

**PUBLIC HOUSE VIABILITY TEST**  
**THE ROSE AND CROWN**  
**HIGH STREET ISLIP**



May 2023



## Introduction

1. This document is a justification statement and has been prepared jointly by Gorrell Barnes and Alan Brown Development Services on behalf of the owners of the Rose & Crown Public House, Islip in support of a planning application for change of use to residential.
2. This statement has also been prepared with due reference to the publication produced by the Campaign for Real Ale (CAMRA) – Public House Viability Test and follows its formatting. A copy of the CAMRA Public House Viability Test is included at Appendix 1.

### Appendix 1- CAMRA Public House Viability Test

## Consideration of Planning Policies Relevant to Change of Use

3. The national planning policy framework (NPPF), paragraph 84, states that the planning policies and decisions should enable "*the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*"

4. The background text supporting the adopted North Northamptonshire Joint Core Strategy (JCS) at paragraph 3.82 refers to 'Assets of Community Value' and states

*" Through mechanisms such as the new Community Rights to Challenge and Build, voluntary groups, neighbourhood forums, parish councils and other community organisations should consider opportunities to develop or establish new community facilities. Under the Localism Act 2011, the Community Right to Bid has given local groups the right to nominate a building or land for listing by the local planning authority as an Asset of Community Value (ACV). When such a listed asset is to be sold, local community groups will have a chance to make a bid to buy it on the open market as a six-month moratorium would be in place, preventing the sale taking place to other buyers during this period. Local authorities should encourage and support viable local initiatives to establish new community projects."*

The issue of ACV is discussed further in this document.

5. JCS Policy 7 (Community Services and Facilities) is key to the considerations of this application. Paragraph c) relating to the safeguarding of existing facilities states:-

*" Safeguarding existing facilities unless it can be demonstrated that:*

- i. **They are no longer viable;** and (our emphasis)*
- ii. No longer needed by the community they serve; and*

*iii. Are not needed for any other community use or that the facility is being relocated and improved to meet the needs of the new and existing community."*

This pub viability assessment sets out the background of the Rose and Crown as a business and explains the trading difficulties it has faced over a considerable number of years. It should also be noted that:-

- A public consultation exercise undertaken in conjunction with the Parish Council revealed little appetite by the community for the public house to re-open and offered no suggestion to alternative community uses.
- Islip is already well served by community facilities and the village is located within walking distance of Thrapston.

Whilst we would contend that all 3 strands of Policy 7 paragraph c) have been demonstrated within the application documents we would further contend that Heritage considerations should be applied in the planning balance in this particular situation. The structure is a prominent Grade II Listed Building which is known to have originally been constructed as a private dwelling. The rear extensions constructed during the lifetime of the building trading as a pub cause harm to the Listed Building's appearance which is available to public view as a result of a public right of way passing through the site.

6. The background text supporting the JCS at paragraph 6 echoes the thrust of NPPF Paragraph 84

*"Promoting the diversification of the rural economy, in particular by supporting the retention and development of local services and community facilities in villages; the development of rural economic activities; and supporting farm diversification including the conversion of existing farm buildings and infrastructure for employment and other commercial developments such as tourism related development."*

The theme of this supporting text is however not carried through in policies 22 or 23 of the JCS which is very much focussed on safeguarding employment sites, providing skills and training and the creation of new employment in the growth towns.

7. Since public houses are community facilities, it is appropriate to look at whether a change of use of the Rose & Crown results in the loss of community facilities and additionally if there should be policy support for the loss of such a facility. Recognising the huge loss of public houses the Campaign for Real Ale (CAMRA) have produced a public house viability test for use in planning applications. This document undertakes such an assessment in accordance with the latest January 2020 update.

## Assessing Trade Potential

### Local Trade

8. Islip is a small village in North Northamptonshire, located just west of the market town of Thrapston and approximately 7 miles east of Kettering. The village is bounded to the east by the River Nene and to the north by Harpurs Brook, a tributary of the Nene.
9. The population of Islip was recorded as 829 in the census of 2011 and is regarded as a reasonably affluent area. There are 135 houses within the village. A review of planning history in the village would suggest that there has been very limited new residential development in the village since 2011, the most recent found being full permission in 2010 for the erection of 2 detached dwellings on Mill Lane and full permission in 2013 for 2 No 2-bedroom bungalows to the rear of Nene View.
10. The age demographic of Islip/East Northants is 2.6% less than the average in England for adults between the age of 18 and 24 and at least 2% less than England for adults 25-29. The mean age of the area is 40 and the median age is 42. Other age groups are roughly similar to the English averages,
11. As a predominantly wet sales driven pub it would be very difficult to justify a catchment area beyond the village itself. Whilst the CAMRA viability test suggests that in rural areas it may be prudent to look at adult populations within a ten mile radius of the pub we would contend that this is completely unrealistic. With numerous pubs and restaurants located in Thrapston and Kettering it is inconceivable that people would drive 10 miles to the Rose and Crown for a drink.
12. Islip, like many villages, has changed over the years and is no longer regarded as being self-sufficient for food or employment. "So much of the village has vanished forever in recent years". (Allan Gray, author of Islip, The Village Book in 1993.) There was a village school, which also closed in 1991, along with food stores, such as two butchers, a general store, a bakery, a sweet shop, a cobbler and a blacksmith. Employment has greatly changed as well, including the lack of trade from what was Islip Wharf on the River Nene and the iron works, which was as big as Corby's. A large distribution warehouse for Primark has been built on the old iron works, but employees generally commute to work, and the large warehouse unit is completely remote from the village of Islip itself.
13. Whilst there is limited employment space on the western edge of the village the main vehicular access is taken directly off the A6116 and there is therefore no reason for anyone to travel through the village. The opportunity for new employment development within or on the periphery of Islip is limited to say the least. Paragraph 5.12 of JCS explains the position succinctly.

*" The villages vary greatly in character, size and function and it is important for plans to be responsive to local circumstances. The strategy is for development at*

*villages to be limited to meeting locally arising needs unless meeting those needs would harm the form, character or setting of the village, result in coalescence or could not be served with suitable infrastructure. In these cases that need would be more sustainably met at a nearby larger settlement. Part 2 Local Plans may identify a more detailed rural settlement hierarchy based on local evidence in order to guide planning decisions and Neighbourhood Plans."*

14. Similarly, the opportunities for planned residential development in the area are non-existent. JCS directs major residential development to the main North Northamptonshire growth towns with Policy 29 setting out the position for rural areas:-

*" Other than small scale infilling (Policy 11) or rural exceptions schemes (Policy 13), levels of housing development in excess of the identified requirements for the named Villages and Rural Areas will only be permitted where tested and supported through Part 2 Local Plans or Neighbourhood Plans. These plans should also identify the phasing of individual housing sites in the rural areas to ensure that development opportunities are not exhausted early in the plan period."*

### **Overall Summary Position**

Islip is a small rural village with extremely limited potential for future expansion in the foreseeable future. There is limited employment in the village itself with the small employment area accessed directly from the A116 rather than accessing the village. Whilst a large Primark warehouse exists this is completely remote of the vilage. It is therefore contended that the trading catchment area is in fact the populous of the village itself and Islip is a dormitory village.

### **Customer Potential**

15. The document is prepared with the pub not having traded to the public for 12 months It is known however that the pub offered the following:-

- Quiz Nights
- Basket meals
- Pizza
- American breakfasts
- Walking club
- Sunday lunches
- Thai night
- Loyalty card
- Children's events
- Shop

- Afternoon tea
- Comedy nights
- Happy hour
- Camping in car-park for Dormobiles
- Room/pub hire
- Specialist ales and ciders
- Live music
- Charity fairs
- Table sales
- Pool
- Poker Nights

The previous tenants also attempted to provide a general store but the venture failed as there are local supermarkets within half a mile of Thrapston town centre, including a large Co-Op. They also used social media actively and had both Facebook and twitter accounts regularly promoting the pub. Examples are provided below.

1 High Street, Islip, NN14 9JS. Tel 01892 794474

Rose-Crown-Islip  
@theroseislip

## Rose & Crown ISLIP

Saturday 5<sup>th</sup> October from 7.30pm  
**G String**  
Local Trio playing songs from the 60s to today!

Saturday 12<sup>th</sup> October from 7.30pm  
**Islips Own Public Liability**  
Classic Rock Tunes from the 50s to date

Saturday 19<sup>th</sup> October from 6.30pm  
**Steak Night**

Saturday 26<sup>th</sup> October from 8.30pm  
**Matt Heiland**  
Back with his own Acoustic Set from the 40's to date

Thursday 31<sup>st</sup> October from 4pm  
**A Family Friendly All Hallows Eve  
'Ghost Trail & Murder Mystery'**

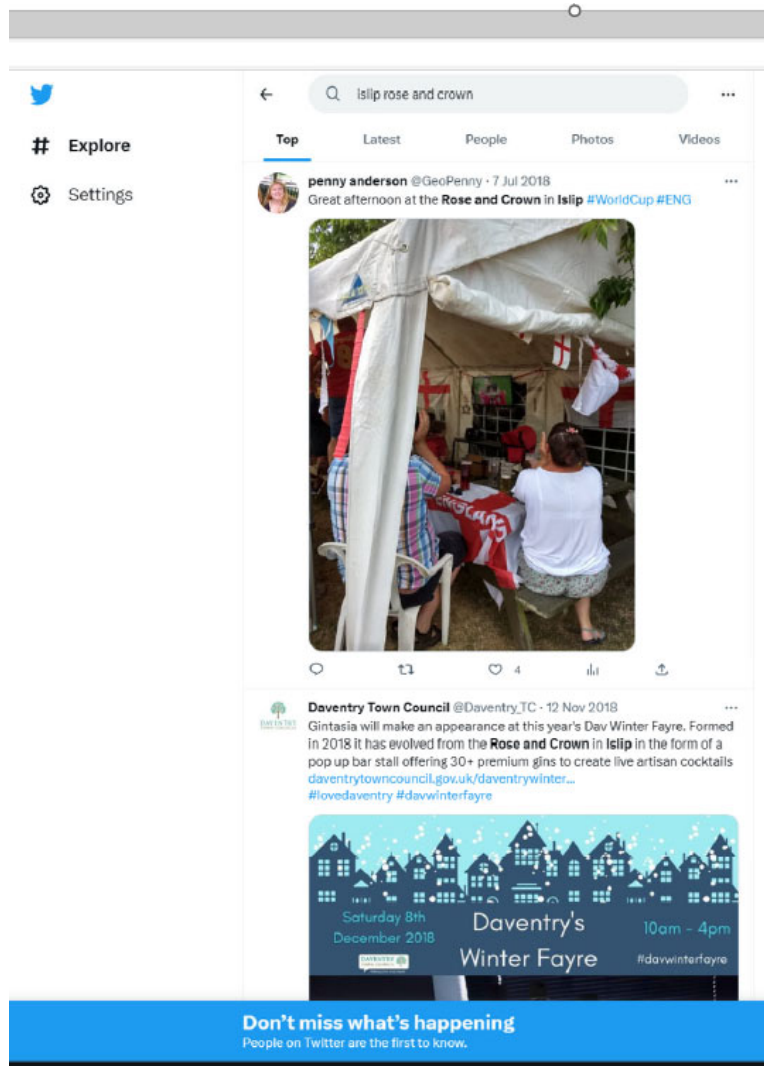
Saturday 2<sup>nd</sup> November from 4pm  
**Local Fireworks Night**  
Hot Dogs Mulled Wine & Sparklers A Family Friendly  
Evening With Clear Views Of The Local Fireworks

Please call in for confirmation of all of the above

**£2.25 TUESDAYS**  
MOST DRAUGHT BEER inc. GUINNESS  
KOPPABERG & 175ml WINES

REAL ALES | BEER GARDEN & FREE PARKING | LIVE MUSIC | BAR SNACKS  
GAMES ROOM | JUKE BOX | DRINKS PROMOTIONS EVERY WEEKDAY

Example of Promotion on Facebook



Promotion Example from Twitter

16. The Working Men's Club located opposite the Rose and Crown has always accommodated demand for pub games. They run a skittles and darts team and regularly hold events such as music quizzes and bingo.
17. Culture habits have changed over the years, initiated by national, regional and local trends, such as the smoking ban inside the premises and campaigns to prevent drive driving. Additionally, the rise of super pubs of much greater size than the very small Rose & Crown, and the advent of cheap alcohol in supermarkets appear far more attractive propositions to the younger generation.
18. In order to try to provide a unique offering the previous tenants tried to provide a unique food offering which included themed basket meals, authentic pizza, American breakfasts, a regular Thai night, afternoon tea, happy hour and investing in specialist ales and ciders. Reviews on Trip Advisor are still available and provide

a 74% 5 star rating with a further 18% reviewing the pub with 4 stars. Despite this the pub was loss making.

## **Bar Snack Menu**

Whitby Scampi with a Tartare Sauce dip - £6

Famous Aberdeen Angus Burger - from £8 (see Burger Menu)

Whitebait served with a Tartare Sauce dip - £6

Wasabi King Prawn Bites with a Sweet Chilli dip - £7

A bucket of Sausages with Brown Sauce - £6

Peri Peri King Prawns with chipotle Sauce - £7

Halloumi Burger. Served with Gourmet Frites - £8(v)

Cod & Pancetta Fish Cakes with Cornish Sea Salt - £5

Squid Chipirones with lemon & pepper mayonnaise - £7

Jalapeño Poppers and Mozzarella Sticks - £5

Mussels in tomato, chorizo & smoked paprika sauce served with toasted bloomer fingers and Cornish sea salted butter -£8

Smoked Salmon Smørrebrød – Smoked salmon, baby beetroot, Radish, capers and dill with horseradish cream on white bloomer bread - £7

Poutine – Frites with Cheese and brown gravy - £6(v)

Triple Cooked Chips - £4

Gourmet Frites - £3

[Example Bar Snack Menu \(copied from www.slurpy.co.uk\)](http://www.slurpy.co.uk)



19. Islip is also in effect, by-passed by the Corby Road and whilst the village is very attractive and has many quality buildings, countryside walks, etc, it is not greatly visited as a tourist location, albeit that the Nene Way does pass via the Rose & Crown. However it is a matter of fact that visitors to the area usually congregate to the Woolpack Inn which is a far larger pubic house, better located to the River Nene, has 10 letting rooms and in close proximity to Thrapston.
20. The Rose and Crown was promoted on various 'things to do in Islip' websites. For example, Tripadvisor still promote the pub and list it on 'The Islip to Aldwinkle Nene Way Walk'

### Competition

21. In addition to the Rose and Crown Islip has two further drinking establishments. As indicated elsewhere the Islip Working Men's Club is located opposite the Rose and Crown and is well supported by the local community. Additionally The Woolpack Bar and Grill is located on the southern edge of the village. This is a Green King brewery owned bar and restaurant with 10 ensuite letting rooms. They also offer private dining and conferencing facilities. The restaurant covers up to 100 people and there are two bars. Additionally, Islip Hall is available for functions.
22. Islip also benefits from having a modern Pavilion and Sports Field which is available for hire. The club is utilised by Weight Watchers, and also runs a number of classes including Zumba, Yoga, Art Classes, singing classes, and fitness classes.
23. Thrapston is located approximately 1km away from the centre of Islip on the opposite side of the River Nene. Thrapston has the following facilities:-
  - The Fox In - 69 High St Thrapston
  - Court House Inn - 11 Huntingdon Road Thrapston
  - Kings arms - 59 High St Thrapston
  - The Bridge Hotel
24. Within a 5 mile radius of Islip, and excluding Thrapston, there are drinking establishments in the following locations:-
  - The Old Friar at Twywell - Pub & Restaurant
  - The Dukes Arms at Woodfood
  - Thee Axe & Compass at Ringstead
  - The Bell Inn at Little Addington
  - The Red Lion at Cranford St John
  - The Snooty Fox at Lowick
  - The Pheasant Inn at Keyston (restaurant only)

25. As indicated in paragraph 18 the previous tenants of the Rose and Crown did not attempt to restrict its offering to a particular 'group.' It was open for all and a concerted effort was made to try to expand the pub's offering without success.

### **Flexibility of the Site**

26. The Rose and Crown no longer trades but previously all parts of the building were in use with manager's accommodation provided on the 1st and 2nd floor of the building. Utilising the upper floors of the building for public commercial use would only increase costs to the overhead.
27. The site has a reasonably sized car park and there may be the possibility to extend but the building is Grade II Listed and has been poorly extended to the rear. Both of which limit the potential for further extension.
28. No recent planning history exists in respect of extensions. Planning permissions were granted in 1974 for the rear additions referred to in paragraph 26 which provide toilet and Kitchen facilities for the pub.
29. Other than the car park area, only a small beer garden exists. There is no potential on site for offering camping facilities and the like.
30. The building has been relatively well maintained as a public house but the 1974 rear additions detract from the quality of the main listed building.

### **Parking**

31. As previously indicated on site car parking is available for approximately 16 cars.

### **Public Transport**

32. As with most rural locations across the country public transport opportunities are limited in Islip. Stagecoach operates the number 16 service between Kettering and Raunds, with drop off / collection points at Kettering (5 locations), Cranford St John, Woodford, Thrapston (2 stops), Denford, Ringstead and Raunds. The last service serving Islip is however 18:44. It could be argued that this could service daytime trade from the surrounding area (notwithstanding shortfalls identified with the pub and trading issues) but public transport does not provide an evening or night time service.
33. There are 3 taxi firms operating from Thrapston (Hearn Cars, Charter Cars, and Thrapston Cabs) and a large number of taxi firms operating from the surrounding areas of Woodford, Ringstead, Raunds and Kettering. However, the question must be asked as to what would draw the public from the surrounding area into the small village of Islip and more importantly to a small pub given the vast offering of other public house facilities in Islip, Thrapston, and Kettering.

## Multiple Use

34. Paragraph 12 of this report documents the facilities that used to be enjoyed in Islip but these facilities have long since ceased to exist. Thrapston however offers the range of facilities that would be expected of a market town.
35. This report has already identified that the previous tenants attempted to diversify the pub into multiple uses by taking the following steps:-
  - Making rooms available for public hire.
  - Creating a general convenience store within the pub.
  - Creating a tearoom.

Despite all attempts to make the business viable the Rose and Crown still made a financial loss.

36. CAMRA suggest that further diversification should be researched such as bed and breakfast or self-catering accommodation. The Rose and Crown is arranged over 3 floors with manager's accommodation provided at 1st and 2nd floor level. Whilst it is possible that this could be altered to provide accommodation this would of course mean that any tenant operating the pub could no longer reside on site, which would impose further financial pressure on the operator by needing to rent or purchase another property nearby. With increasing interest rates, spiralling energy costs and high rents it is difficult to make the business case that converting the upper floors and offering Bed & Breakfast accommodation would increase profitability for the pub. Notwithstanding this point, it is also important to recognise that the building is Grade II listed and any alterations to the fabric of the structure would require Listed Building Consent which is not guaranteed to be forthcoming.

## Partial Loss

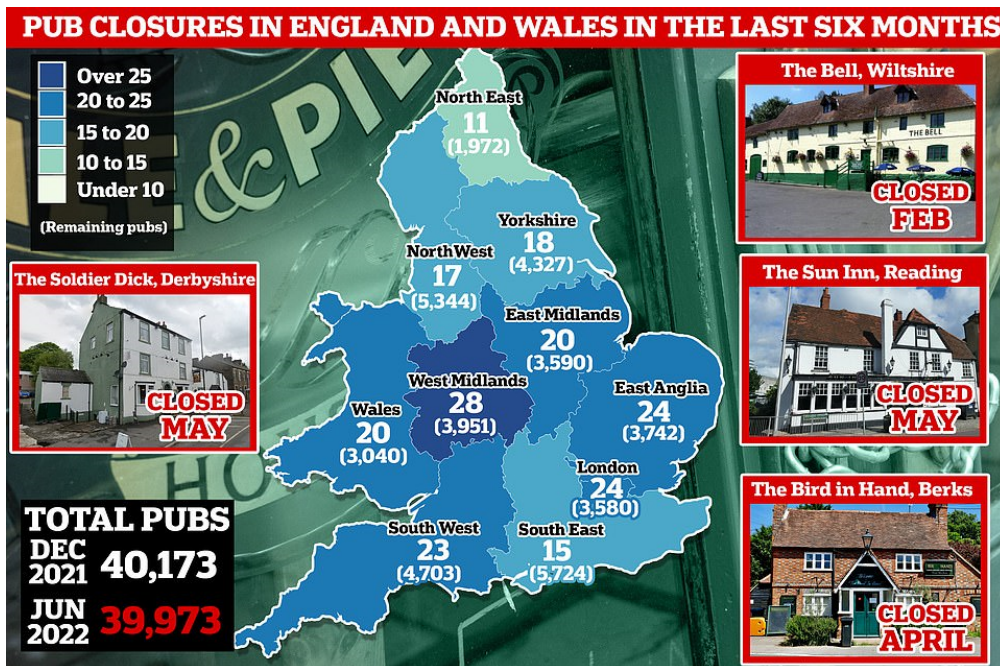
37. This is not relevant to the assessment of the Rose and Crown.

## Competition Case Studies

38. There is evidence within Islip itself of a successful pub, which is part of the issue when reviewing the viability of the Rose and Crown. The Woolpack Bar and Grill is a far larger establishment, it is better located, provides far more covers than the Rose and Crown is capable of, offers 2 bars with a large outdoor seating area, offers conference facilities and also has 10 ensuite letting rooms for bed and breakfast. The Rose and Crown simply cannot compete against this.
39. At the time of writing this document there are currently 18 pubs available for sale/lease in Northamptonshire. A number of pubs in the local rural area have recently been forced to close. Very close by, Woodford has lost two of their three pubs and the remaining pub has been on the market for some considerable years. Ringstead once had five pubs and now just has one. These are also considerably larger villages, (population of Woodford 3,459 and Ringstead 1,461). Where there is or was more than one licenced facility in a village, the trend pattern is very much for this to reduce down to one. A list of recent recorded pub closures is provided within Appendix 2.

### Appendix 2 - Schedule of Northamptonshire pubs recently closed.

40. To put this into some additional context the Daily Mail record that in the first half of 2022 the total number of pubs in the country dropped below 40,000 which is a loss of more than 7000 since 2012. Between the end of 2021 and the end of June 2022 a total of 24 pubs were recorded as being lost in the East Anglia region and 20 pubs lost in the East Midlands.



Recorded Pub Closures Dec. 2021 - June 2022

## The Business Past and Present

41. The pub has been a free house for many years, which is perceived as an advantage to a public house by not being tied to a brewery. As it is a very small facility The Rose & Crown has never seriously an expansive food facility due entirely to the fact there is insufficient room for covers. Nevertheless there has historically been a food offering which appears to have been well received by visitors to the pub. It is widely recognised that food drives turnover and profit in today's business pub environment but due to lack of capacity the Rose & Crown continued to rely on its "wet" trade business. Again, being such a small facility, it is impossible to make the pub sustainable. The previous tenants attempted to increase the cover size by building a large outside seating area, which had some success, although it is of course very weather dependant and therefore, not useable for much of the year.
42. Trading accounts are provided within Appendix 2 of this report, showing the substantial losses that the tenants incurred over years and this was despite them receiving grants, loans and also rent-free periods from the applicants, as Landlords both in order to help them invest in re-fitting the pub and also during periods of closure, due to Covid. The tenants were also subsidised by the state during the Covid period as they received housing benefit.

### **Appendix 3 - Trading Accounts for the period 2015-2020**

43. Trading over the 5 year period recording shows a loss in each financial year, with losses each year gradually escalating. Balance sheets are supplied between 2015-2019 showing a profit and loss account standing at a loss of £6159. The loss had increased by 2019 to £12,322 and £31,320 in 2020. The 2020 recorded loss is set against the context of grants and rent-free periods due to Covid. It is important to note that the final year's trading of the pub (2021) were not lodged with Companies House, as the tenants had put the business into liquidation due to the continued poor trading. However, the losses are believed to have been even more substantial than £31,320.
44. It should also be noted that turnover recorded in 2019 was recorded as £137,479 which had fallen in 2020 to £102,000. When liquidators were appointed on 8th June 2022 the statement of affairs indicated funds held of £2475.00 and total estimated debts of £126,658.09.

## The Sale

45. Having closed during December 2021 the pub has been valued by agents specialising in the disposal of public houses and restaurants. Sidney Phillips received instructions on 28th September 2022 to market the property leasehold with a 20-year lease being offered at £19,500 per annum. The agent currently has 2 other public houses being offered for lease, one in Daventry for offers around £40,000 per annum and one in Buckinghamshire for a similar leasehold of £39,500 per annum. All pubs are of a similar size and appear to be located in rural settings. On 16th February 2022 the quoting lease was reduced to £16,500 per annum with Nil Premium.

### **Appendix 4 - Rose & Crown Sales Details**

46. Between 2016 and 2021 the previous tenants leased the Rose and Crown at £16,500 per annum. Whilst the applicants were initially seeking an increase in rent of just over 20% the asking rent has been lowered to the same level as asked 7 years ago. This is considerably less than anything else currently marketed by Sidney Phillips in their eastern region.
47. At the time of writing no significant interest in the property has been received, 7 months after the property was released to the market.
48. The Rose and Crown has been closed for 17 months and the applicants have received no approaches from the local community. To the best of our knowledge there has been no call or petition for the pub to reopen. More importantly no Community Group (or indeed the Parish Council) has attempted to nominate the pub as an Asset of Community Value.

## Conclusion

49. Islip is a small rural dormitory village that will never significantly expand its housing stock or employment offering. Planning policy dictates this to be the case.
50. Ignoring the Rose and Crown the village is served by two other drinking establishments serving a population of circa 829. It is contended that the village does very well to support two trading establishments and the prospect of 3 establishments being viable in such close proximity to Thrapston is considered to be highly unlikely. This is evidenced by the trading accounts of the Rose and Crown.
51. The national economy will further negatively affect the viability of all pubs, with rising interest rates, unsustainable energy costs and shrinking disposable incomes, due partly to inflation.
52. CAMRA accepts that some pubs will have to continue to close, especially in rural areas, where there is competition and especially if such competition is within the village.

# Public House Viability Test

Campaign for Real Ale



January 2020



## What is CAMRA?

CAMRA, the Campaign for Real Ale, is an independent, voluntary organisation of 192,000 members that campaigns for real ale, community pubs and consumer rights. CAMRA supports well-run pubs and believes their continued existence plays a crucial role in community life.

## Introduction

Although in recent years pub closures have slowed, many are still under threat from conversion or demolition by developers. This is despite both the National Planning Policy Framework (NPPF) and many Local Plans containing pub protection policies. In many cases, the owners of these threatened pubs are seeking to convert them to other uses to make a short-term profit at the expense of the interests and needs of the local community.

As campaigners on behalf of British pub-goers, CAMRA sees the protection of public houses as one of its highest priorities. While not all pubs can be saved, too many pubs are being lost even where there is strong local support to keep them. Many of the pubs that have called last orders for the final time could have continued serving their local communities in the right hands.

For local residents and pub campaigners, the planning process is the main opportunity to influence decisions affecting the future of their local pub. In 2017 the law was changed so that planning permission is now needed for all conversions and demolition, giving local people even more of a say.

Applicants hoping to change the use of a pub will very often claim that the pub is “not viable”, meaning that no licensee could reasonably be expected to make a living from it. The applicants might claim that the area has too many pubs, the premises are too small, the catchment area is not large enough and so on. The local planning authority has to evaluate whether these claims are well founded or not. Below you will find a standard, objective test which will assist planning decision makers to make fair, open and informed judgements on the question of viability.

## The Public House Viability Test

To assess the continued viability of a pub business the question to address is what the business could achieve if it were run efficiently by management committed to maximising its success.

### Assessing Trade Potential

#### 1. Local trade

- What is the location of the pub? Is it in a village, suburban area, town centre or isolated countryside?
- What is the catchment area of the pub?
- How many adults live within a one mile radius?

# Public House Viability Test

- In rural areas, how many adults live within a ten mile radius?
  - Are there any developments planned for the area? Industrial, residential, strategic projects?
  - Is there a daytime working population?
2. Customer potential
- Does the pub act as a focus for community activities? Sports teams, social groups, local societies, community meetings etc?
  - Is the pub in a well visited/popular location? Is it in a picturesque town or village, on a canal/river side, on a long distance footpath, or on a cycle route?
  - Does the pub appeal to those who regularly drive out to pubs?
  - Is tourism encouraged in the area?
  - Has the pub ever been included in any visitor or tourist guide?
3. Competition
- In rural areas, how many pubs are there within a one mile radius and within a five mile radius?
  - In urban areas, how many pubs are there within reasonable walking distance?
  - Bearing in mind that people like to have choices, does the pub, by its character, location, design, potentially cater for different groups of people from those of its nearest competitor(s)?
  - If not, could the pub be developed to cater for different groups?
4. Flexibility of the site
- Does the pub have unused rooms or outbuildings that could be brought into use? Function rooms, store rooms etc.
  - Is the site large enough to allow for building extensions?
  - Have planning applications ever been submitted to extend/develop the pub building? If yes, when and what was the outcome?
  - If planning consent was not available for building work, is any adjoining land suitable for any other use? Camping facility etc.
  - Has the pub been well maintained?
5. Parking
- Is there access to appropriate numbers of car parking spaces?
  - If not, is there any scope for expansion?
6. Public Transport
- Is there a bus stop outside or near the pub and/or a rail station within easy walking distance?
  - How frequent and reliable is public transport in the area?
  - Has the pub made actual/potential customers aware of any public transport services available to/from it?
  - Are there taxi firms in the locality?
  - If yes, has the pub entered any favourable agreements with a local taxi firm?
7. Multiple Use
- In light of government guidance through the National Planning Policy Framework (see the Appendix) what is the extent of community facilities in the local area – is there a shop, post office, community centre etc?

# Public House Viability Test

- If the pub is the sole remaining facility within the area, is there scope for the pub to combine its function with that of a shop, post office or other community use, bed & breakfast or self-catering – especially in tourist areas?

## 8. Partial loss

These questions come into play if the application seeks changes which would reduce the size of the pub or convert non-public areas, such as licensee accommodation, to other uses.

- How would the proposals impact on the long-term financial health of the business? Would a smaller pub still be able to attract sufficient trade? Would the smaller size make it less attractive to customers e.g. because there were reduced facilities such as no meeting room, less parking, smaller garden?
- Would any loss of licensee accommodation make the pub less attractive to potential future publicans?

## 9. Competition case studies

- Are there any successful pubs in neighbouring areas of similar population density?
- What factors are contributing to their success?

## 10. The business – past and present

Having built up a picture of the business potential of the pub, it may be relevant to question why the pub is not thriving and why the owners are seeking change of use.

- Does the pub management team have local support? Has the team taken steps in the last year or so to try engaging with the local community and has the dialogue affected the way the pub operates?
- Has the pub been managed better in the past? Is there any evidence to support this? Are trading figures available for the last four years and/or from previous management regimes?
- Have there been recent efforts to ensure viability? e.g. has the pub opened regularly and at convenient hours? Conversely, have hours/facilities been reduced?
- Has the focus/theme of the pub changed recently?
- Is the pub taking advantage of the income opportunities offered by serving food? How many times a day is food served? How many times a week? Are catering facilities being optimised?
- Has the rent/repair policy of the owner undermined the viability of the pub?
- Does the pub offer an attractive range of drinks, especially quality real ales?
- Are there any possible unclaimed reliefs? e.g. where rate abatement is not granted automatically but has to be claimed.

## 11. The sale

- Where and how often has the pub been advertised for sale? Has it been advertised for at least 12 months? In particular, has the sale been placed with specialist licensed trade and/or local agents?
- Has the pub been offered for sale as a going concern?

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- Has the pub been offered at a realistic competitive price? (Information to enable this to be analysed can be obtained from The Publican and Morning Advertiser newspapers and from Fleurets, specialist Chartered Surveyors)
- If yes, how many offers have been received?
- Have any valuations been carried out?
- Has the pub been closed for any length of time? Is it currently closed?
- Does the sale price of the pub, as a business, reflect its recent trading?

## Case studies

In each of the following cases, the appellant used the issue of non-viability as a reason to convert a pub. In each case, the Inspector agreed that viability was a relevant and crucial issue but felt that that in the right hands each of the pubs concerned could be a viable business. In reaching this conclusion, each Inspector clearly took the view that an objective assessment could be made about the likely future viability of the pub.

### The Pheasant Inn

*Britons Lane, Shropshire WV16 4TA*

The owners of The Pheasant Inn wanted to convert it to a private dwelling, claiming it was no longer viable. The Council refused their application because it was the only pub in the village and they felt that the owners had not tried to diversify their business before selling it, such as by upgrading the food offer, adding a B&B, using space for a village shop or post office, etc. At appeal, the Inspector noted that the small immediate population and lack of public transport were negative factors in terms of viability. However, the pub did have potential to extend and to capitalise on its location in a tourist area. He found that the pub was indeed a valued local facility and could become a viable business in the future. Its loss would therefore conflict with local and national policies on the retention of community facilities. ([ref APP/L3245/A/13/2192177](#))

### The Crown

*Ollands Rd, Reepham NR10 4EJ*

The Crown was one of only three pubs in a small Norfolk market town. Its owner applied to convert the pub to residential use but the local planning policy was to refuse such an application unless there was an alternative pub nearby and it had been on the market for a reasonable period of time without any offers. On the first criteria the Inspector observed that while another pub was 600 metres away, it served a different catchment and type of customer. With regards to the second criteria, it was unclear how the asking price had been calculated despite the property having been up for sale for three years. The Inspector felt that the lack of interest in operating the pub as a going concern did not sufficiently show that the business itself was not viable in the short, medium or long-term. Nor did the information presented demonstrate that no licensee could reasonably be expected to make a living from the enterprise. The proposed development would be inconsistent with both local and national policies on the conversion of pubs. (ref. APP/K2610/A/13/2196244)

# Public House Viability Test

## **The Feathers**

*43 Linhope Street, London*

In a residential area of Westminster, London, the owner of The Feathers pub wished to convert it into a house and argued its non-viability. The Council had a policy in place that it would only accept the loss of a pub if it had been on the market for at least 18 months without a buyer. In this case, marketing had been for a much shorter period and the pub had been nominated as an Asset of Community Value by the local community.

The Inspector concluded that the viability of the pub remained an open question and that the lack of viability had not been adequately demonstrated for the purpose of the Council's policy. In terms of the NPPF he was not satisfied that the loss of a facility clearly valued by the community could be regarded as 'necessary'. He noted the significant number of other pubs in the surrounding area but each had a different character and function – spatial proximity was not of itself a necessarily reliable guide to the value of the pub or of its contribution to the local area. ([ref APP/X5990/A/14/2215985](#))

## **Conclusions**

The Public House Viability Test does not seek to protect the continued existence of each and every pub. Times and circumstances do change and some pubs will find themselves struggling to continue. It does, however, help all concerned in such cases – local authorities, public house owners, public house users and Planning Inspectors – by providing a fact-based method to rigorously scrutinise and test the future viability of a pub against a set of well-accepted measures.

## **Appendix – the NPPF**

National government planning guidance was formerly contained in various Planning Policy Statements which ran to over 1,000 pages. They were replaced in March 2012 by the National Planning Policy Framework (NPPF), which comprises of just 52 pages of mostly high-level guidance. NPPF policies take precedence where there is any conflict with Local Plans and will always be a material consideration in planning decisions. The NPPF was further revised in 2018.

NPPF Paragraph 92 is especially relevant to planning applications which concern pubs. It requires LPAs to “*plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, cultural buildings, **public houses** and places of worship) and other local services to enhance the sustainability of communities and residential environments*”. It goes on that LPAs must “*guard against unnecessary loss of valued facilities particularly where this would reduce the community's ability to meet its day-to-day needs*” and “*ensure that established facilities and services...are retained for the benefit of the community.*” Note that this policy applies to pubs in all communities, not just rural ones.

Paragraph 91 states that planning policies and decisions should “*aim to achieve healthy, inclusive and safe places*” which, among other things “*promote social interaction.*”

# Public House Viability Test

For rural areas, paragraph 83 promotes *“the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, cultural buildings, **public houses** and places of worship”*

Paragraph 85 requires that *“Planning policies and decisions should support the role that town centres play at the heart of local communities.”*

## **Additional Resources**

For additional resources for local councils, please visit [https://camra.org.uk/resource\\_type/local-councils/](https://camra.org.uk/resource_type/local-councils/)

For any queries please contact [planningadvice@camra.org.uk](mailto:planningadvice@camra.org.uk) or call 01727 867 201

## APPENDIX 2

### List Of Public House Closures

LOCATION	NAME OF ESTABLISHMENT	RESULT OF CLOSURE	Village That Cannot Support More Than 1 Pub Or Any
Slipton	Samuel Peeps	Now a house – No facility left in the village.	X
Corby	The Open Hearth	Reduced in size.	
Little Addington	The Bell	Houses on part of the site.	
Gretton	The Talbot	A house.	X
Harrowden	The 10 O'Clock	Houses.	X
Kettering	The Cherry Tree	A restaurant.	
Kettering	The Talbot	Vacant	
Kettering	The Yards Bar & Kitchen	A nursery.	
Kettering	The Rising Sun		
Bugbrook	Bakers Arms		
Northampton	Shoko, 26 Bridge Street		
Kislingbury	The Olde Red Lion		X
Brixworth	The Red Lion		X
Bugbrooke	Bakers Arms		X
Wellingborough	The Fox & Hounds	House.	
Upper Benefield	The Wheatsheaf	Houses.	X
Grendon			X
Woodford	Prince Of Wales	House	X
Woodford	The White Horse	House	X
Chelveston	The Star & Garter	Reopened (On the A6).	X

Ringstead	New Inn	Houses.	<b>X</b>
Titchmarsh	The Dog & Partridge	House.	<b>X</b>
Desborough	Kings Arms	Costa Coffee (on the A6).	
Geddington	White Lion		
Rushden	The Feathers		
Isham	Monk & Minstrell	Houses.	<b>X</b>
Pitsford			<b>X</b>
Wellingborough	The Fox	Flats.	
Finedon (population 4,309)	Prince Of Wales	Two Houses.	
Cottingham	Royal George		
Cottingham	Spread Eagle		
Brigstock	Olde Three Cocks		
Corby	The White Hart		
Wellingborough	Fox & Hounds	Houses.	
Geddington	White Lion		
Geddington	Star Inn		
Irthlingborough (population 8,900)	Crows Nest	House.	<b>X</b>
Irthlingborough	Horseshoe	House.	<b>X</b>
Weldon	Woolpack		<b>X</b>
Pytchley	Overstone Arms	Closed 6/22.	<b>X</b>
Oundle	The Falcon		
Kingsthorpe	King William IV		
Moulton	White Lion		
Thrapston	Mason Arms	Reopened	
Bugbrooke	Bakers Arms		<b>X</b>
Cold Ashby	Black Horse		<b>X</b>



Bythorn			X
Sudborough	The Vane Arms		X
Cold Ashby	The Bull Inn		X
Rothwell	The Woolpack		
Clopton	The Red Lion		X
Hargrave	The Nags Head	House	X
Swinshead			X
Cranford			X
Finedon	Gate Inn		X
Hannington	Millstone		
Raunds	Down to 3 pubs from 10		X
Easton On The Hill	The Oak		X
Irchester	The Cottage		X
Twywell	Masons Arms		X
Thurning	The Wheatsheaf		X
Woodford	The White Horse	House	X
Ecton			X
Burton Latimer	The Waggon & Horses		X
Kettering	The George		X
Thorpe Waterville	The Fox	Reopened	X
Finedon	The Mulso	Houses	X
Irthlingborough	The Bull		X
Wollaston	The Boot		X
Wollaston	The Crispin		X
Wollaston	The Cuckoo		X
Grendon	The Crown		

Wakerley	Exeter Arms		X
Broughton	Bucleugh Arms		X
Broughton	The 3 Tuns		X
Corby	The Cardigan Arms		
Stoke Albany	White Horse		X
Great Cransley	The 3 Cranes		X
Wilby			
Wellingborough	The Golden Lion	Reopened	
Gretton	Bluebird	House	
Gretton	Talbot		
Thrapston	Kings Arms	Reopened	
Wellingborough	Locomotive		
Hannington	The Old Red House	Derelict	X
Kettering	Prince Of Wales		
Orlingborough	Queens Arms	Reopened	X
Nassington	Queens Head		X
Rushden	Unicorn		
Rushden	Wheatsheaf		
Rushden	Viking		
Yardley Hastings	Rose & Crown		X
Deene	Sea Horse		X
Kettering	Seven Star		
Oundle	Ship & Anchor		
Newton Bromwold	Swan		X

## **APPENDIX 3**

### **ROSE AND CROWN TRADING ACCOUNTS**

Registered number  
07053080

Islip Local Pub Ltd

Accounts

30 September 2020

## Islip Local Pub Ltd

### Chartered Accountants' report to the board of directors on the preparation of the unaudited statutory accounts of Islip Local Pub Ltd for the year ended 30 September 2020

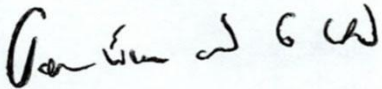
In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Islip Local Pub Ltd for the year ended 30 September 2020 which comprise of the Profit and Loss Account and the Balance Sheet from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at [www.icaew.com/en/members/regulations-standards-and-guidance](http://www.icaew.com/en/members/regulations-standards-and-guidance)

This report is made solely to the Board of Directors of Islip Local Pub Ltd, as a body, in accordance with the terms of our engagement letter dated 8 February 2011. Our work has been undertaken solely to prepare for your approval the accounts of Islip Local Pub Ltd and state those matters that we have agreed to state to the Board of Directors of Islip Local Pub Ltd, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Islip Local Pub Ltd and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Islip Local Pub Ltd has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and loss of Islip Local Pub Ltd. You consider that Islip Local Pub Ltd is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the accounts of Islip Local Pub Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory accounts.



Jon Essam & Co Ltd  
Chartered Accountants  
23 Cottingham Way  
Thrapston  
Kettering  
Northants  
NN14 4PL

28 June 2021

**Islip Local Pub Ltd**  
**Profit and Loss Account**  
**for the year ended 30 September 2020**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
<b>Turnover</b>	102,081	137,479
Other income	13,490	6,367
Cost of raw materials and consumables	(62,317)	(65,978)
<b>Gross profit</b>	<u>53,254</u>	<u>77,868</u>
Staff costs	(39,387)	(40,199)
Depreciation and other amounts written off assets	(4,075)	(1,466)
Other charges	(41,112)	(48,525)
<b>Loss before taxation</b>	<u>(31,320)</u>	<u>(12,322)</u>
<b>Loss</b>	<u>(31,320)</u>	<u>(12,322)</u>

**Islip Local Pub Ltd**  
**Registered number:**  
**Balance Sheet**  
**as at 30 September 2020**

**07053080**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Fixed assets	16,299	5,864
Current assets	15,738	5,435
Creditors: amounts falling due within one year	<u>(81,987)</u>	<u>(61,434)</u>
Net current liabilities	<u>(66,249)</u>	<u>(55,999)</u>
Total assets less current liabilities	(49,950)	(50,135)
Creditors: amounts falling due after more than one year	<u>(31,505)</u>	<u>-</u>
<b>Net liabilities</b>	<u><b>(81,455)</b></u>	<u><b>(50,135)</b></u>
<b>Capital and reserves</b>	<u><b>(81,455)</b></u>	<u><b>(50,135)</b></u>
	<b>Number</b>	<b>Number</b>
Average number of employees	<u>9</u>	<u>6</u>

The company is a private company limited by shares and incorporated in England. Its registered office is Rose & Crown, High Street, Islip, Northants, NN14 3JS.

The director is satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The member has not required the company to obtain an audit in accordance with section 476 of the Act.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared in accordance with the micro entity provisions of the Companies Act 2006 and FRS 105, The Financial Reporting Standard applicable to the Micro-entities Regime. The accounts have been delivered in accordance with the provisions applicable to companies subject to the small companies regime. The profit and loss account has not been delivered to the Registrar of Companies.

M P Graham  
 Director  
 Approved by the board on 28 June 2021

**Islip Local Pub Ltd**  
**Detailed profit and loss account items**  
**for the year ended 30 September 2020**

*This schedule does not form part of the statutory accounts*

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
<b>Sales</b>		
Bar and other sales	102,081	137,479
<b>Other income</b>		
Other operating income	-	5,000
Employment allowance	946	366
Insurance claim	-	1,000
Local council grant	10,000	-
HMRC Eat Out to Help Out	2,541	-
Interest receivable	3	1
	<u>13,490</u>	<u>6,367</u>
<b>Cost of raw materials and consumables</b>		
Purchases	61,977	66,112
Decrease/(increase) in stocks	340	(134)
	<u>62,317</u>	<u>65,978</u>
<b>Staff costs</b>		
Wages and salaries	41,740	30,163
Director's salary	4,059	8,508
Employer's pension	150	59
Employer's NI and class 1A NI	958	379
HMRC JRS Grant	(8,237)	-
Staff training and welfare	-	133
Travel and subsistence	128	151
Mileage expenses	448	471
Motor expenses	141	335
	<u>39,387</u>	<u>40,199</u>
<b>Depreciation and other amounts written off assets</b>		
Depreciation	4,075	1,466
<b>Other charges</b>		
Premises costs:		
Rent	12,509	14,625
Rates	1,172	1,154
Water	2,250	1,060
Waste disposal and window cleaning	1,555	1,593
Light and heat	6,438	5,659
Guard dog	240	88
	<u>24,164</u>	<u>24,179</u>



**Islip Local Pub Ltd**  
**Detailed profit and loss account items**  
**for the year ended 30 September 2020**

*This schedule does not form part of the statutory accounts*

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
General administrative expenses:		
Telephone, internet and mobile	609	489
Stationery, postage and printing	638	249
Licenses and subscriptions	448	428
Bank and card charges	2,270	1,597
Insurance	1,830	1,996
Machine gaming duty	301	1,191
Equipment hire	789	500
Repairs and maintenance	5,021	4,839
Backdated claims (license and hire charges)	-	5,734
Sundry expenses	13	13
	<u>11,919</u>	<u>17,036</u>
Legal and professional costs:		
Accountancy fees	500	500
VAT and Payroll fees	1,051	984
Planning fees	-	234
Advertising and PR	2,859	775
Other legal and professional	75	310
	<u>4,485</u>	<u>2,803</u>
Other		
Direct labour	-	1,689
Other direct costs: entertainment	476	2,674
Interest payable	68	144
	<u>544</u>	<u>4,507</u>
	<u>41,112</u>	<u>48,525</u>

**Islip Local Pub Ltd**  
**Detailed balance sheet items**  
**as at 30 September 2020**

*This schedule does not form part of the statutory accounts and should NOT be sent to HMRC*

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
<b>Fixed assets</b>		
Fixtures and fittings	<u>16,299</u>	<u>5,864</u>
<b>Current assets</b>		
Stocks	5,094	5,434
Other debtors	330	-
Cash at bank and in hand	<u>10,314</u>	<u>1</u>
	<u>15,738</u>	<u>5,435</u>
<b>Creditors: amounts falling due within one year</b>		
Bank loans and overdrafts	2,864	1,301
Trade creditors	5,038	406
Director's current account	66,517	53,865
Other taxes and social security costs	5,289	4,047
Other creditors	<u>2,279</u>	<u>1,815</u>
	<u>81,987</u>	<u>61,434</u>
<b>Creditors: amounts falling due after more than one year</b>		
Bank loans	<u>31,505</u>	<u>-</u>
<b>Capital and reserves</b>		
Called up share capital	5,000	5,000
Profit and loss account	<u>(86,455)</u>	<u>(55,135)</u>
	<u>(81,455)</u>	<u>(50,135)</u>
<b>Profit and loss account</b>		
Brought forward	(55,135)	(42,813)
Loss	<u>(31,320)</u>	<u>(12,322)</u>
	<u>(86,455)</u>	<u>(55,135)</u>

**Islip Local Pub Ltd****Registered number: 07053080****Balance Sheet****as at 30 September 2019**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Fixed assets	5,864	7,180
Current assets	5,435	5,301
Creditors: amounts falling due within one year	<u>(61,434)</u>	<u>(50,294)</u>
Net current liabilities	(55,999)	(44,993)
Total assets less current liabilities	<u>(50,135)</u>	<u>(37,813)</u>
<b>Net liabilities</b>	<u>(50,135)</u>	<u>(37,813)</u>
<b>Capital and reserves</b>	<u>(50,135)</u>	<u>(37,813)</u>
	<b>Number</b>	<b>Number</b>
Average number of employees	<u>6</u>	<u>5</u>

The company is a private company limited by shares and incorporated in England. Its registered office is Rose & Crown, High Street, Islip, Northants, NN14 3JS.

The director is satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The member has not required the company to obtain an audit in accordance with section 476 of the Act.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared in accordance with the micro entity provisions of the Companies Act 2006 and FRS 105, The Financial Reporting Standard applicable to the Micro-entities Regime. The accounts have been delivered in accordance with the provisions applicable to companies subject to the small companies regime. The profit and loss account has not been delivered to the Registrar of Companies.

M P Graham

Director

Approved by the board on 16 March 2020

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.

**Islip Local Pub Ltd****Registered number: 07053080****Balance Sheet****as at 30 September 2018**

	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Fixed assets	7,180	4,366
Current assets	5,301	2,708
Creditors: amounts falling due within one year	<u>(50,294)</u>	<u>(28,929)</u>
Net current liabilities	(44,993)	(26,221)
Total assets less current liabilities	<u>(37,813)</u>	<u>(21,855)</u>
<b>Net liabilities</b>	<u>(37,813)</u>	<u>(21,855)</u>
<b>Capital and reserves</b>	<u>(37,813)</u>	<u>(21,855)</u>
	<b>Number</b>	<b>Number</b>
Average number of employees	<u>5</u>	<u>6</u>

The company is a private company limited by shares and incorporated in England. Its registered office is Rose & Crown, High Street, Islip, Northants, NN14 3JS.

The director is satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The member has not required the company to obtain an audit in accordance with section 476 of the Act.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared in accordance with the micro entity provisions of the Companies Act 2006 and FRS 105, The Financial Reporting Standard applicable to the Micro-entities Regime. The accounts have been delivered in accordance with the provisions applicable to companies subject to the small companies regime. The profit and loss account has not been delivered to the Registrar of Companies.

M P Graham

Director

Approved by the board on 21 January 2019

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.

Registered number  
07053080

Islip Local Pub Ltd

Accounts

30 September 2017

**Islip Local Pub Ltd****Registered number: 07053080****Balance Sheet****as at 30 September 2017**

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Fixed assets	4,366	3,189
Current assets	2,708	4,902
Creditors: amounts falling due within one year	(28,929)	(17,764)
Net current liabilities	<u>(26,221)</u>	<u>(12,862)</u>
Total assets less current liabilities	<u>(21,855)</u>	<u>(9,673)</u>
<b>Net liabilities</b>	<u>(21,855)</u>	<u>(9,673)</u>
<b>Capital and reserves</b>	<u>(21,855)</u>	<u>(9,673)</u>

The company is a private company limited by shares and incorporated in England. Its registered office is Rose & Crown, High Street, Islip, Northants, NN14 3JS.

The director is satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The member has not required the company to obtain an audit in accordance with section 476 of the Act.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared in accordance with the micro entity provisions of the Companies Act 2006 and FRS 105, The Financial Reporting Standard applicable to the Micro-entities Regime. The accounts have been delivered in accordance with the provisions applicable to companies subject to the small companies regime. The profit and loss account has not been delivered to the Registrar of Companies.

M P Graham

Director

Approved by the board on 5 February 2018

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.

Registered number  
07053080

Islip Local Pub Ltd

Unaudited Abbreviated Accounts

30 September 2016

## **Islip Local Pub Ltd**

### **Chartered Accountants' report to the board of directors on the preparation of the unaudited abbreviated accounts of Islip Local Pub Ltd for the year ended 30 September 2016**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the abbreviated accounts of Islip Local Pub Ltd for the year ended 30 September 2016 which comprise of the balance sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at [icaew.com/membershandbook](http://icaew.com/membershandbook).

This report is made solely to the Board of Directors of Islip Local Pub Ltd, as a body, in accordance with the terms of our engagement letter dated 8 February 2011. Our work has been undertaken solely to prepare for your approval the accounts of Islip Local Pub Ltd and state those matters that we have agreed to state to the Board of Directors of Islip Local Pub Ltd, as a body, in this report in accordance with AAF 2/10 as detailed at [icaew.com/compilation](http://icaew.com/compilation). To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Islip Local Pub Ltd and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Islip Local Pub Ltd has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and loss of Islip Local Pub Ltd. You consider that Islip Local Pub Ltd is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the accounts of Islip Local Pub Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the abbreviated accounts.

Jon Essam & Co Ltd  
Chartered Accountants  
23 Cottingham Way  
Thrapston  
Kettering  
Northants  
NN14 4PL

13 January 2017



**Islip Local Pub Ltd****Registered number:** 07053080**Abbreviated Balance Sheet****as at 30 September 2016**

	<b>Notes</b>	<b>2016</b>	<b>2015</b>
		<b>£</b>	<b>£</b>
<b>Fixed assets</b>			
Tangible assets	2	3,189	1,299
<b>Current assets</b>			
Stocks		3,250	2,364
Debtors		302	20
Cash at bank and in hand		1,350	(2,425)
		<u>4,902</u>	<u>(41)</u>
<b>Creditors: amounts falling due within one year</b>			
		<u>(17,764)</u>	<u>(7,417)</u>
<b>Net current liabilities</b>		(12,862)	(7,458)
<b>Net liabilities</b>		<u>(9,673)</u>	<u>(6,159)</u>
<b>Capital and reserves</b>			
Called up share capital	3	5,000	5,000
Profit and loss account		(14,673)	(11,159)
<b>Shareholder's funds</b>		<u>(9,673)</u>	<u>(6,159)</u>

The director is satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The member has not required the company to obtain an audit in accordance with section 476 of the Act.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared in accordance with the provisions in Part 15 of the Companies Act 2006 applicable to companies subject to the small companies regime.

M P Graham

Director

Approved by the board on 13 January 2017

**Islip Local Pub Ltd**  
**Notes to the Abbreviated Accounts**  
**for the year ended 30 September 2016**

**1 Accounting policies**

***Basis of preparation***

The accounts have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

***Turnover***

Turnover represents the value, net of value added tax and discounts, of beverages and food provided to customers.

***Depreciation***

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives.

Fixtures & fittings	20% reducing balance
---------------------	----------------------

***Stocks***

Stock is valued at the lower of cost and net realisable value. Cost is determined on a first in first out basis. Net realisable value represents estimated selling price less costs to complete and sell. Provision is made for slow moving, obsolete or damaged stock where the net realisable value is less than cost.

***Leasing and hire purchase commitments***

Assets held under finance leases and hire purchase contracts, which are those where substantially all the risks and rewards of ownership of the asset have passed to the company, are capitalised in the balance sheet and depreciated over their useful lives. The corresponding lease or hire purchase obligation is treated in the balance sheet as a liability.

The interest element of the rental obligations is charged to the profit and loss account over the period of the lease and represents a constant proportion of the balance of capital repayments outstanding.

Rentals paid under operating leases are charged to income on a straight line basis over the lease term.

***Going concern***

The company currently meets its daily working capital requirement through operating revenues and financial support from the director and creditors. On this basis the director considers it appropriate to prepare the accounts on the going concern basis. The accounts do not include any adjustments that would result from the failure to raise any additional finance that may prove necessary.

**2 Tangible fixed assets** £

**Cost**

At 1 October 2015	3,123
Additions	2,687
At 30 September 2016	5,810

---

**Depreciation**

At 1 October 2015	1,824
Charge for the year	797
At 30 September 2016	<u>2,621</u>

**Net book value**

At 30 September 2016	<u>3,189</u>
At 30 September 2015	<u>1,299</u>

<b>3 Share capital</b>	<b>Nominal value</b>	<b>2016 Number</b>	<b>2016 £</b>	<b>2015 £</b>
Allotted, called up and fully paid:				
Ordinary shares	£1 each	5,000	<u>5,000</u>	<u>5,000</u>

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.

Registered number  
07053080

Islip Local Pub Ltd

Unaudited Abbreviated Accounts

30 September 2015

## Islip Local Pub Ltd

### **Chartered Accountants' report to the board of directors on the preparation of the unaudited abbreviated accounts of Islip Local Pub Ltd for the period ended 30 September 2015**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the abbreviated accounts of Islip Local Pub Ltd for the period ended 30 September 2015 which comprise of the balance sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at [icaew.com/membershandbook](http://icaew.com/membershandbook).

This report is made solely to the Board of Directors of Islip Local Pub Ltd, as a body, in accordance with the terms of our engagement letter dated 8 February 2011. Our work has been undertaken solely to prepare for your approval the accounts of Islip Local Pub Ltd and state those matters that we have agreed to state to the Board of Directors of Islip Local Pub Ltd, as a body, in this report in accordance with AAF 2/10 as detailed at [icaew.com/compilation](http://icaew.com/compilation). To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Islip Local Pub Ltd and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Islip Local Pub Ltd has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and loss of Islip Local Pub Ltd. You consider that Islip Local Pub Ltd is exempt from the statutory audit requirement for the period.

We have not been instructed to carry out an audit or a review of the accounts of Islip Local Pub Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the abbreviated accounts.

Jon Essam & Co Ltd  
Chartered Accountants  
23 Cottingham Way  
Thrapston  
Kettering  
Northants  
NN14 4PL

3 November 2015

**Islip Local Pub Ltd****Registered number:** 07053080**Abbreviated Balance Sheet****as at 30 September 2015**

	<b>Notes</b>	<b>2015</b>	<b>2014</b>
		<b>£</b>	<b>£</b>
<b>Fixed assets</b>			
Tangible assets	2	1,299	3,336
<b>Current assets</b>			
Stocks		2,364	2,139
Debtors		20	290
Cash at bank and in hand		(2,425)	871
		<u>(41)</u>	<u>3,300</u>
<b>Creditors: amounts falling due within one year</b>			
		<u>(7,417)</u>	<u>(11,742)</u>
<b>Net current liabilities</b>			
		(7,458)	(8,442)
<b>Net liabilities</b>			
		<u>(6,159)</u>	<u>(5,106)</u>
<b>Capital and reserves</b>			
Called up share capital	3	5,000	5,000
Profit and loss account		(11,159)	(10,106)
<b>Shareholder's funds</b>			
		<u>(6,159)</u>	<u>(5,106)</u>

The director is satisfied that the company is entitled to exemption from the requirement to obtain an audit under section 477 of the Companies Act 2006.

The member has not required the company to obtain an audit in accordance with section 476 of the Act.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared in accordance with the provisions in Part 15 of the Companies Act 2006 applicable to companies subject to the small companies regime.

M P Graham

Director

Approved by the board on 3 November 2015

**Islip Local Pub Ltd**  
**Notes to the Abbreviated Accounts**  
**for the period ended 30 September 2015**

**1 Accounting policies**

***Basis of preparation***

The accounts have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

***Turnover***

Turnover represents the value, net of value added tax and discounts, of beverages and food provided to customers.

***Depreciation***

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives.

Fixtures & fittings	20% reducing balance
#REF!	#REF!

***Stocks***

Stock is valued at the lower of cost and net realisable value. Cost is determined on a first in first out basis. Net realisable value represents estimated selling price less costs to complete and sell. Provision is made for slow moving, obsolete or damaged stock where the net realisable value is less than cost.

***Deferred taxation***

Full provision is made for deferred taxation resulting from timing differences between the recognition of gains and losses in the accounts and their recognition for tax purposes. Deferred taxation is calculated on an un-discounted basis at the tax rates which are expected to apply in the periods when the timing differences will reverse.

***Going concern***

The company currently meets its daily working capital requirement through operating revenues and financial support from the director and creditors. On this basis the director considers it appropriate to prepare the accounts on the going concern basis. The accounts do not include any adjustments that would result from the failure to raise any additional finance that may prove necessary.

**2 Tangible fixed assets**

£

**Cost**

At 1 November 2014	5,987
Additions	433
Disposals	(3,297)
At 30 September 2015	<u>3,123</u>

**Depreciation**

At 1 November 2014	2,651
Charge for the period	754
On disposals	(1,581)
At 30 September 2015	<u>1,824</u>

**Net book value**

At 30 September 2015	<u>1,299</u>
At 31 October 2014	<u>3,336</u>

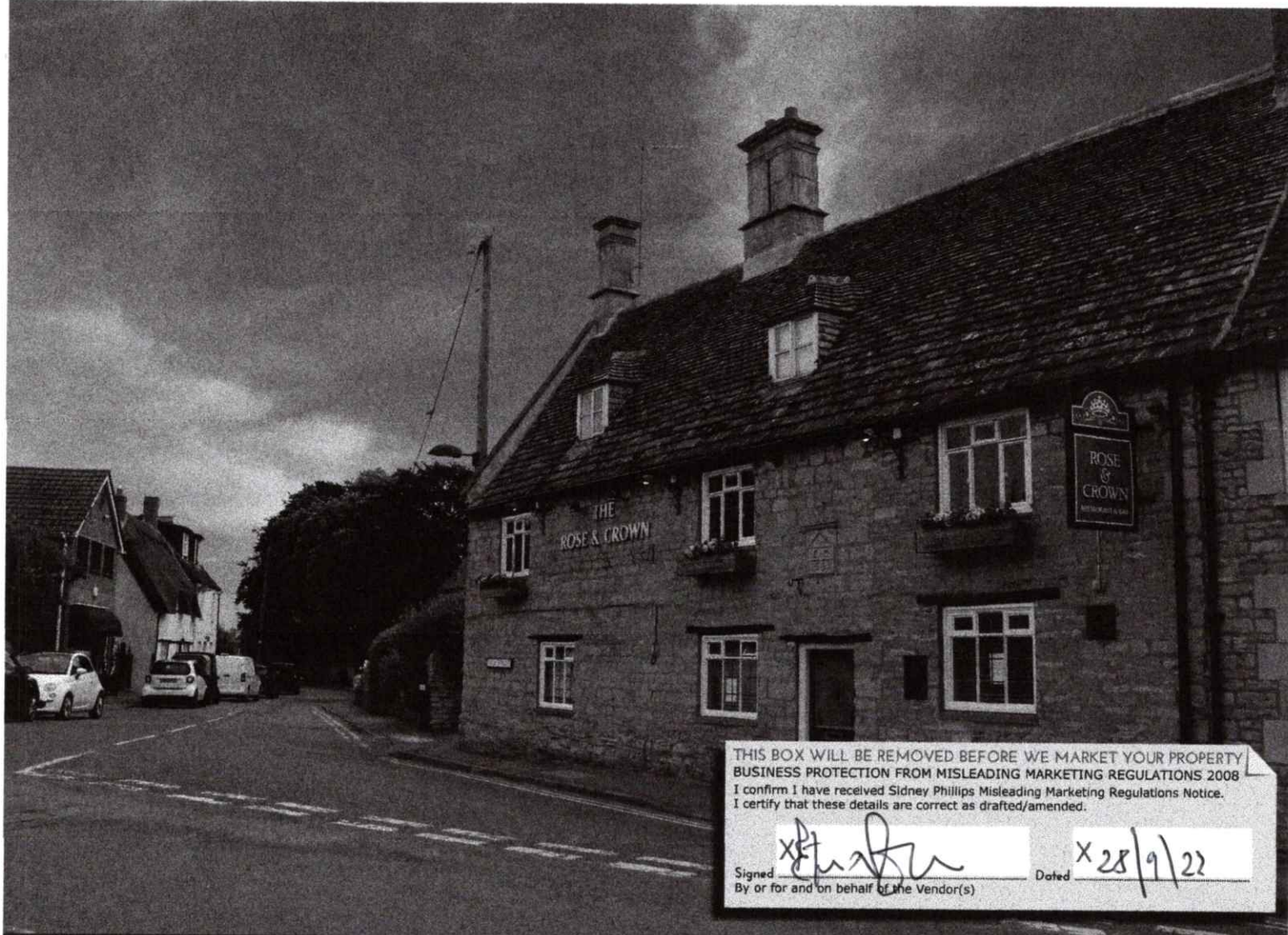
<b>3 Share capital</b>	<b>Nominal value</b>	<b>2015 Number</b>	<b>2015 £</b>	<b>2014 £</b>
Allotted, called up and fully paid:				
Ordinary shares	£1 each	5,000	<u>5,000</u>	<u>5,000</u>

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## **APPENDIX 4**

**ROSE AND CROWN MARKETTING DETAILS (SIGNED 28.9.2022)**



## Rose & Crown

1 High Street, Islip, Thrapston, Northamptonshire, NN14 3JS

Leasehold £~~40~~<sup>2</sup>,000

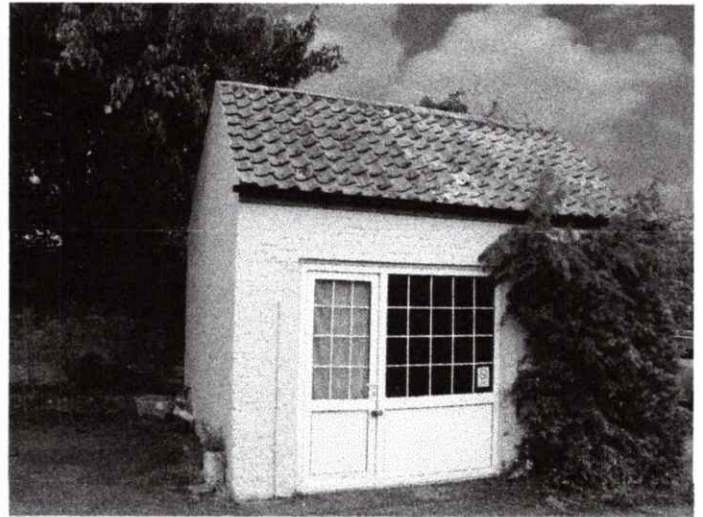
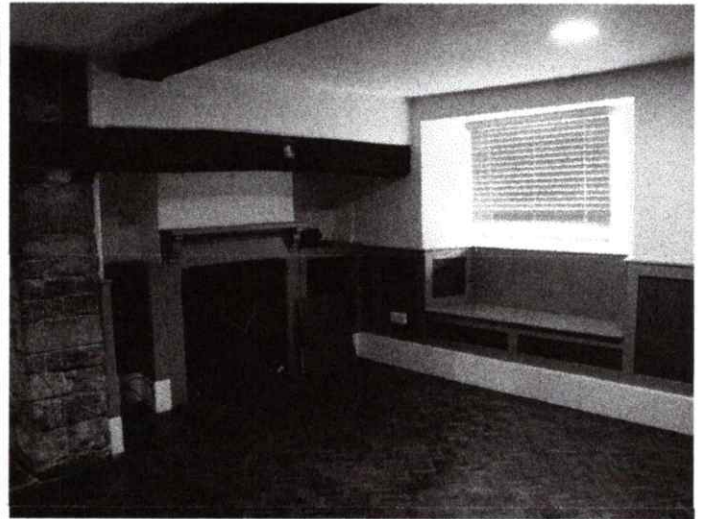
- Northamptonshire village location close to the River Nene
- Grade II listed 17th century semi-detached freehouse
- Stone built three bedroom pub & restaurant with car park
- Three internal trade areas & commercial kitchen
- Detached outbuilding, trade garden/patio & two private yards
- New 20 year lease - Rent £19,500 per annum

Ref: 92175

**01522 500059**

**east@sidneyphillips.co.uk**

**SP** Sidney  
Phillips



## LOCATION

The Rose & Crown is situated in the Northamptonshire village of Islip, which is located on the River Nene, less than a mile west of Thrapston, 10 miles east of Kettering and 24 miles north-east of Northampton.

Islip benefits from a variety of notable landmarks and amenities which include a village hall, recreation ground, canine hydrotherapy centre, sailing club and hairdressers. The adjacent town of Thrapston allows for larger shopping outlets, supermarkets, and fuel stations.

The Rose & Crown occupies a 17th Century three-storey semi-detached Grade II listed building, consisting of part brick part stone construction under collyweston stone slate tile roof. The property benefits from being located on the high street where it benefits from both passing foot and vehicular traffic.

## TRADE AREAS

Access via the rear car park into the REAR HALL which provides entry to both LADIES AND GENTLEMEN'S TOILETS. SNUG with parquet flooring, feature ceiling beams and feature fireplace. MAIN BAR with brick BAR SERVERY, open fireplace with feature brick surround, exposed feature stone walls, external front door. BACK BAR with an extension of the main BAR SERVERY and laminate flooring. COMMERCIAL KITCHEN with fuse box, boiler cupboard and access to a storage cupboard, pantry and pot wash area. Ground floor CELLAR with external barrel doors.

## OWNERS ACCOMMODATION

### FIRST FLOOR

DOUBLE BEDROOM. LOUNGE. DOMESTIC KITCHEN. BATHROOM with separate SHOWER CUBICLE. ROOF TERRACE.

### SECOND FLOOR

TWO DOUBLE BEDROOMS.

## EXTERNAL

Rear CAR PARK with space for approximately 14 vehicles. Rear laid to lawn TRADE GARDEN with CHILDREN'S PLAY AREA. Rear TRADE PATIO/DECKING. Smoking shelter. TWO PRIVATE STORAGE YARDS. Detached single storey brick built OUTBUILDING with pantile roof.

## THE BUSINESS

The Rose & Crown is now closed, after previously trading as a tenanted operation from 2016 until 2021, the previous tenants paid a rent of £16,500 per annum until the businesses closure in December 2021.

In our opinion the property would suit a new owner/operator willing to perform refurbishment to all trade areas and accommodation.

***Please Note: the property is unfurnished. Any fixtures and fittings that do remain on the premises at the time of completion will be included in the sale. An inventory will not be provided. The vendors will not be required to remove such items that remain on the premises.***

No trade is sold or warranted. Historic trade accounts are unavailable. Prospective purchasers must make their own assumptions as to likely trade levels having due regard to the location and potential of the site.

## LICENCE

A full Premises Licence is held.

## SERVICES

All mains services are connected.

## LOCAL AUTHORITY

North Northamptonshire Council  
The Corby Cube  
George Street  
Parklands Gateway  
Corby  
NN17 1QG

Current Rateable Value (1 April 2017 - present) £2,800  
**BUSINESS RATES EXEMPT**



## TENURE & PRICE

**LEASEHOLD PREMIUM £40,000.**

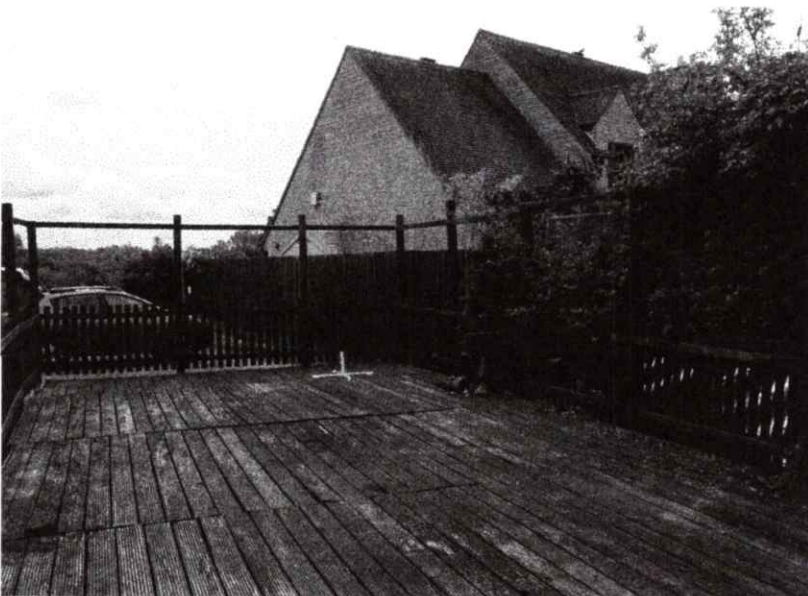
The Landlord will consider the creation of a new lease agreement on the following terms:

<b>TERM</b>	New 20 year Lease.
<b>LANDLORD &amp; TENANT ACT 1954</b>	Outside Part II Landlord & Tenant Act 1954. <i>remove</i>
<b>ASSIGNABILITY</b>	Fully assignable.
<b>RENT</b>	Annual rent £19,500, paid quarterly in advance .
<b>RENT REVIEW</b>	Subject to <sup>3 yearly</sup> annual reviews, by any increase in RPI (capped at 5% and collared at 2.5% <sup>pa</sup> ).
<b>REPAIR LIABILITY</b>	Full repairing and insuring lease agreement.
<b>TIE</b>	Free of all trade ties.
<b>INSURANCE</b>	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
<b>DEPOSIT</b>	Equivalent to 6 months rent.

All negotiation subject to covenant strength. An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the premium, rental deposits, stock and working capital as a minimum.

VAT will not be payable on the rental payments.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



### BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

### UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635

## We found 11 businesses

---

Price - Highest to Lowest

### **Towcester, Northamptonshire**

**Freehold Offers Around £550,000**

[Details](#)

### **Banbury, Oxfordshire**

**Freehold £550,000**

[Details](#)

### **Corby, Northamptonshire**

**Freehold £500,000**

[Details](#)

### **Bicester, Oxfordshire**

**Freehold £475,000**

[Details](#)

### **Bicester, Buckinghamshire**

**Freehold Offers Around £450,000**

[Details](#)

### **Banbury, Oxfordshire**

**Freehold Offers Around £450,000**

[Details](#)

### **Southam, Warwickshire**

**Freehold £350,000**

[Details](#)

### **Bedford, Bedfordshire**

**Leasehold £85,000**

[Details](#)

### **Daventry, Northamptonshire**

**Leasehold Offers Around £40,000**

[Details](#)

### **Milton Keynes, Buckinghamshire**

**Leasehold £39,500**

[Details](#)

**Thrapston, Northamptonshire**

**Leasehold £20,000**

[Details](#)

**ROSE AND CROWN ISLIP**

## Contact

Head Office  
Shepherds Meadow  
Station Bishop  
Hereford  
Herefordshire  
HR2 9UA

01981 250333  
sales@sidneyphillips.co.uk

## Services

Sales Services  
Leasing & Letting Services  
Valuation & Professional  
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## Regional Offices

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Eastern Counties  
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## Rose & Crown

1 High Street, Islip, Thrapston, Northamptonshire, NN14 3JS

### Nil Premium

- Northamptonshire village location close to the River Nene
- Grade II listed 17th century semi-detached freehouse
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- Detached outbuilding, trade garden/patio
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**01522 500059**

**[east@sidneyphillips.co.uk](mailto:east@sidneyphillips.co.uk)**

 **Sidney  
Phillips**





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George Street  
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Corby  
NN17 1QG

Current Rateable Value (1 April 2017 - present) £2,800

**BUSINESS RATES EXEMPT**



## TENURE & PRICE

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