


From: Village Concerns villageconcerns2016@gmail.com 
Subject: Update 52 - Foresters objection: needs to be by Friday, September 21st
Date: 16 September 2018 at 20:25
To: Village Concerns villageconcerns2016@gmail.com
Bcc: jonathan.walker42@icloud.com



from Mike Evans, from Save the Foresters group

"It's our last chance to object against the Foresters disappearing as a pub altogether so please, please get your objections in.

All of the objections that we made before have resulted in Harvey's changing their plans and as a result we have until Friday Sept 21st to object to these revised plans.

To be successful in our objections and get this matter referred to the planning committee we have to demonstrate that there is significant local concern and controversy. I think we can only do this if we object in sufficient number ...

I am attaching two objections that I am going to make personally against the application. (Foresters Planning Objection 1 and 2 with accompanying attachments) One is based upon Harvey's breaching the listed building consent and how the Conservation Officer has dealt with the matter. The other objection is based upon the fact that the original planning application decision was unlawful.

I would recommend that you make your own objections based upon your view of why this matter is of local concern and controversy. However if you need a pro-forma objection I'm attaching one. (Foresters KTFO Objection) Unfortunately it's almost impossible to cram this to 1,000 characters to fit into their objection box. Please use your own words ideally but otherwise this pro-forma objection may help.

I know that many of you have objected already but please object again, because Harvey's have revised their plans since then.

Here is the link to make your objections:

<http://www.planning.wealden.gov.uk/plandisp.aspx?recno=141605>

If you have any questions on any of the above or any comments please feel free to contact me.

In addition there is a meeting of the Parish Council Planning Committee to be held in the **Pavilion** on **Wednesday 19th of September, 2018 at 7pm**. It is open to members of the public. It would be great if we can encourage the Parish Council to object because this will carry weight with Wealden Council. So please attend this meeting if you can.

Kind regards"

Michael Evans



Foresters
Plannin...1.docx



Foresters
Plannin...2.docx



Foresters KTFO
Objection.docx



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The Foresters
Overall Summary Financial Viability

	The Foresters Arms - Actual and projected				BIPA Benchmark data for Tied houses ¹	
	Actual 2013	Actual 2014	Free House - low ⁴	Free house - High ⁵	Community Local ²	Rural Character ³
P&L Account						
Total drinks sales	132,853	135,272	135,272	135,272	215,592	160,268
Total food sales	64,138	65,247	65,247	65,247	3,484	148,044
To total sales	196,991	200,519	200,519	200,519	219,076	308,308
Cost of drinks / GP%	66,588 50%	64,687 52%	47,345 65%	47,345 65%	98,238 54%	71,292 56%
Cost of food / GP%	31,542 51%	33,068 49%	33,068 50%	22,836 65%	1,716 51%	56,524 62%
To total cost	98,130	97,755	80,413	70,181	99,954	127,816
Gross profit	98,861	102,764	120,106	130,338	119,122	180,492
Operating Costs	61,447 31%	64,349 32%	64,349 32%	64,349 32%	81,764 37%	124,124 40%
Net Profit	36,714	38,415	55,757	65,989	37,358	56,368
Rent Receivable at 50% ⁷	6,107	6,840	6,840	6,840	-	-
Divisible Balance⁶	42,911	45,255	62,597	72,829	37,358	56,368
Split of Divisible Balance:						
Rent to Harvey's/landlord	14,778 34%	21,000 46%	21,000 34%	21,000 29%	-	-
Available to Tenant	28,133 66%	24,255 54%	41,597 66%	51,829 71%	-	-
To total	42,911	45,255	62,597	72,829	37,358	56,368
Harvey's / Owners Income						
Tied Sales (£220 * 125 barrels)	25,000	25,000	-	-	-	-
Rent	14,778	21,000	21,000	21,000	-	-
To total	39,778	46,000	21,000	21,000	37,358	56,368

1. BIPA - is the British Beer and Pub Association who in July 2017 issued a cost guide for tenants of tied pubs.
 2. The cost guide benchmarks different groups of pubs. The Community Local group is led by predominantly wet sales and achieves circa 64,000 sales per week.
 3. The Rural Character pub has sales split between food and wet sales and achieves on average 45,000 per week. The Foresters is between these two groupings.
 4. Free House low takes the actual 2014 Foresters sales but applies a higher gross profit margin of 65% to the sales based on it being a free house rather than the 50% that applies due to it being tied.
 5. Free House High is the same as free house low but also increases the gross profit margin on food from 50% to 65%. So it now shows lower food costs for the same sales. 65% is a typical food margin.
 6. Divisible balance is profit before tenants salaries, rent and depreciation.
 7. I've taken rent receivable at 50% - est. of income from cottage, other 50% of rent is from renting out upstairs due to fact tenant didn't live in. Assume in future tenant lives in for free.
 8. Obviously achieving the 2013/2014 sales number is a challenge. However this demonstrates on a free house model with a more usual GP on food, the pub can be financially viable.

