn, the flag and the Alma Inn to name but four. There are more as I'm sure you are aware all of these pubs have a genuine pub atmosphere. Should we not re open this would give other pubs close by more of a chance of survival.

Please see the letter attached from our accountant, which shows the situation we were in prior to covid-19 and shows how bleak the outlook for the Hanover inn is now. (DOCUMENT REDACTED as contains personal financial details)

A side note that is another thorn in our side is that the neighbours in Kings Quay street are trying to stop deliveries into the pub Via kings Street, this will add more hindrance as the front of the pub is on Church street where it narrows so much you can't even park a car there, how we would get our deliveries if this is stopped would be walking each item a very long distance which our suppliers say would increase delivery charges due to poor access.

Should you need any clarification please do not hesitate to contact us.

Kind Regards

REDACTED

Dear Mrs. Burden

I'm not sure if you would have made a decision yet or not but I have some more information regarding Camra and their ACV application. We tried reopening at the weekend in an attempt to try and save what business is left hoping for support from Camra and the local community, however we were extremely disappointed. Camra say they that we are an asset of community value, however only 2 of the local camra gentlemen came to the pub over the weekend from friday lunchtime through to Sunday evening. Business was extremely poor, of all the people that objected to the planning only two of the people that objected came in to support us, the same two camra gentlemen. We have to throw away 2 x 3/4 full tubs of real ale through lack of business. We advertised our reopening and through Facebook we seemed to get a lot of support, however this wasn't the case with footfall over the weekend, we took a grand total of £800 for the weekend which is un-survivable, not having a beer garden doesn't help I know and we will continue to try new ideas but there are two other factors hindering us. 1, A lot of the local community appear to dislike us now we've applied for planning,(we attempted to say we are giving our daughters a chance to run the pub in order for people to support them and the business) 2: The cook who we made redundant seems to have turned all our real ale drinkers against us, we cant prove this but our cook is well liked and small minded people will hate us for making her redundant, we didn't have a choice as

with social distancing we couldn't make enough to keep her employed any longer and we thought it was fairer to let her go and find other employment.

That's the current state of affairs. We are extremely close to insolvency so if business doesn't improve we will have to fold up the business. Quick question if the business become insolvent is the ACV on the building (I expect it is) or on the business? Whatever the answer is it wont have any bearing on whether we go insolvent or not as i am sure this is out of our hands

Kind regards

REDACTED