

From: "Yoanna Gardner" <Yoanna.Gardner@hinckley-bosworth.gov.uk>

Sent: Friday, 5 July, 2024 9:39am

To: "clerk@nailstoneparishcouncil.org.uk" <clerk@nailstoneparishcouncil.org.uk>

Subject: FW: Nailstone Parish Council/Bull's Head ACV

Dear Kerry,

Thank you for your letter.

Please see the following answers to the questions in your letter:

- **Could you please reassure the Parish Council that proper account was taken of these special circumstances when this decision was reached.**

The email dated 22 May 2024 that was sent to you quoted the advice that was given to you by Daisy Shields – referred to as a colleague in the email. Please read the following extract from the email (also attached) “Previously, you have been advised by a colleague that the longer the period of use furthering a community benefit, the longer the period which will constitute the recent past. You were also advised, because the public house has not been open for approximately 4 years, that you needed to place a much higher emphasis on your evidence (especially of the most recent evidence of community use and also the length of time of historic community use) to make your case to support a successful listing.”

- **Could you please confirm that the submitted evidence is inadequate?**

Please see the following extract from the email dated 22 May 2024 “We found that the evidence submitted to us that could prove community use in the recent past that wasn’t ancillary was from 2017 to 2020 which were the Darts team, The Knit and Natter Group and the Pudding Club. We couldn’t accept the anecdotal evidence from the interviews, the pictures of the pub from the 19th century did not prove a community use and the old news articles only provided information on one-off events that are ancillary use. Non-ancillary would be events or meetings that happened frequently, e.g. once a week or fortnightly. Therefore, because the evidence of community use was from 2017 to 2020, part A was not satisfied.” Advice was given in the following extract “The evidence that you would need to satisfy part A is of events that happened on a regular basis before 2017 which could be evidenced by photographs, conversation transcripts such as via Facebook groups, booking’s diary or dates, posters, newspaper/articles, emails, advertisement of events. This evidence could also include more formal evidence such as awards won, reviews from reputable websites, lists of members and their evidential statements, parish council meeting

minutes, or documentation such as a signed/dated list of attendees who attended a community event or meeting. If you still wish to use the information you gathered from the interviews, those individuals will need to contact us directly with the information which would be documented as support for the nomination.”

- **Could you please confirm whether the information provided above is sufficient to satisfy Sub-section 2, Test B.**

Part B of test 2 requires that 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. In order for the nomination to satisfy this requirement our form requires the nominator to answer the questions “How do you think community interest groups could fund the purchase of the building or land?” and “How do you think community interest groups could run the building or land for the benefit of the community?”. We note that in your letter you have explained that there could be a possibility for the Parish Council or the Nailstone Community Group to raise funds to purchase the Bull’s Head. However, your letter goes on to further explain that no plans by either yourselves or the community group have been made to purchase the Bull’s Head if it becomes an ACV. In order to satisfy Part B, there would need to be a firm commitment by either group with a realistic business case for raising funds to purchase the public house.

Please let me know if you have any further questions.

Best wishes,

Yoanna Gardner

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