

COMMUNITY RIGHT TO BID

THE GEORGE, NEWNHAM ON SEVERN

1. BACKGROUND AND REASONS FOR RECOMMENDATION

1.1. The Community Right to Bid provides communities with an opportunity to ensure that buildings and amenities of community value remain in public use. The power was conceived for use in relation to assets such as the local pub, village shop, community centre, library building, etc. The aim of the Act is to help the community keep assets in community use and it should not be seen as a tool to block and/or delay developments.

1.2. The list of assets of community value is maintained by the Council and land may be entered onto the list in response to community nominations. The Council is obliged to place nominations on the list if it is within the Council's area and if it is, in the opinion of the Council, of community value. The Council must determine nominations within 8 weeks.

1.3. The legislation provides two possible constructions of community value:
either:

(a) the land and buildings have an actual current use that is more than ancillary and furthers the social wellbeing or interests of the local community and it is realistic to think that there can continue to be a more than ancillary use that furthers the social wellbeing or interests of the local community, be this in the same or another way.

or:

(b) the land or buildings were in the recent past used (and that use was more than ancillary) to further the social wellbeing or interests of the local community and it is realistic to think that there is a time in the next 5 years when the land and buildings could be put to a more than ancillary use that would further the social wellbeing or interests of the local community, be this in the same or another way.

In this context 'social interests' includes cultural, recreational and sporting interests.

1.4. To meet the test applicants should be able to demonstrate the community use by way of examples, e.g. shopping, sports, community clubs etc. They should also be able to identify how the community use would continue in the future e.g. will the asset continue to be a pub or will be it developed into a pub with a shop and library element.

- 1.5. If the Head of Paid Service determines that the nominated land or buildings should be entered onto the community assets register, the owner of the land or buildings will be notified and a statutory procedure will apply before the owner is able to make a 'relevant disposal' of the land. A relevant disposal includes a sale of the freehold or in certain circumstances, the grant of a lease. The owner is required to notify the Council of their intention to make a relevant disposal; there will then be a 6 week interim moratorium in which community interest groups can request to be treated as a potential bidder for the asset. If such a request is received, there will be a 6 month moratorium to allow the group to raise funds.
- 1.6. If the Head of Paid Service decides that the community value test has not been met, the nomination must be rejected and the land will be entered onto the list of unsuccessful community nominations. Land will remain so listed for 5 years.

2. FUTURE NEWNHAM NOMINATION

- 2.1. Future Newnham's nomination is attached at Annex A.
- 2.2. The application states that the George Café has been run, primarily as a public café with attached weavery, art gallery and provided rooms where local groups could meet.
- 2.3. A further response was received from ReNewnham (Annex B).

3. OWNERS' RESPONSE

- 3.1. The George is currently owned by Camphill Village Trust (CVT). The Trust is represented by Indigo Planning who have raised their objection to the George being listed as an asset of community value (Annex C).
- 3.2. It is the view of CVT that the George was run as a café with office space let as a business concern. Some space within the café was at times used to display a small number of items produced by local artists and although bookings for functions and gatherings were taken, these were only made as part of the normal business use for the café.
- 3.3. The café closed in April this year as it was no longer considered to be a viable business concern. The café has proved to be a 'financial burden' over the past four years, primarily due to the lack of custom from the local community. As a charity, CVT is unable to continue running the café at a loss but will to operate a café at Taurus crafts in Lydney.

CVT consider it is extremely unlikely that the local community could run the café, particularly if it incorporates uses which do not generate any income.

4. RESPONSE FROM NEWNHAM PARISH COUNCIL

- 4.1. A full response was provided by Newnham on Severn Parish Council on the 4th July 2018 (Annex D).
- 4.2. The Parish Council supports the nomination and confirms that the George was well used by the Community.
- 4.3. A survey carried out by ReNewnham shows that the George was well used by the Community, not just as a café but for other activities. A business plan produced by ReNewnham also shows that it could become a viable community business in the future.

4.4. Although there are other premises located in Newnham, the Parish Council does not consider these to be in any way similar to the George and what it offers to the Community.

5. ANALYSIS OF THE STATUTORY TEST

5.1. The George Café was closed by Camphill Village Trust in April of this year. Therefore the relevant test to be considered is as set out in paragraph 1.3 (b) above. This means that there are two key elements which need to be met:

- the land or buildings were in the recent past used (and that use was more than ancillary) to further the social wellbeing or interests of the local community; and
- it is realistic to think that there is a time in the next 5 years when the land and buildings could be put to a more than ancillary use that would further the social wellbeing or interests of the local community, be this in the same or another way.

5.2. Addressing the first part of the test it is clear that the George was operational until April and although CVT claim the community use was only ancillary to the café business, there is evidence from ReNewnham supported by the Parish Council, that it was well used by various community groups. A survey conducted by ReNewnham, received many comments and confirms that the George was regarded as a community used space, rather than just a café (Annex E).

5.3. The listing can exclude parts of the building if it was considered they only provided an ancillary use to the café/community. The nominator was requested to detail which parts of the building they regarded as having been used for the café and community use (Annex F). It is clear that in the view of ReNewnham, the majority of the property was dedicated to the community use:

- Basement: Believe was used to store café provisions. Was used to store 'fairtrade stock'.
- Ground Floor: Used as Café, with kitchen and outdoor sitting area. One room later changed to provide area for community led classes.
- First Floor: Provided additional café space with toilets and gallery. Another room was used for 'therapy sessions. Small Office space which.
- Second Floor: Contains a two room 'flatlet', believe used as office space for meetings and administration for the café.

5.4. With these details provided and substantiated by the Parish Council, the Council can be satisfied that this use furthered the social wellbeing of the community. This satisfies part 1 of the test.

5.5. Turning to the second part of the test ReNewnham have set out their proposals if given the opportunity to run the George as Community Asset. The Parish Council have confirmed that their proposed business plan is viable and a survey of residents conducted by ReNewnham shows that the asset would be well used if it were to reopen (Annex F). There has also been strong support at meetings and on social media provided by ReNewnham. On this basis the second part of the test is also satisfied.

6. COMPENSATION

Private owners of land are able to claim compensation for any loss or expense that they would not have incurred, but for the listing of the land. In most cases where the land is in private ownership, they would be entitled to claim compensation from the Council if the land was listed.

7. RECOMMENDATION

7.1. It is recommended that the statutory test has been met and therefore the George at Newnham on Severn should be listed on the Register of Community Assets.

8. ALTERNATIVE OPTIONS

None- The Council has a duty to determine the nomination by reference to the statutory test of Community Value.

Legal implications	It is a requirement under the Localism Act 2011 for the Council to have in place a Register of Assets of Community Value and determine nominations to include land on this Register. Should the nominated land be included on the Register of Community Assets, before the owner is able to make a disposal of the land a statutory procedure will apply. This procedure allows community interest groups to notify the owner that they wish to be treated as a potential bidder for the community asset. Following which there is a 6 month moratorium period to allow the group time to raise funds.
Financial Implications	Private owners of land are able to claim compensation for any loss or expense that they would not have incurred, but for the listing of the land. As this land is in private ownership the right to compensation would apply.

ASSETS OF COMMUNITY VALUE NOMINATION FORM

1. Details of organisation submitting the form:

Name of organisation FUTURE NEWNHAM

Contact name: Siobhan Smith

Address of contact: [REDACTED]

Phone: 01594 [REDACTED]

Email: [REDACTED]

Please indicate which type of eligible organisation you are

An Unincorporated Body (see attached for list of names and addresses)

2. Details of nominated asset:

What is your local connection to the nominated asset?

We are a concerned group of local residents who have watched many businesses in Newnham close over recent years and believe that the closure of The George is of serious concern to those that live here, and to local tourism too. It presents a significant threat to the sustainability of the village and other businesses here. We hope, following a future Parish Council meeting, that we will have the support of the Newnham Parish Council in this venture too.

Please provide details of the land and/or buildings you wish to nominate

Please see attached document. The George is on The High Street in a central location in the village and is an iconic building having originally been a commercial hotel harking back to the days when Newnham was a bustling hive of business activity. It is currently owned by Camphill Village Trust (CVT).

Please confirm that the nominated asset is outside one of the categories that cannot be assets of community value.

We can confirm that, as we understand this, the George is eligible for listing as a community asset.

What is the current or non-ancillary use of the land and/or buildings?

CVT has run The George Café primarily as a public café with attached weavery and art gallery displaying local artists work. This has been run on a largely non-commercial basis and for the benefit of the Camphill residents who come to work there and enable community awareness of the work of Camphill and integration of those with learning difficulties into the social fabric of the village. It also provides meeting rooms for local groups (eg prayer

breakfast, language classes), rented office space, a hub for local home-workers to meet clients and employment for local residents.

3. Is the asset of community value?

Why do you believe the asset is of community value?

- What is the 'local community' of the building/property/land as defined by the geographical area?

The local community includes all residents of Newnham and the surrounding villages. With its central visible location and position on the main A48 between Gloucester and Chepstow and proximity to The Forest of Dean and Wye Valley The George and other amenities in Newnham can benefit the wider area as well and be a significant draw for tourists and other visitors particularly in view of the attractive architecture and history of the village.

- What is the current/recent use of the building/property/land?

Please see previous entry

- How well is/was the building/property/land used?

In recent years the use of The George has declined mainly as CVT has withdrawn services. However, the café and the building as a whole has huge potential to operate as a thriving community business if run more efficiently with a mix of paid and volunteer staff. There seems to be much support for this possibility in view of the fact that The George is the last café in the village, the small village shop is constantly under threat and has no room for expansion and even the local Post Office has been threatened with closure in recent years. Space in the building is currently under-utilised and could be modified to suit uses that benefit more of the local Newnham residents (please see further answers).

- What will be the impact if the usage ceases?

The George is the last café in Newnham and only place available to get anything to eat and drink during the day that is open to the general public. It has served as a community hub, helping combat loneliness, provide space for home-workers to meet clients and visitors to enjoy a welcoming space in Newnham. It has been noticeable as CVT has reduced services that the sense of a central meeting place has declined. There is now no restaurant in the village (at one time there were regular 'tapas evenings' hosted at The George). At one time the community choir was hosted there. Visitors to the Camphill, communities as well as local village residents and other tourists will hugely miss the welcome that The George once offered. With its closure there will be significant threat to social cohesion in the village with nowhere for local residents or visitors to meet during the week.

- Does it/did it meet the social interests of the community as a whole and not the users/customers of a specific service?

It was a community hub/meeting place for residents and visitors of all ages. A very inclusive and tolerant space.

Please see previous responses for more details.

- How is the building/property/land regarded by the community?

Many local residents are devastated by the closure of The George which has become such a wonderful space for social interaction, good food and drink, space for calm and reflection in busy lives and opportunity to enjoy local artists work as well as all benefits previously stated.

The enormous response to its closure and enthusiasm for attempting to acquire and run this building as a community business is perhaps testament enough to how much it is valued by Newnham residents.

4. Future usage

Why do you believe the asset will continue to be of community value?

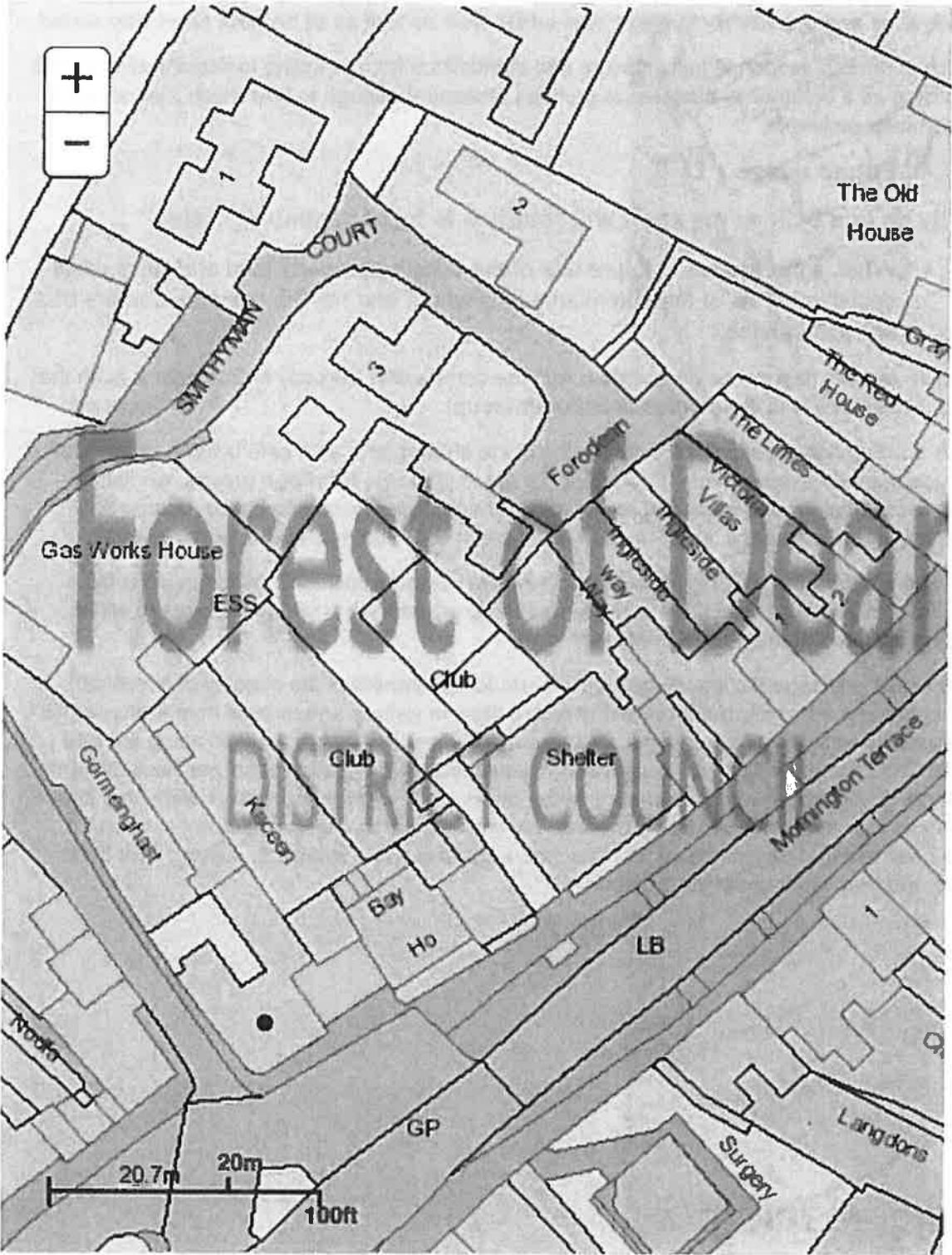
- What is the proposed future use of the building/property/land and will it meet social interests of the community as a whole and not the users/customers of a specific service?

Future use will depend on consultation with the community. (Already enthusiasm is such that a questionnaire is in the process of being drawn up).

The building has great potential continuing in the shorter term as a café but with expansion of use of other spaces within the building for meeting rooms for village groups, workshop space for local artists, increased retail space for eg gifts/delicatessen goods, counselling rooms, art gallery space, small music venue, youth café and many other potential uses.

Having secured the building it would also serve to reassure residents of continued retail space available for Post Office services and basic groceries if anything happens to either Bailey's Stores or the P.O. in the longer term.

We would envisage a community business run for the benefit of the majority of Newnham residents. As a thriving hub of activity it would draw in visitors and tourists from further afield (especially with Newnham being a convenient and attractive stopping place along the A48 when the Severn Bridge tolls cease) which would improve footfall to other businesses in the village, giving the village as a whole a better chance of avoiding becoming a dormitory space for commuters and second home owners. We would hope to engage sufficient support for the business that people would feel they had a stake in it and reason to support it for their own and their family's longer term benefit.



~~XXXXXXXXXXXXXXXXXXXX~~
Newnham-on-Severn,

GL141DT

1st June 2018

Dear Sirs/Madams,

RE: Community Right to Bid-Localism Act 2011
Assets of Community Value (England) Regulations 2012, Regulation 8

The Forest of Dean District Council ("the Council") has received a nomination for The George Newnham-on-Severn to be listed as an Asset of Community Value. The application was submitted by the 'Future Newnham' group, a working party of local residents and professionals, which now operates under the title "ReNewnham".

Newnham-on-Severn Parish Council (NOSPC) have advised of your request to answer the following questions in the light of objections raised by Camphill Village Trust (CVT). As the Parish Council will meet after 4th June, by which date you have requested a response, the Council have allowed us sight of your letter in order that we may respond.

On Monday 21st May the Parish Council passed a **unanimous vote of support** for the undertaking of this project, to see initially if there is sufficient local support and then to move forward from there.

The George has a future as a community-run space and thereby complies with the following requirement, which makes it eligible for registration as an Asset of Community Value:

(b) In the recent past the actual use of the land (being more than ancillary use) furthered the social wellbeing or social interests of the local community and it is realistic to think that in the next 5 years there could be a use (be it the same or different) of the land that would further the social wellbeing or social interests of the local community.

Responding to the individual objections by CVT (**in bold**) followed by ReNewnham's response.

The George was primarily run as a cafe with office space let as a business concern. Space within the cafe was often used to display items made by local artists and available for sale. However, this was ancillary to the main cafe use and never operated independently as an art gallery.

The George's gallery space did form part of the cafe rather than it being an independent gallery. However, local artists had exhibitions and The George hosted private viewing evenings to which local people were invited and refreshments were served when the café was closed to the public. There is enormous evidence about the use of The George as gallery space and for such things as life-drawing classes.

Small spaces were often used for bookings of functions and gatherings. Again, these were bookings made within the cafe itself and ancillary to the principal cafe use.

Small spaces were often used by community for all sorts of events - often with no charge made as CVT at the time were hoping The George would become a hub of activity allowing contact between local CVT communities and Newnham residents. This was achieved to a

great extent for a number of years: a Fairtrade stall was held within the café space once a month for a number of years, the local community choir (known somewhat tellingly as 'The George Choir') met there weekly in the evening when the café was closed to the public, the annual Fairtrade Safari Supper pudding course was held there for a number of years before the management changed - a glorious space upstairs in the gallery, there were small recitals and concerts held in the gallery upstairs on numerous occasions and at least one 'story-telling' event when children attended and were entertained when the cafe was closed to the public. The George's Christmas Market invited local businesses (artists, crafters and creators) to book tables to sell goods.

Future Newnham's nomination fails to provide a 'mission statement' setting out its ambitions if the property was acquired by a community group.

There is no stipulation in applying for a building or land to be listed as a community asset that requires the applicant to provide a 'mission statement'. We will begin that process as part of our business plan, following our survey, so we can respond accordingly to community needs.

There is no factual evidence provided, which details the context of the cafe and its use by various people

Please see attached appendix with initial responses to survey we have started to distribute in the village. 82 responses so far from on-line survey. Vast majority very positive about possible community acquisition.

The George was also an important meeting place for mums and babies, and families. Jen Shaw used to run an informal meet-up at The George for mums in the village with babies, so they could all get out the house and seek moral support. This was part of an effort to raise awareness of maternal mental health and the risk of postnatal depression. There is now nowhere for this to happen in Newnham. Especially with the growing population of Newnham, the village needs a family-friendly meeting place. This is also important as the village's only baby group (run at the Early Birds Playgroup) is no longer running and the village baby weigh-in at the Newnham doctor's surgery was closed and now only takes place at Westbury. There is no means of mums meeting other mums, which is vital for the wellbeing of mums and their babies within the village.

The George includes office accommodation, which does not further the social wellbeing or social interests of the local community. There is no current tenant for the office accommodation.

Office space in Newnham on Severn is at a premium as there is so little of it and there are numbers of residents who have used the office space at The George from which to run their businesses. Employment is considered a social good. ReNewnham also shares CVT's own ethos where 'work' is considered an absolute prerequisite to flourishing as a human being.

The office space has been utilised as a workspace for local businesses and therefore fails the criteria of benefitting the social wellbeing of the community.

When the café ceased trading the tenant of the small office space was advised they had to leave. If CVT wanted to continue letting office space in The George, ReNewnham believes there would not have been difficulty doing so.

The nomination fails to provide evidence on the numbers of visitors using the cafe or the groups who utilised the space.

Previously answered.

The nominating group claim the cafe and building has the potential to operate as a thriving community business if run more efficiently. This is inconsistent with the trading figures given by the Trust, which claims it runs as a significant loss.

There is no requirement for applicants to provide these figures when applying for premises to be listed as a community asset. ReNewnham will be formulating a robust business case. To outline some contributing factors to the group's understanding that The George can be run more efficiently and be financially viable: The George was previously run with restricted opening hours (it opened at 10am and closed at 3pm), so didn't maximise community use (for example, to cater for parents and children visiting the cafe after school and nursery hours). The George's future potential is significant due to its prime position along the busy A48 on Newnham's High Street, considering the village no longer has a cafe in the village, with Newnham attracting visitors and tourists from outside the area and as well as the village having a growing population (with planned development for 90 new houses).

The nominating group have failed to provide evidence of its proposal to run the cafe and building being financially viable.

See the answer above.

The nomination will compromise the Trust's future plans plan the property (sic), when it is currently providing a further vibrant cafe and enterprise location nearby at Taurus Crafts Lydney.

Taurus Crafts is indeed a vibrant café but isn't local to Newnham. Taurus Crafts is eight miles away and only accessible by car or bus.

Newnham needs a cafe within the village to provide an essential meeting place, helping to combat loneliness and isolation.

It has the potential for it to be an asset for the wider Forest community, too, drawing in visitors and tourists who then are more likely to use other village businesses. Newnham attracts tourists from the local area and further afield who now have nowhere to buy refreshments. The more active businesses there are in the village the more likely footfall to all of them will increase.

The George has provided a real connection for the local CVT communities with the wider village community. We would hope to be able to maintain this in some form.

ReNewnham recognises that the listing may impede the Trust's presumed intention to sell The George for development into residential property. This outcome will result in a significant loss to the Newnham-on-Severn community as a whole, which is why we are requesting listing at this time.

SURVEY

We have released a survey which will be delivered, in paper and digital form, to residents in the village. The questions have been framed to ensure we gain a good understanding of local enthusiasm for keeping The George as a Community Asset. Within three hours of release on the ReNewnham Facebook Group (www.facebook.com/groups/renewnham/), 45 people promptly completed it, all providing details of why it was a community space. ReNewnham will present some of the key survey findings and data at the public meeting on 11th June 2018. A link to the questionnaire is provided on the ReNewnham Facebook page and is being delivered door-to-door.

YOUR QUESTIONS TO NOSPC

Please see our responses, and evidence to date, below, numbered accordingly.

- i. What use was The George put to prior to being acquired by Camphill Village Trust in 2004?

- ii. Are there similar establishments in or around Newnham which also further the social wellbeing or social interests of the local community?
- iii. Does the Parish Council have any 'evidence' which show the George as being well used by the Community (either customers for the cafe or groups using the space).
- iv. Does the Parish Council have any 'evidence' that the George could be a vibrant community business if run by a community group.

RESPONSES

i. **Uses of The Lower George prior to 2004;**

It was owned by Kainos Trust which was a charitable organisation that provided help in the form of workshops and counselling facilities for people with eating disorders. They made significant conversion of the building interiorly in order to change it from what had been for a period a private dwelling prior to 1999. Prior to it being a private dwelling, it was a commercial hotel and had a function room upstairs where the gallery now is. Both as a commercial hotel and as a charitable organisation, there was an element of social benefit to the local community!

ii. **Other establishments in Newnham that further the social well-being of residents - Yes there are other establishments:**

- The Club is a private members club with a bar, skittles alley and large function room. It has restricted opening hours and steps to the door restrict access presently for some. Although an excellent social space, it is very different to The George, which is much more family orientated, being a gentler and lighter space. The Club is a great space for a larger gathering upstairs (and the village film club use upstairs on a monthly basis) or if you want to watch sport and have a beer. It is not a café space. They also provide good food on some days, but not every day. The meals are hearty, not café style.
- The Armoury Hall is presently the available 'village hall space'. It houses the community library which is run by volunteers and is well used for meetings (e.g. the Parish Council meet there as do several other groups in the village) There is a large room upstairs which is well used by yoga, meditation, Pilates and other classes. There is a small kitchen which is used for providing the only remaining café facility in Newnham which is run by various village groups on a voluntary basis on a Saturday morning when the library is open too. There is insufficient room at The Armoury Hall to develop it into a more commercially viable café and little possibility to expand its use for more community events. The George choir meets in the Armoury, although it was formed as a community asset at The George. The choir left The George because CVT wanted to use the space more commercially, but sadly the lack of business acumen meant it was not a going concern.
- Bailey's Stores-village shop and, recently, includes the very successful 'Eco Pantry'
- Post Office

But we would also like to stress that although we presently are fortunate enough to have both a village store and a Post Office, these businesses are housed in residential properties and are constantly under threat from change of use or retirement of owners. In recent years Newnham High Street has lost 17 businesses, most of which have been converted into residential properties or reverted to that original use.

iii. **Community Activities at The George have included:**

**Please also note previous comments about use by the local artist communities in the appendix.*

- Art gallery space used to display work from Clay Hill Potters
- The George Choir
- Life drawing classes
- Fairtrade committee and Fairtrade events including 'Safari Supper' and Christmas Bazaar
- Zero waste group also used the cafe space after opening hours, run by Helen, who now runs the eco pantry
- Mums and babies meet-up (informal)
- Bereavement support group (Death cafe)
- Many self employed professionals used the cafe for client meetings (we can provide full list if required)

iv. Evidence that it might be a vibrant community business

Please see 'evidence' as shown above and in appendix. ReNewnham will be presenting evidence at a public meeting set for 11th June at The Armoury at 6.30pm where a speaker is arranged from The Brockweir Community Shop, currently a thriving community business. Should anyone from the council wish to attend they would be more than welcome and hopefully if there's a good turn out that may suggest the level of enthusiasm for the project.

We hope that this letter addresses your concerns and at least some of the objections from CVT. If we can be of further help please do not hesitate to contact ReNewnham on our new email address renewnham@gmail.com or contact [redacted] on 01594 [redacted] or email [redacted]

Many thanks

Yours sincerely

[redacted] on behalf of ReNewnham working party

***APPENDIX**

A local artist sent this email to the ReNewnham group by way of 'evidence'

- As a gallery – always open for community use.
- Tyl and Sybilla hosted exhibitions there. Work was for sale, but there was no room rental to the artists, just commission on sales. The George provided refreshments.
- After they left, a group of artists managed a programme of international artists (I was initially involved but started a PHD). Again, room and support given The George. Novvy and Bruce Allen and Sue Chudley and Dave Gooding did the hangings etc. See here: <https://www.glos.info/directory-of-gloucestershire-businesses/upstairs-at-the-george-about-in-forest-of-dean-72150/> . Many artists showed their work there, it was considered by artists to be a community gallery - after all, that and Taurus - are the only galleries in the Forest (bar a few recent ones opening on the outskirts of the district)
- Open Studios (as FandVos and farOpen) have used it for annual exhibitions linked with Open Studios.
- Occasionally meetings were held upstairs in the smaller room, free of charge, for community group (not for profit) meetings - eg. Creative Canopy meeting 11th July 2-

3pm 2017; FandVos AGM 22nd Nov 2016 and since then other farOpen meetings, formal and informal.

- 4th Jan 2016 I rented a room to host an artist consultation for Story of Objects
- Last summer (2017) I had a show downstairs and farOpen had one upstairs. We provided our own wine etc for visitors, CVT staff helped us by serving drinks. We provided nibbles too. We were told they had never had so many people to a private view, ever, and the evening was a great success. This was due to community investment. My exhibition was also successful, not in sales, but in bringing people to the venue. I had visitors come from Cardiff, Bristol and many other places. This could be nurtured to create financial gain.
- What these community-led events did, is put The George on the map. People came from far and wide. The George got 30% cut of sales without doing any promotion (bar some flyers). The walls were very difficult to hang onto (hard brickwork). Had The George invested in a hanging system and treated the gallery as a business it could have been much more successful.
- I loaned a Google Street View camera- I posted up some pictures of The George on Google Maps and it has had 1017 hits since Dec 2017! That is evidence of how important community can be to successful marketing.

indigo.

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Mrs Claire Hughes
Forest of Dean District Council
Council Offices
High Street
Coleford
Gloucestershire
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By email
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let.001.HP.CH.23400003

11 May 2018

Dear Claire

**THE GEORGE, NEWNHAM-ON-SEVERN – NOTIFICATION TO OWNERS
COMMUNITY RIGHT TO BID – LOCALISM ACT 2011 ASSETS OF COMMUNITY
VALUE (ENGLAND) REGULATIONS 2012, REGULATION 8**

We write on behalf of The Camphill Village Trust Limited (CVT) in response to correspondence issued by Forest of Dean District Council dated 24 April relating to a community nomination made under the Community Right to Bid powers of the Localism Act 2011.

As landowners, CVT wish to challenge Future Newnham's nomination to list The George, Newnham-on-Severn as an Asset of Community Value (ACV).

By way of background, CVT is a charity that provides housing, care and support and day activities in the form of workshops to adults with learning difficulties in nine locations across England. The workshops take a variety of forms including cafes and a craft and visitor centre. Near Newnham-on-Severn the, charity has three communities, the Grange Community, Oakland's Community and TaurusCrafts (mainly a craft and visitor centre). The George Café was originally part of Oakland's Community and provided the opportunity for people being supported by the community to 'volunteer' there and learn new skills as part of the Community's, then local authority funded support/day activities.

History of The George

The George is located on High Street in Newnham-on-Severn and was originally built as a large former coaching inn. Prior to its closure on 20 April 2018, it was operated by CVT as a café with a small office which was rented out to a local business. In land use planning terms, we would consider the building to be in a mix of A3 (food and drink) and B1 (office) uses.

The building comprises three storeys. Storage for the café is provided at basement level. The private office is located at first floor, the café, kitchen and amenities being situated largely on the ground floor. Further seating for the café is situated at first floor. Such uses were commercial in nature with the café providing food and drink to visiting customers and the office only accessible to the business's

London • Manchester • Leeds • Birmingham • Dublin

Registered office: Indigo Planning Ltd, Abbeyway House, 10-15 Queen Street, London, EC4N 3TX
Registered number: 2078863 NAT number: 449245134



visitors.

Space within the café (ie on walls, shelves and tables and in the first floor gallery) was used to display items made by local artists and available for sale to the general public. Any sales were processed by the café staff. However, this only comprised an ancillary element of the café's main use and had not been operated wholly or independently as an art gallery. This is typical of other many other independent cafés across the country.

On occasion, small spaces within the café have been used for functions, gatherings and meetings. However, these were bookings made by private groups or individuals to reserve parts of the café only (ie tables and seating). The wider café still remained open to the general public while these bookings took place.

These activities were only ancillary to the café's principal main use. This is typical to any other hospitality business (eg a public house, restaurant or café), where areas of the buildings can be reserved for private functions etc. This does not automatically make them community uses and certainly not in land use planning terms, where they are typically classified as a D1 (non-residential use).

The café was taken on by CVT in 2004 primarily as way to offer part time volunteering opportunities mainly as part of funded support/day activities for people with learning difficulties supported by CVT but also a commercial venture to benefit the charity. Approximately six CVT employees ran the café between 9:30 am and 4 pm daily. The office space was only used by one person.

Procedural errors

We have reviewed the nomination by Future Newnham to establish whether the community group is eligible to nominate The George in accordance with the Act and regulations. We note that a number of procedural errors have been made and is therefore not a valid nomination. We set out our concerns below.

Eligibility of Future Newnham

Local connection

Future Newnham defines itself as an "Unincorporated Body". Regulation 4(1)(c) of The Assets of Community Value (England) Regulations 2012 requires that a community body must have at least 21 local members.

However, as the addresses of these 21 members have not been listed in the nomination we have received, we are unable to verify whether they are a "member *who is registered at an address in the local authority's area or in a neighbouring authority's area, as a local government elector in the register of local government electors kept in accordance with the provisions of the Representation of the People Acts*" (Regulation 4(3)).

We have not been provided with any evidence (e.g. signatures) that demonstrates the nomination is indeed supported by 21 members who have given their

authorisation to be listed as proposing members. Furthermore, no evidence has been provided to demonstrate the council has verified the addresses of these 21 members by crosschecking them against their own (or neighbouring authority) electoral registers.

Constitution

Regulation 5(1) sets out the definition of a “voluntary or community body”. Without a copy of the Future Newnham’s constitution or mission statement, we are unable to establish whether it falls within this definition.

Similarly, we have been unable to determine whether the decision to nominate The George was made in accordance with the group’s constitution (ie whether the signatory of the nomination had the requisite authority of the community group to make such an application). There is no evidence to demonstrate the signatory was properly authorised to submit the nomination on behalf of all members.

Nomination by Future Newnham

We have also reviewed the nomination by Future Newnham to establish whether the necessary information had been provided in accordance with the Act and regulations to support their nomination.

Inaccuracies with the proposed boundaries

Regulation 6(a) requires that the nomination should include “a description of the *nominated land including its proposed boundaries*”.

The plan appended to the nomination does not clearly identify the boundary of the land rather, this is indicated by a dot on the plan. The building comprises three storeys and it is unclear whether the nomination relates to the entire building (ie the café and office), or if it only comprises the café. Therefore, the nomination does not meet the requirements of Regulation 6(a).

Owners and occupants of the land

Regulation 6(b) requires that the nomination must include “*a statement of all the information which the nominator has with regard to – (i) the names of current occupants of the land, and (ii) the names and current or last-known addresses of all those holding a freehold or leasehold estate in the land*”.

CVT are freeholders of the land. However, at the time the nomination was made, there was at least one party with a leasehold interest in the site. It is unclear whether the nominator has had regard to this matter in their nomination or whether all parties with an interest in the property has been informed of the nomination. Future Newnham’s nomination does not therefore meet the requirements of Regulation 6(b).

Reasons for the land being of community value

Regulation 6(c) requires that the nomination must include "*the nominator's reasons for thinking that responsible authority should conclude that the land is of community value*".

Future Newnham briefly describes the history and context of the café and the various groups who have met there although these are not substantiated by any facts or evidence. Mere assertions are made to the café being a community asset. In these terms, it is wholly wrong for the council to accept the nomination on the basis of assertion.

Whilst cafés generally do provide a meeting place for visitors to eat and socialise, the degree of usage of The George by any group or individual should have been evidenced and then investigated in order to determine whether the premises meets the requisite threshold for nomination. The nomination contains no evidence to substantiate the request.

Thus, the nomination provides no detailed justification on how the café meets the definition of land of community value in accordance with Section 88 of the Act. There is no explanation covering how the activities that take place at the café "*further the social wellbeing or social interests of the local community*" in accordance with Section 88(1) of the Act.

In addition, the building contains an office, which is a private business use and inaccessible to the general public. Equally, there is no justification which explains how the office "*further the social wellbeing or social interests of the local community*".

Notification of Newnham-on-Severn Parish Council

Regulation 8(a) states that a local authority should take all practical steps to notify "*a parish council if any of the land is in the council's area*" of the nomination of the premises for listing.

However, no evidence has been provided by the council to demonstrate that Newnham-on-Severn Parish Council were notified by the council upon nomination.

Notification of owners and occupants

Regulation 8 also sets out which other bodies the council should have notified upon nomination including:

- (b) the owner of the land;
- (c) where the owner is not the freeholder-
 - (i) The holder of the freehold estate in the land; and
 - (ii) The holder of any leasehold estate in the land other than the owner;
- (d) any lawful occupant of the land."

As discussed above, at the time the nomination was made, there were other parties who either held a leasehold interest in or were lawful occupants of the land.

As far as we are aware, the council has failed to notify all occupants who have subsequently been prevented from having the opportunity to submit any representations regarding the listing. It is not known to what extent those bodies might wish to raise an objection should they have been notified.

Other considerations

We have reviewed the content of Future Newnham's nomination and have the following additional comments to make, which should be considered by the council when making its decision on whether to accept or reject the nomination.

Operations within the building

In Section 2 of the nomination, Future Newnham describes the current or non-ancillary use of the land and/or buildings. It should firstly be noted that The George ceased café operations on 20 April as it is no longer a viable business for CVT to continue to with. In addition, the office tenant vacated and therefore the premises is now currently vacant.

Prior to closing, the use of the property was commercial and fell under both A3 and B1 use providing office space and food and drink for purchase by visitors, with local artwork displayed for sale on an ancillary basis. All cafes provide an opportunity for people to meet, socialise and purchase something to eat or drink. However, it should be noted that as with The George, this does not infer that by virtue of its use, the premises assists in furthering the social wellbeing or social interests of the local community to an extent that demonstrates that the nomination criteria has been satisfied.

Up until recently, the office space was utilised as a workspace for a local business who leased the space from CVT. As such, it cannot be argued that the office space provided any benefit to the social wellbeing or social interests of the local community. It is therefore contested that The George meets the requisite criteria for listing as an ACV.

In Section 3, Future Newnham provide a response to the question relating to how well is/was the building/property/land used. As discussed above, Future Newnham has not provided any evidence to substantiate their claims on who the building was used by. There is no explanation of how the activities that took place in the café "*further the social wellbeing or social interests of the local community*".

Furthermore, no evidence has been provided on the number of visitors, frequency and length of visits or detail on the names of individuals and specific groups who utilise the space. It would be unacceptable for the council to make their decision on whether to list the property as an ACV based on these broad assertions without the support of clear evidence.

Financial viability

Future Newnham claims that "the café and building as a whole has huge potential to operate as a thriving community business if run more efficiently" and "there

seems to be much support for this possibility in view of the fact that The George is the last café in the village, the small shop is constantly under threat and has no room for expansion and even the local Post Office has been threatened with *closure in recent years*".

CVT's financial records for The George for the period 2015-2018 demonstrate continued and substantial yearly losses. In years 2015, 2017 and 2018, losses were between £38,738 to just under £40,000, with losses in 2016 being just over £27,000 in 2016.

CVT have attempted numerous initiatives over recent years to introduce other ancillary uses within the café to generate income and to better utilise the space (including many of those which Future Newnham suggest as potential uses). Even despite the letting out of the office space to a private business, none of these measures have improved the trading position of the café.

This can itself indicate that the café was underutilised and not an integral part of the local community to the extent outlined in Future Newnham's nomination. Indeed, much of the premises was underutilised whilst open and prior to closure, the available space had not been hired on a regular basis.

Future Newnham outlined potential 'future' uses which the building could accommodate to further the social interests of the community including *"meeting rooms, workshop space for local artists, increased retail space for gifts/delicatessen goods, counselling rooms, art gallery space, small music venue, youth café and many other potential uses"*.

As highlighted above, CVT have attempted to include ancillary elements of most of these uses in an attempt to increase revenue. There is no evidence of financial viability or marketing demand from an expert local property agent provided by Future Newnham to substantiate these claims.

CVT's own financial evidence demonstrates that The George has been economically unviable as a café and office for at least the last four years (for which the financial records were readily available). As a charity, CVT are unable to continue with this financial burden. Therefore, it is considered highly unlikely that the premises can be ran as a café by the local community incorporating many uses which do not generate any income if CVT are unable to run it successfully at present as a commercial entity. Furthermore, it is not considered that a different mode of operation with community involvement could render the business viable.

CVT regret that they are unable to continue operating The George. However, like many other amenities in the village which have declined over recent years, the lack of custom is not sufficient to sustain such businesses. There may be reasons to explain this, such as demographic change, a lack of critical mass from the local population to sustain these types of services, together with shopping and cultural habits which are changing at both the local and national level.

It can be argued that the opportunity to demonstrate the level of community support has been in place over the last few years, but the trading reality indicates

that the suggested community support and interest levels are not grounded in fact.

It is also unreasonable that CVT'S plans for the future are compromised by this nomination, when in reality this national charity already operates a further vibrant café and enterprise location at TaurusCrafts a few miles away, which does provide opportunities for community engagement.

On this basis, there are no realistic prospects of the premises being run as a café in the short or long term and should therefore not be listed as an ACV.

Future Newnham appear to place great weight on the fact that "*The George is the last café in Newnham and only place available to get anything to eat and drink during the day that is open to the general public*" and "*There is now no restaurant in the village*". However, the loss of food and drink offer does not in itself, constitute a justifiable reason for the premises to be listed as an ACV.

Additionally, the loss of a place to eat, does not mean that the social wellbeing or social interests of the local community would be specifically jeopardised. We therefore question whether the premises is in fact of any true benefit to the wider community when assessed against the relevant criteria.

The nomination also raises that the closure of The George would mean a "significant threat to social cohesion in the village with nowhere for local residents or visitors to meet during the *week*". Again, a meeting place in itself does not meet the ACV criteria and no evidence has been provided by Future Newnham under the question "*Does it/did it meet the social interests of the community as a whole and not the users/customers of a specific service*" to demonstrate how the regulations have been met.

Conclusion

As outlined above, it is considered that there are substantial procedural and content flaws and omissions within the nomination by Future Newnham to list The George as an Asset of Community Value. As such, the nomination does not demonstrate how The George meets the requisite criteria for potential listing as an ACV outlined in the Localism Act (2011) and The Assets of Community Value (England) Regulations 2012.

Therefore, we strongly request that the council reject the nomination of The Gorge as an ACV.

indigo.

We trust that the council will have due regard to the information contained in this correspondence in the consideration of Future Newnham's nomination.

Yours sincerely

A handwritten signature in black ink, appearing to read 'H Payne', written in a cursive style.

Hannah Payne

cc: The Camphill Village Trust Limited

NEWNHAM ON SEVERN PARISH COUNCIL & BURIAL BOARD

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Date : 4th July 2016

RE: Community right to bid Localism act 2011 – George Café Newnham on Severn.

Dear Mrs Hughes,

Thank you for your letter dated the 21st May 2018. The NOSPC has now met I can confirm that Council (“We”) do consider The George to be of Community Value, and wish it accordingly to be entered onto the Register of Assets of Community Value.

Specifically, we agree with:

- (b) In the recent past the actual use of the land (being more than ancillary use) furthered the social wellbeing or social interests of the local community and it is realistic to think that in the next 5 years there could be a use (be it the same or different) of the land that would further the social wellbeing or social interests of the local community.

We understand that our decision will have repercussions for the land owners in moving forward, but we have also been received considerable supporting feedback from our community to facilitate our decision and aid our due diligence.

We have identified some inaccuracies and historical inconsistencies in Camphill Village Trust’s (CVT) objections. These have gone some way to form our decision.

In addition, “Renewnham”, a separate body to the Council, launched a whole village survey from which we have primary quantitative and qualitative evidence.

We shall answer your points directly in the order you presented. Ergo:

- Whilst it is correct the building was run primarily as a café, other events and functions were run sans café. These were often in the evenings or weekends, and well attended. Question two in the ‘Renewnham’ survey lists a number of events, exhibitions and regular classes that were ‘out of hours’; no CVT staff were onsite and the café was shut. It is therefore incorrect to suggest that the art gallery, this

being CVT's sole example (but this applies equally to the multiple further examples of use), was ancillary and intrinsically linked to the café.

- As per the point above and by way of the "Renewnham" survey evidence, it is factually inaccurate to state that "bookings of functions and gatherings" were ancillary to the principal café use. There are multiple examples of large gatherings when the café was not made available and, indeed, opportunities for income generation for CVT were missed.
- As a Council we support the "Renewnham" Organisation, a separate entity. There has been considerable recent dynamic initiative taken by them, with well attended local meetings and dissemination of information. As we understand it, a business plan is currently being formulated by "Renewnham" on the back of significant evidence gathering and market research, and this will contain a 'mission statement'. Their local meetings are well advertised on social media and open to all members of the public, including the CVT, should direction be sought.
- We refer you to Q9 in the "Renewnham" survey which unequivocally details multiple community uses of 'The George', and also areas of suggestions from the Community in the business' daily management. As we understand it, full survey results are available direct from "Renewnham" for cross-examination if required.
- We do not understand the notion that "office accommodation [...] does not further the social wellbeing or social interests of the local community". Any opportunity to promote business, or offer meeting rooms (and I myself have personally utilised the rooms for corporate functions for my own business) as a service [for financial gain] has to be a positive for all parties.
- It is our understanding that the tenant was advised to leave directly by CVT, presumably to facilitate a fluid CVT sale. Ergo, this is a false argument presented by CVT.
- This point appears to be in complete contradiction to the one above. We refer you to our answer above.
- We refer you to the considerable evidence in the attached "Renewnham" survey, in particular Q1, Q2 and Q5.
- With all due respect to CVT, the survey has highlighted real demands of the local community that were not served with 'The George's' immediately previous daily management team. As a matter of urgency for most 'ongoing concerns', market research and investigation of local demand normally pre-empts a revival of enterprise. However, in this case, no community collaboration or subsequent adaptation preceded the closure of the building and some of the arguments made in your letter evidence a misunderstanding of the daily running of the establishment by the building's management team. That said, it would be foolish not to pretend that it will be a considerable challenge to operate and sustain a business in today's economic environment, and in particular in a Village, but we have seen evidence of all sensible due diligence being undertaken in preparation.
- The business plan, as indicated above, is currently a working live document being aided by a wealth of local resident talent by "Renewnham". These include relevantly qualified QCs, business directors and accountants, and also those familiar with this particular industry sector. As we understand it, the business plan is not necessary at this stage of request for submission.

- Whilst we sympathise in business terms with the point made regarding Taurus Café, the subject here is the 'George Café' and our vested interest remains that of the local community benefit and those parishioners we represent. We have demonstrated a real need by virtue of our survey results for certain services and products that 'The George' delivered poorly or not at all, and we feel it would be inappropriate to disadvantage our Village's asset in favour of one that is not in a similar community setting. The George directly furthered the Community's social wellbeing and interests, and this cannot be replicated in an establishment at a distance of nine miles from Newnham.

In addition, below are our answers to the questions you pose directly:

1. In terms of ownership of the building, and Immediately prior to CVT...:
 - the Kainos Trust, a charity organisation supporting those with eating disorders, owned the property.
 - Preceding the Kainos Trust it was a private dwelling, and...
 - before that with the earliest recording of the building it was listed it as a hotel.
2. The Club, Armoury Hall, Baileys Stores, The Railway, The Post Office. These are all different establishments to 'The George', which by nature of location and physical make up is the only potential building to satisfy the requests by Parishioners in the survey.
3. Please see significant evidence in the attached "Renewnham" survey which identifies the different groups. This is all demonstrable by "Renewnham", as a separate organisation to NOSPC, and further information can also be found on social media and certain websites online.
4. Although there is considerable challenge, there is local successful precedent in similar projects. Consultation has begun with previously successful initiatives, and similar plans adopted.

For and on behalf of Newnham on Severn Parish Council,

Yours sincerely,

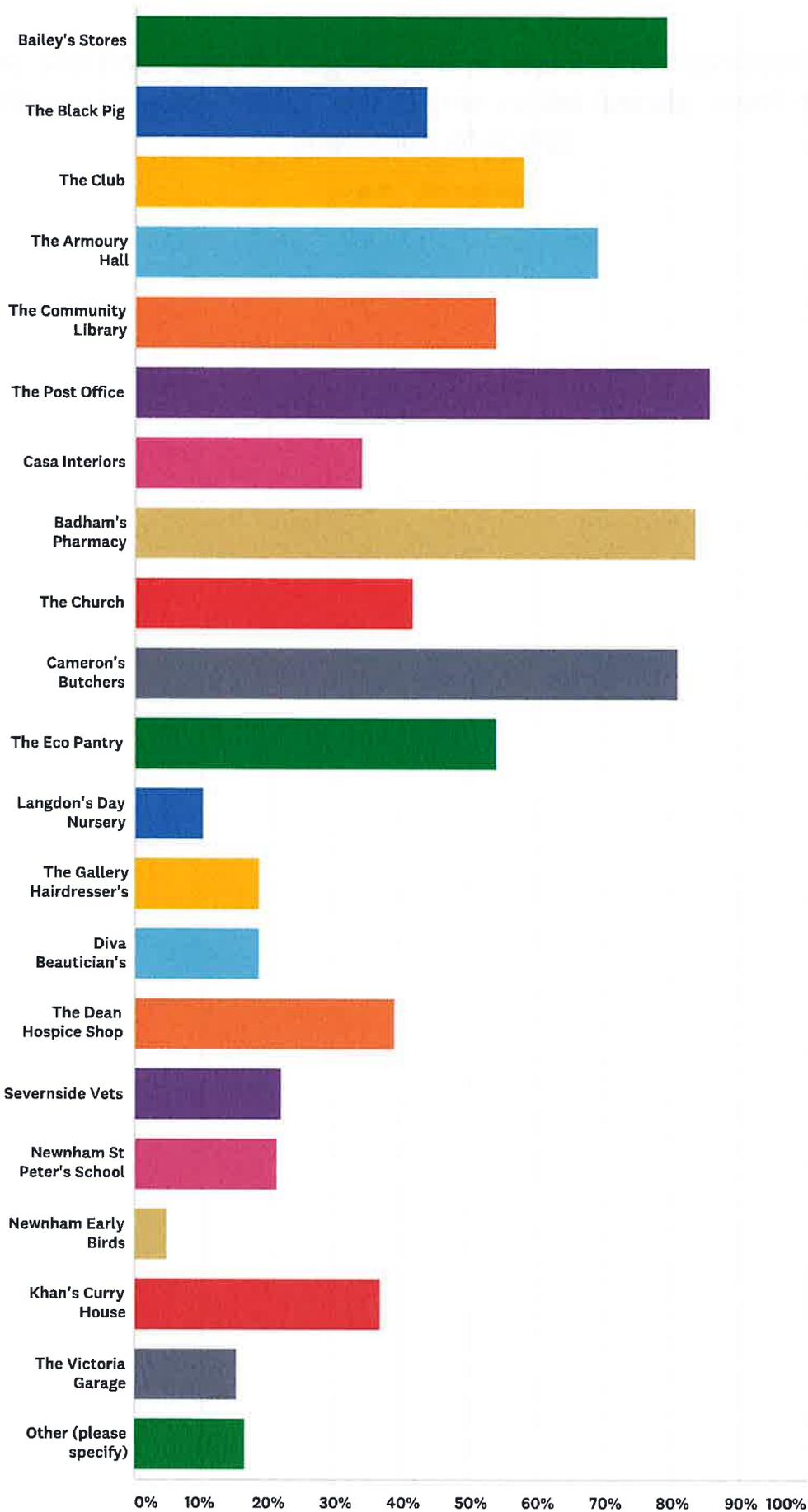
D.J. Tingle.
Clerk and Responsible Financial Officer

looking into ways to buy The George to be run by the community, for the community, providing both paid work and voluntary/community activities. We'd like your opinion!

Q1 What facilities do you use in the village? If you don't use any, or rarely use them, please tell us why in the "Other" box, where there is space to comment.

Answered: 145 Skipped: 1

looking into ways to buy The George to be run by the community, for the community, providing both paid work and voluntary/community activities. We'd like your opinion!



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ANSWER CHOICES	RESPONSES	
Bailey's Stores	79.31%	115
The Black Pig	43.45%	63
The Club	57.93%	84
The Armoury Hall	68.97%	100
The Community Library	53.79%	78
The Post Office	85.52%	124
Casa Interiors	33.79%	49
Badham's Pharmacy	83.45%	121
The Church	41.38%	60
Cameron's Butchers	80.69%	117
The Eco Pantry	53.79%	78
Langdon's Day Nursery	10.34%	15
The Gallery Hairdresser's	18.62%	27
Diva Beautician's	18.62%	27
The Dean Hospice Shop	38.62%	56
Sevenside Vets	22.07%	32
Newnham St Peter's School	21.38%	31
Newnham Early Birds	4.83%	7
Khan's Curry House	36.55%	53
The Victoria Garage	15.17%	22
Other (please specify)	16.55%	24
Total Respondents: 145		

#	OTHER (PLEASE SPECIFY)	DATE
1	cottonwood	6/22/2018 7:02 AM
2	Hairdressers too expensive	6/22/2018 6:43 AM
3	No pets or children Black Pig-n/a; Casa-no need; hairdresser-have alternative;Victoria Garage-use main dealer;Khan's-use only occassionally	6/10/2018 10:27 AM
4	No children. Helps out at Early Birds and school. Have a hairdresser in Newent. Library-have to pay to order playsets so go to Glos.	6/10/2018 10:16 AM
5	The club-aerobics	6/10/2018 10:06 AM
6	some we use less frequently	6/10/2018 10:03 AM
7	We don't have children so don't use those facilities. I used Diva's once but I don't use any other beauticians. I use my long term hairdresser.	6/10/2018 9:52 AM
8	The Club-use The Pig. Langdons-didn't like it. Hospice-not my style. Early birds-wrong times. Casa-no use for it. Diva-she doesn't take men. Garage-a mess and they park appallingly.	6/10/2018 9:25 AM
9	Sevenside vets-no pets Black Pig-not pub people Langdon's Day Nursery and school-no children Hairdresser-go elsewhere Diva-no need Khan's-not curry people	6/9/2018 6:08 PM
10	We live in Southampton! Hence we only use a few of the services/shops etc when we are visiting our family. We are connected to Langdons and St Peter's through the grand children.	5/27/2018 8:22 PM
11	Armoury hall - Use the club for parties, better access. Have a hair dresser that comes to home, don't use any beauty services, tend to got round charity shops in Cinderford and Lydney, early birds - no longer have children of suitable age, Vic garage - use garage at Elton.	5/26/2018 9:02 PM

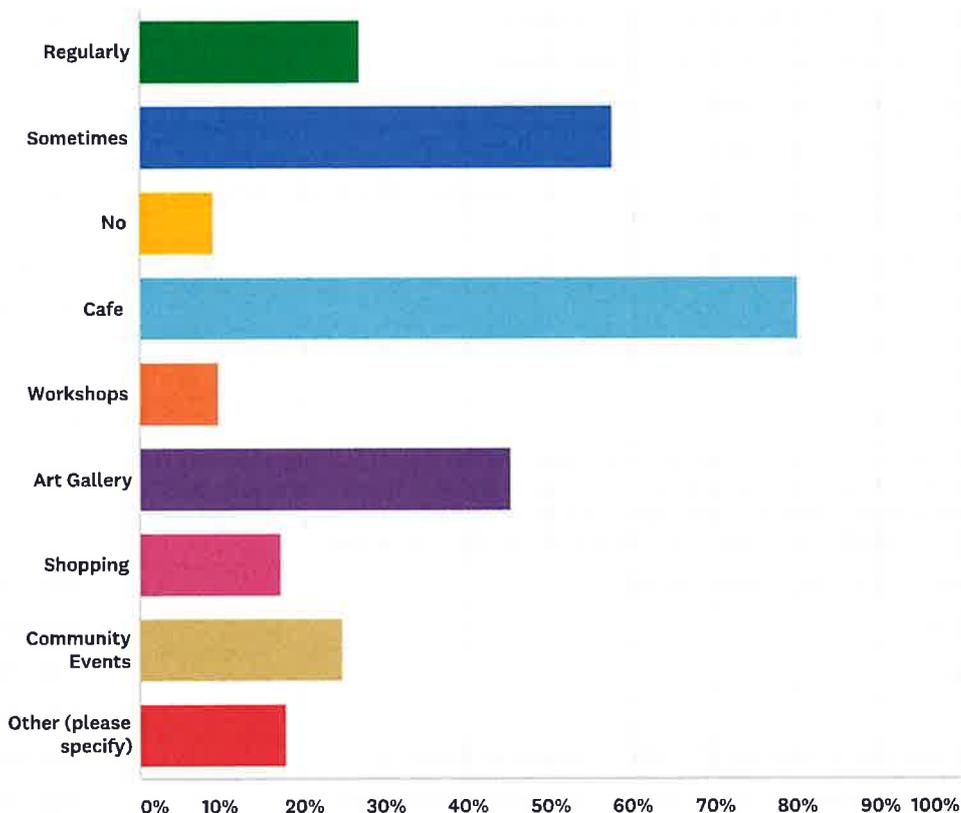
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12	n/a	5/24/2018 7:33 AM
13	have used Langdons in the past - great nursery. Landlord at Black Pig rude. Kids are at school in Glos.	5/24/2018 6:53 AM
14	The White Hart pub. I don't live in newnham, but do visit as its very close.	5/23/2018 2:44 PM
15	Don't use Vic garage, Divas, and Gallery as partner is mechanic and sister hair/beautician, nor school nursery vets as no small kids or pets, use Khans, casa interiors, Armoury Hall the church (as an entertainment venue) as special treat, have plenty books so ne need for library.	5/23/2018 11:05 AM
16	None, I'm not resident but come to Newnham for the Severn Bore and the George Cafe.	5/23/2018 9:57 AM
17	The Railway (RIP), The White Hart.	5/22/2018 11:16 PM
18	Some not as frequently as I'd like	5/22/2018 9:48 PM
19	Newnham Wardrobe	5/22/2018 9:45 PM
20	I used to use school, library and Early Birds but children all gone and less need. Use the library rarely now for borrowing books but love the Saturday cafe. Sadly rarely get out to pubs these days. Have been into Casa and bought something once...but although I think it's a very attractive shop I'm just not an 'interiors' person and have everything I need really which is why I don't use it.	5/22/2018 9:27 PM
21	doctors' surgery	5/22/2018 9:16 PM
22	I live in Lydney which is why I don't do a great deal of shopping in Newnham	5/22/2018 7:53 PM
23	I don't live locally, but exhibited at The George last year as an artist and thought the space and the place was fantastic.	5/22/2018 6:24 PM
24	-Forest Willow& Wool also used. £Don't use the church not religious, only used for a stall at the Christmas market. -Early birds, nursery and school not used any more as children have grown up -Club and Black Pig not used as don't drink -Use The Globe vets as cheaper -use cinderford for local charity shops -no interest in beauticians -borrow and swap books with friends or buy from shops/ charity shops	5/22/2018 5:47 PM

looking into ways to buy The George to be run by the community, for the community, providing both paid work and voluntary/community activities. We'd like your opinion!

Q2 Did you use The George and for what?

Answered: 146 Skipped: 0



ANSWER CHOICES	RESPONSES	
Regularly	26.71%	39
Sometimes	57.53%	84
No	8.90%	13
Cafe	80.14%	117
Workshops	9.59%	14
Art Gallery	45.21%	66
Shopping	17.12%	25
Community Events	24.66%	36
Other (please specify)	17.81%	26
Total Respondents: 146		

#	OTHER (PLEASE SPECIFY)	DATE
1	very rarely	6/22/2018 7:03 AM
2	Holding meetings/art openings and exhibitions with meal and drink/ agreed with past management/ concerts upstairs and films upstairs	6/22/2018 6:53 AM
3	FLAT	6/22/2018 5:49 AM
4	too much cost for items!	6/10/2018 1:59 PM
5	The George was closed before we moved to the village sadly	6/10/2018 1:34 PM

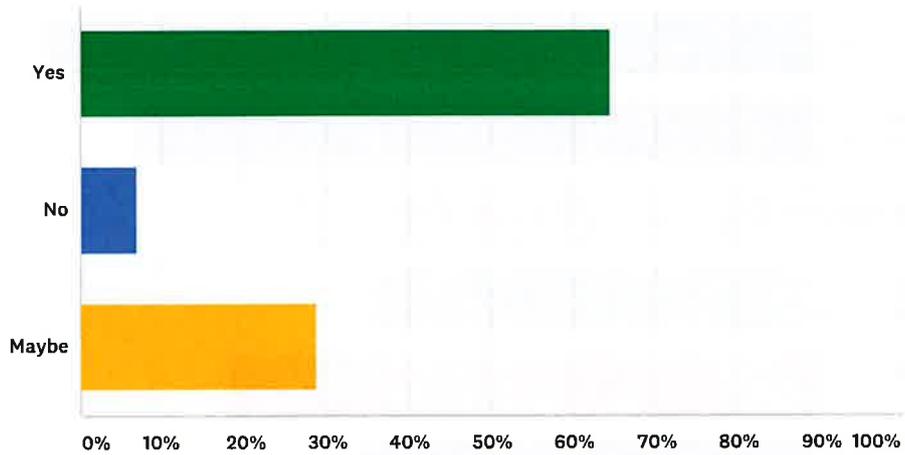
looking into ways to buy The George to be run by the community, for the community, providing both paid work and voluntary/community activities. We'd like your opinion!

6	Occasional concerts/recitals; talks	6/10/2018 10:27 AM
7	Community events-not many of these in recent years!	6/10/2018 10:16 AM
8	Art gallery-as a viewer and customer	6/10/2018 10:03 AM
9	We had a monthly meeting of classics club	6/10/2018 9:28 AM
10	Launch of Newnham live. Monet biography book event	6/9/2018 6:24 PM
11	Meeting friends and mums with children as ideal location	5/25/2018 7:06 PM
12	Stopped using when they stopped breakfasts	5/25/2018 10:11 AM
13	to exhibit and sell my photography products	5/24/2018 7:33 AM
14	Stopped using cafe when they stopped doing cooked breakfast but would seek all the components in a bap! No business sense!	5/23/2018 11:05 AM
15	I bought a sandwich there once but it was crazy expensive.	5/23/2018 10:07 AM
16	Very occasionally	5/22/2018 11:16 PM
17	I worked there for almost 5 years.. it was a wonderful hub/ Family feel for the village and passers by	5/22/2018 10:11 PM
18	Coffee and cake	5/22/2018 10:03 PM
19	I used it MUCH more several years ago when it was open for longer hours and there was more going on there. I also ran a Fairtrade stall in the cafe for a couple of years in the early days which was fantastic from the point of view of promoting Fairtrade in the village when we were seeking Fairtrade status with the support of many in the village at the time.	5/22/2018 9:27 PM
20	in the past, for choir and for Italian classes	5/22/2018 9:16 PM
21	Death Cafe	5/22/2018 8:45 PM
22	Meetings	5/22/2018 8:45 PM
23	Lunch	5/22/2018 7:08 PM
24	If it was open, I would travel there for cafe, exhibitions, workshops	5/22/2018 6:24 PM
25	I exhibited my artworks there and participated in Christmas Community Fair	5/22/2018 6:07 PM
26	Used to go occasionally for lunch on work days	5/22/2018 5:34 PM

looking into ways to buy The George to be run by the community, for the community, providing both paid work and voluntary/community activities. We'd like your opinion!

Q3 Do you support the idea of the Community buying The George and running a business?

Answered: 143 Skipped: 3

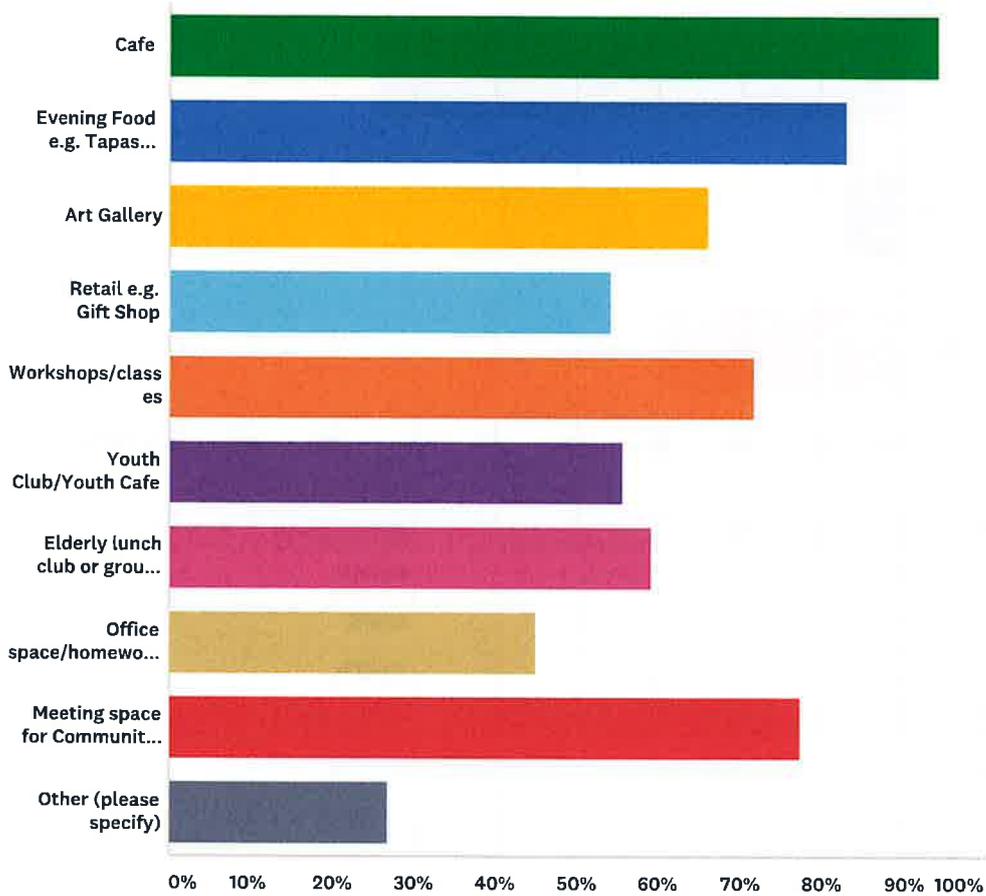


ANSWER CHOICES	RESPONSES	
Yes	64.34%	92
No	6.99%	10
Maybe	28.67%	41
TOTAL		143

looking into ways to buy The George to be run by the community, for the community, providing both paid work and voluntary/community activities. We'd like your opinion!

Q4 If we find a way to save The George, what sort of services would you like to see there?

Answered: 142 Skipped: 4



ANSWER CHOICES	RESPONSES	
Cafe	94.37%	134
Evening Food e.g. Tapas Nights	83.10%	118
Art Gallery	66.20%	94
Retail e.g. Gift Shop	54.23%	77
Workshops/classes	71.83%	102
Youth Club/Youth Cafe	55.63%	79
Elderly lunch club or groups for the elderly	59.15%	84
Office space/homeworkers hub	45.07%	64
Meeting space for Community groups	77.46%	110
Other (please specify)	26.76%	38
Total Respondents: 142		

#	OTHER (PLEASE SPECIFY)	DATE
1	There is still money in NOSPC account. Sue Dubois started YOOF Cafe then Nick Assirati took it on. He says around £1000 in PC kitty	6/22/2018 6:53 AM

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2	music venue new village hall? after school clubs talks cinema shop/food arts and crafts shop yoga meeting place healthy lifestyles classes/keep fit venue weight watchers/slimming wrld therapies/acupuncture band practice	6/22/2018 6:43 AM
3	meet up for new parents	6/22/2018 6:37 AM
4	get togethers on winter evenings	6/22/2018 6:22 AM
5	choir children's party venue takeaway coffee children's clubs-primary age cinema nights	6/22/2018 5:59 AM
6	NOT youth cafe/club	6/22/2018 5:53 AM
7	recycling/mending swap shop	6/22/2018 5:49 AM
8	cinema/film evenings facility for local markets eg arts/crafts bar perhaps quiz nights table tennis club	6/22/2018 5:46 AM
9	I approached the George asking to rent a room to provide Reflexology, Massage and allergy testing.	6/12/2018 7:31 PM
10	Post office Bakery	6/11/2018 8:32 PM
11	NO PARKING so don't waste money on it! Build a car park/community hall on the playing field would be better-like Westbury!	6/10/2018 1:59 PM
12	The tapas nights held in the past were very successful. Youth activities much needed but The Armoury Hall a better venue for these.	6/10/2018 1:38 PM
13	A pub or A hotel-to bring tourists into the village to spend money	6/10/2018 1:34 PM
14	evening food eg tapas nights-restaurant would be better	6/10/2018 10:27 AM
15	retail ? art gallery/craft	6/10/2018 10:20 AM
16	The Club already does lunches some days and if proposed changes can be achieved these would increase.	6/10/2018 10:16 AM
17	I am sure all these services are possible but 1) I'm not certain about priorities 2) I do not know which might provide a good basic income and 3) beware of stealing business from The Armoury Hall I understand the need for a variety of food offerings to appeal to the widest possible public, but a basic standard menu would be attractive as well. Would it make sense for Khan's also to move there?	6/10/2018 10:03 AM
18	Elderly lunch club/groups-already catered for at The Club. If Bailey's Stores closes the village needs a space for a shop, possibly a community shop.	6/10/2018 9:52 AM
19	It would be great to have evening food but I think finding a chef and volunteers for evenings may be hard. An evening youth cafe may be good but would need suitable workers. Other evenings could be around board games not just for the young.	6/10/2018 9:43 AM
20	Perhaps selling homemade ready made frozen meals like they do in Tenderden in Kent, They are very popular.	6/10/2018 9:28 AM
21	Meeting space for community groups-W.I. Use the money from the sale of the W.I. The Club won't change. They just want the money. The Club is run by too many old boys that don't know what the village want.	6/10/2018 9:25 AM
22	Community events	6/9/2018 6:24 PM
23	I would not like to see The George competing against groups/clubs/assoc's already operating successfully	6/9/2018 6:19 PM
24	Good ideas-Youth club and office space/home workers hub	6/9/2018 6:13 PM
25	Selling products by Newnham residents. Currently 40+ artists in the area from cottage industries to established companies.	5/25/2018 7:06 PM
26	I dont think it is viable in the current climate. We are better of concentrating on keeping the other facilities. Unless of course it could be a pub again. As the Railway has been killed off.	5/25/2018 10:11 AM
27	Pub	5/24/2018 7:54 AM
28	installations of artwork etc. from local artists and music events	5/24/2018 7:33 AM
29	all of the above! things with an income stream however small will be essential.	5/24/2018 6:53 AM
30	Space for Farm shop so long as Bailey's store & Eco Pantry were given first refusal.	5/23/2018 11:05 AM

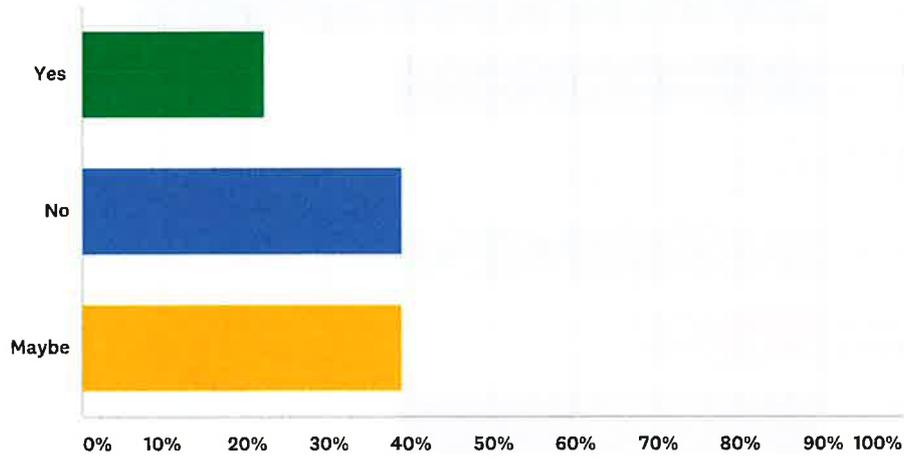
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31	It would be good to see Bailey's stores move into it - maybe the butchers as well to create a food shop/market. I think that would be very well used. And if not then something like a fish n chip shop. I don't like the idea of it being used by people wanting to sell/advertise their art/gifts etc whilst bypassing paying rent. It would be a huge insult to those working so hard with their own businesses and rent in Newnham.	5/23/2018 10:07 AM
32	There is no reason the George cannot provide space for all these activities.	5/23/2018 9:53 AM
33	None	5/22/2018 10:11 PM
34	I would like to run a group there-community based and non-profit.	5/22/2018 9:27 PM
35	Open more hours. Instead of art gallery art for sale local artists?	5/22/2018 8:45 PM
36	Shopping complex ie grocers, bakers, butchers, florist, fishmongers, deli, fashion - all under one roof	5/22/2018 6:25 PM
37	all of these are needed in Newnham	5/22/2018 6:07 PM
38	birthday party venue	5/22/2018 5:56 PM

looking into ways to buy The George to be run by the community, for the community, providing both paid work and voluntary/community activities. We'd like your opinion!

Q5 Would you be interested in being involved with setting up or running any activities in The George?

Answered: 144 Skipped: 2

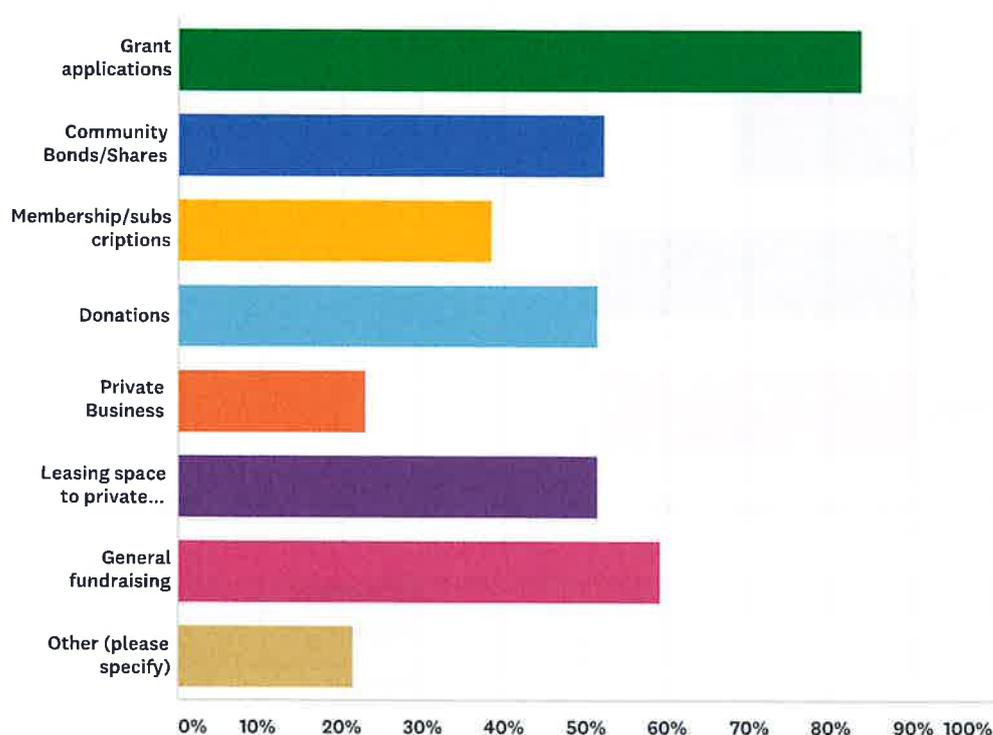


ANSWER CHOICES	RESPONSES	
Yes	22.22%	32
No	38.89%	56
Maybe	38.89%	56
TOTAL		144

looking into ways to buy The George to be run by the community, for the community, providing both paid work and voluntary/community activities. We'd like your opinion!

Q6 How should purchasing the building be financed?

Answered: 130 Skipped: 16



ANSWER CHOICES	RESPONSES
Grant applications	83.85% 109
Community Bonds/Shares	52.31% 68
Membership/subscriptions	38.46% 50
Donations	51.54% 67
Private Business	23.08% 30
Leasing space to private business	51.54% 67
General fundraising	59.23% 77
Other (please specify)	21.54% 28
Total Respondents: 130	

#	OTHER (PLEASE SPECIFY)	DATE
1	sponsors. Think if possible to buy you'll have to dedicate many months to all of the above	6/22/2018 6:53 AM
2	not sure what the above involve	6/22/2018 6:43 AM
3	I don't know about any of the above procedures, but with info provided I would be a supporter	6/22/2018 6:06 AM
4	any/all of the above. It depends how much it would cost to purchase it.	6/22/2018 5:59 AM
5	possibly private business	6/22/2018 5:53 AM
6	The WI has (should be sitting on £400, 000) that The Club isn't interested in, so why not use the money to buy The George?	6/11/2018 8:32 PM
7	All of the above or a combination	6/10/2018 1:34 PM
8	private busuness ?may be all are possible	6/10/2018 10:27 AM

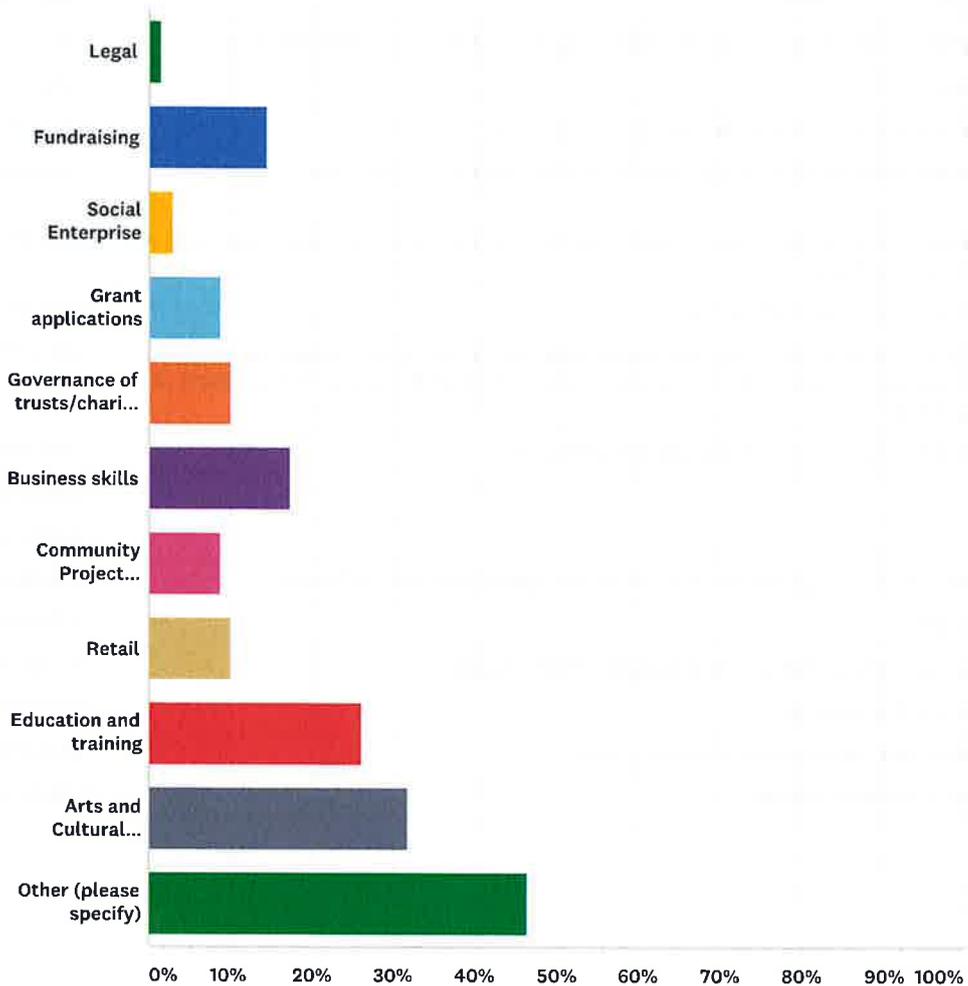
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9	comments against community bonds/private business/membership-POSSIBLY Making any enterprises using the building financially viable	6/10/2018 10:20 AM
10	Private business-ONLY IF YOU WANT IT ALSO IN AN ADVISORY ROLE General fundraising-eg crowd sourcing	6/10/2018 10:03 AM
11	I would be a willing volunteer but not a project leader! My concern with the project would be whether the village could sustain it as well as support THE Armoury Hall, the Church and using the facilities offered by THE Club.	6/10/2018 9:43 AM
12	No experience in this area	6/10/2018 9:36 AM
13	If the correct people are consulted then they would know about how to raise the money	6/9/2018 6:08 PM
14	WI monies?	5/26/2018 9:02 PM
15	A catering business to run the cafe section of the building.	5/25/2018 7:06 PM
16	Money better spent on buying the Railway its cheaper and much more viable as a community asset.	5/25/2018 10:11 AM
17	crowd funding; need professional fundraising advice on this mix; will depend on governance of the managing company.	5/24/2018 6:53 AM
18	Not well versed enough in this to say.	5/23/2018 11:40 AM
19	You will need a paid worker to manage membership / subscriptions on a regular basis - grants always come with caveats, make sure you don't lose sight of what you want in the process of pursuing grants.	5/23/2018 6:40 AM
20	Wasn't there some money from the sale of the WI hut?	5/22/2018 11:16 PM
21	.	5/22/2018 10:11 PM
22	W	5/22/2018 8:55 PM
23	I don't feel I know enough about this and what the implications would be for each	5/22/2018 8:45 PM
24	No idea sorry.	5/22/2018 8:45 PM
25	Crowdfunding, lottery funding, charitable trusts and foundations.	5/22/2018 8:11 PM
26	However you can manage it!	5/22/2018 7:05 PM
27	I don't know, but I do know that it is worth saving.	5/22/2018 6:24 PM
28	combo of all would be needed	5/22/2018 6:07 PM

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Q7 There are various ways of raising funds and it also depends on what YOU and the community want. Do you have any experience or skills you could offer in the following areas?

Answered: 69 Skipped: 77



ANSWER CHOICES	RESPONSES	
Legal	1.45%	1
Fundraising	14.49%	10
Social Enterprise	2.90%	2
Grant applications	8.70%	6
Governance of trusts/charities/co-operatives	10.14%	7
Business skills	17.39%	12
Community Project delivery	8.70%	6
Retail	10.14%	7
Education and training	26.09%	18
Arts and Cultural events/activities	31.88%	22

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Other (please specify) 46.38% 32
 Total Respondents: 69

#	OTHER (PLEASE SPECIFY)	DATE
1	NO. Involved elsewhere. Have honestly 'made a difference in Newnham since 1991. Need a rest!	6/22/2018 6:53 AM
2	would just like to keep it!!	6/22/2018 6:43 AM
3	business plan/project plan development	6/22/2018 6:37 AM
4	Again-no particular experience but would be a willing supporter/helper	6/22/2018 6:06 AM
5	Plans cashflow	6/22/2018 5:49 AM
6	Marketing PR	6/10/2018 1:56 PM
7	Recently involved as QC in only pub A.C.V. application to be considered by the upper tier tribunal (Admiral Taverus v Cheshire West and Cheshire Council (2018)	6/10/2018 1:48 PM
8	limited involvement in grant applications (church) and governance of charity (library)	6/10/2018 10:27 AM
9	I am an accountant with considerable experience of business management-but it is dated and I am becoming rather old.	6/10/2018 10:03 AM
10	Retired teacher	6/10/2018 9:52 AM
11	None	6/10/2018 9:36 AM
12	Newnham Live can fund raise for community cafe	6/9/2018 6:24 PM
13	Not applicable as we are visitors on an occasional basis	5/27/2018 8:22 PM
14	Due to house on market not sure if I will be around long enough?	5/26/2018 9:02 PM
15	Graphic design and user experience skills and knowledge.	5/25/2018 7:06 PM
16	n/a	5/24/2018 7:33 AM
17	no	5/23/2018 5:22 PM
18	None	5/23/2018 4:15 PM
19	None	5/23/2018 11:40 AM
20	None of the above	5/23/2018 11:31 AM
21	n/a	5/23/2018 10:07 AM
22	No	5/23/2018 9:57 AM
23	I would happily volunteer for more practical roles - e.g. serving at fundraising coffee mornings. If the cafe was eventually run by volunteers I would offer to help.	5/23/2018 9:53 AM
24	Marketing and communication	5/22/2018 10:40 PM
25	.	5/22/2018 10:11 PM
26	Sorry no	5/22/2018 9:42 PM
27	Enthusiastic community supporter willing to get involved however I can be useful. Want to keep the village 'alive' into the future.	5/22/2018 9:27 PM
28	X	5/22/2018 9:21 PM
29	None that I can think off	5/22/2018 9:12 PM
30	Marketing	5/22/2018 8:45 PM
31	N/a	5/22/2018 8:13 PM
32	none	5/22/2018 5:34 PM

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Q8 Are there other things you think the village needs that you feel would add to your experience of living here, things you would support by attending, buying from or running? Give us your wish list

Answered: 95 Skipped: 51

#	RESPONSES	DATE
1	restaurant/tea room	6/22/2018 7:00 AM
2	produce market-local veg or via shop/Bailey's	6/22/2018 6:58 AM
3	Affordable one level property More inclusive low keys events that bring diverse assortment of locals together. Clubs can become 'cliques'. A jolly friendly community cafe for chat and culture. I would volunteer to help out here. Safe accommodation for Post Office Food shop	6/22/2018 6:53 AM
4	Parking-masonic could let visitors to the village park again now that The Railway is closed and up for sale	6/22/2018 6:43 AM
5	food market twinning society eg with a French village more regular live music/community music events	6/22/2018 6:37 AM
6	A nice pub small hotel-nice to get The Vic back cafe gift shop	6/22/2018 6:32 AM
7	A delivery point for organic veg boxes?	6/22/2018 6:30 AM
8	1. I am sure both men and women groups could be successful with the right incentive 2. I would consider being involved with social times with dementia residents-monthly perhaps-sharing memories, reading to them, songs etc.. Like friendship but just for dementia etc. They need a special kind of attention. Perhaps hand/face massage?	6/22/2018 6:18 AM
9	deli fruit and veg bakers bistro fish and chips	6/22/2018 6:06 AM
10	Bar and restaurant, somewhere families can eat lunchtimes and evenings	6/22/2018 6:02 AM
11	development of riverside car park area and green space quality youth provision-not just 'youth club' re-open a railway station for better access to trains	6/22/2018 5:53 AM
12	Bookshop Gym Charity shop Bakery	6/22/2018 5:36 AM
13	Bookshop Gym Charity shop Bakery	6/22/2018 5:36 AM
14	Things to do with young children outside of school hours.	6/12/2018 7:31 PM
15	Pub?	6/11/2018 8:57 PM
16	I would always try to support local businesses	6/10/2018 2:01 PM
17	Car park and community hall on playing field like Westbury	6/10/2018 1:59 PM
18	The Railway-sad face! The George of course-should be open for evening food!	6/10/2018 1:56 PM
19	A village shop which opens at reasonable hours and on a Sunday for papers etc.	6/10/2018 1:53 PM
20	Cafe	6/10/2018 1:51 PM
21	Pub with decent food Cafe Heritage Centre (cf our last village-Wooton-under-Edge) which had a very active local history centre/society based in a unit in the centre.	6/10/2018 1:48 PM
22	Films	6/10/2018 1:42 PM
23	A good food shop with fruit and veg and selling fish Take away restaurant	6/10/2018 1:40 PM
24	A pub!	6/10/2018 1:34 PM
25	restaurant	6/10/2018 10:27 AM
26	A restaurant/bistro with license for alcohol	6/10/2018 10:20 AM
27	If The George proposal is achieved I hope that it would be in consultation with The Ship, Club and Church and not to their detriment	6/10/2018 10:16 AM
28	I think The Victoria Hotel being allowed to get into the state it is and for so long has contributed to the slow decline of Newnham. So I wish The Victoria should be re-instated for its original purpose	6/10/2018 10:10 AM

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29	A working pub serving food like The Cock at Blakeney. I would also use shop more if had a better supply of fresh veg.	6/10/2018 10:08 AM
30	cafe	6/10/2018 10:06 AM
31	Yes but shops must come and go according to demand-at present most high streets are struggling.	6/10/2018 10:03 AM
32	Household/ hardware supplies	6/10/2018 9:54 AM
33	A pub to replace the Railway ? community pub	6/10/2018 9:52 AM
34	The difference to parking since the closure of The George cafe and Railway pub is very noticeable, therefore until parking in the village is improved especially for residents, these facilities should NOT be re-opened.	6/10/2018 9:47 AM
35	Evening classes A gym A walking group	6/10/2018 9:43 AM
36	Evening meal. Cafe	6/10/2018 9:32 AM
37	Cafe Bakery Restaurant	6/10/2018 9:28 AM
38	A car park. Add one to the football pitch which is no longer used. But make it badge holders only and short stay/meter so it's not just full of cars from the houses.	6/10/2018 9:25 AM
39	A baker-Sunday paper shop-farm shop type green grocer-deli-a pub- We need pride, the Victoria Hotel is a disgrace	6/9/2018 6:24 PM
40	At all costs we must keep the Post Office and library open. Certainly a Youth Cafe sounds good-anything to engage youngsters	6/9/2018 6:19 PM
41	A place to go for light meals	6/9/2018 6:13 PM
42	I think the village NEEDS to keep the Post Office and a village store	6/9/2018 6:08 PM
43	Another pub-save The Railway too!!	6/9/2018 6:02 PM
44	A bakers	6/9/2018 5:59 PM
45	An evening restaurant and decent nice village pub	6/9/2018 5:55 PM
46	N.A.	5/27/2018 8:22 PM
47	Pubs, restaurants, gift Shop.	5/26/2018 9:02 PM
48	Artisan products from village residents to define its own unique offering rather just a pretty village	5/25/2018 7:06 PM
49	Do we not already have community space at the Armoury Hall and The Club surely its more important to keep these running efficiently than adding to the financial burden.	5/25/2018 10:11 AM
50	Community shop	5/24/2018 5:20 PM
51	A good cafe	5/24/2018 2:21 PM
52	n/a	5/24/2018 7:33 AM
53	A welcoming space for tourists & visitors. Cycle parking (for visitors); a cash point; a farm shop (extension of Food Hub); pub; music venue.	5/24/2018 6:53 AM
54	Family friendly places to eat and more choice in the evenings. Cafe, gift shop and deli. More car parking.	5/23/2018 10:48 PM
55	The George cafe to re open	5/23/2018 10:31 PM
56	Community cinema	5/23/2018 7:46 PM
57	Some where to eat in the evenings.	5/23/2018 7:21 PM
58	Other restaurants to make it a food hub.	5/23/2018 5:22 PM
59	NA	5/23/2018 4:41 PM
60	Minibus transport glos to lydney esp even weekends , pub, restaurant	5/23/2018 4:30 PM
61	Bakery. Reopen Railway.	5/23/2018 4:15 PM
62	None, I actually live in Cinderford	5/23/2018 2:44 PM
63	Railway to re open	5/23/2018 1:35 PM
64	Fish and Chips shop	5/23/2018 11:31 AM

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65	If site/s for public parking could be identified then somehow put pressure on shop owners to let them out again. If that not practical why not ask them to let us use their shop fronts to showcase Online businesses in the village like Chunky needle, The Vintage Hire. Or use them for events like book week, Poppy week, Christmas, the list is endless ...make Newnham look alive	5/23/2018 11:05 AM
66	The problem is that it's a small village and only a tiny fraction of the thousands of cars that drive through it everyday ever stop. This is always going to be a problem. And many have tried to open shops and businesses and have failed because of this. In fact many people who live in Newnham don't visit the few shops that are here. I think locals would like a 5-6 days a week butcher, baker, and fruit and veg shop. And these are the kind of thing that might bring some outside interest. Newnham could do with a more obvious/welcoming car park to help with this - the freemasons car park springs to mind as a good site. The community aspect is already well covered by the Armoury Hall which has all sorts of events and support for Newnham.	5/23/2018 10:07 AM
67	More connection to the river	5/23/2018 9:57 AM
68	I would like to see the eco pantry grow and more retail space in the village for eco business. Somewhere to eat and drink that is child friendly since the Black Pig do not welcome families. Also space for the arts, a gallery or open studios. Cyclist/walker friendly cafe or a cafe walled with a book shop and gifts (think Hay on Wye!). Also improved parking or signage to existing parking for visitors. Free book exchange - in the old bus shelter information both or red phone box on the green. Plant and veg swap table for the summer months. Space for alternative therapy practitioners.	5/23/2018 9:53 AM
69	The community has become less cohesive over the past 5 years as social capital has been squandered and exhausted. We need to re-build it.	5/23/2018 7:06 AM
70	A cash machine. A council that looks after the whole parish, not just the high street.	5/22/2018 11:16 PM
71	Local bakery Gift shop (a la Forest Guild)	5/22/2018 10:40 PM
72	Evening Restaurant, daytime cafe, art studio	5/22/2018 10:19 PM
73	.	5/22/2018 10:11 PM
74	Pub	5/22/2018 10:03 PM
75	Music venue	5/22/2018 9:56 PM
76	Music venue for smaller/quieter events/recitals. Really good local fruit and veg. and fresh bread/pastries available in village. Takeaway pizza? Refills for Ecover products esp. laundry liquid.	5/22/2018 9:27 PM
77	A good family friendly place for evening food. We are at work all day, but would enjoy being g able to eat in the village of an evening	5/22/2018 9:21 PM
78	the railway pub	5/22/2018 8:56 PM
79	Tourist information might help with visitors coming?	5/22/2018 8:45 PM
80	Somewhere to eat reasonably priced and welcoming to ALL	5/22/2018 8:13 PM
81	Repair/up cycle cafe events	5/22/2018 8:11 PM
82	I don't actually live here, just love the village and come for Film night and singing ~ and , once upon a time, drinking cider!	5/22/2018 7:53 PM
83	A gym!	5/22/2018 7:14 PM
84	The Railway needs to be reopened. Supper clubs would be great fun!	5/22/2018 6:50 PM
85	Decent restaurant	5/22/2018 6:50 PM
86	cafe/restaurant	5/22/2018 6:33 PM
87	More retail outlets to raise footfall and boost the economy; a good restaurant; a cafe that opens early and stays open after 3.30, offering hot and cold food as well as afternoon tea!	5/22/2018 6:25 PM
88	More shops	5/22/2018 6:24 PM
89	all the things The George had - I miss it terribly. It would need to be open evenings and weekends too, to gain tourism income and meet the needs of users/community (as opposed to the organisation that runs it)	5/22/2018 6:07 PM
90	A bakers. Wine merchant. Chip shop Art studio. Restaurant.	5/22/2018 5:56 PM

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91	The village has suffered from a decline in services recently which has an impact on the community feel of the village. The George cafe, along with The Railway pub, The Forest guild, antique shop, Cottonwood, the delicatessen and the Ship Inn have all been lost to the village, which is a devastating blow. A community hub is needed, somewhere to meet and socialise where classes can be held and events to help the community's spirit.	5/22/2018 5:54 PM
92	I want to see the railway inn reopened. I miss the old gift shop. I think that it would be nice to provide more activities/events aimed at the younger population particularly teenagers. A milkman would be nice but for me only if they offer organic milk preferably in glass bottles. A bigger premises for the village shop/eco pantry which would enable them to stock more items and could be included in a community hub type place with cafe etc	5/22/2018 5:49 PM
93	Cafe Deli type shop with eco pantry Charity shop	5/22/2018 5:47 PM
94	don't know	5/22/2018 5:34 PM
95	I think Baileys should be saved. It's used more regularly by villagers.	5/22/2018 5:19 PM

looking into ways to buy The George to be run by the community, for the community, providing both paid work and voluntary/community activities. We'd like your opinion!

Q9 CVT who ran the George say it was never a community space, do you have any comments on this statement?

Answered: 99 Skipped: 47

#	RESPONSES	DATE
1	I disagree	6/22/2018 7:05 AM
2	CVT did not market/advertise events very well. If it was never a community space what was it?	6/22/2018 7:00 AM
3	Not true!at various times community choir (for some years), Fairtrade pudding evenings/ safari supper nights/fairtrade stalls/fairtrade meetings. Italian classes	6/22/2018 6:58 AM
4	I don't believe it was ever noted as such. I worked as a consultant in mid 1990s to get the evolving Taurus Crafts off the ground and have no memory when George started of 'community'-more learning difficulties and training	6/22/2018 6:53 AM
5	no	6/22/2018 6:37 AM
6	It should have been a community space My be a joint venture would have been more successful	6/22/2018 6:32 AM
7	I understand THe George to be a community outreach venue from Oaklands Park. It gave the villagers an opportunity totrain in kitchen and cafe work, offered a meeting point between villagers of Nenham and O.Park, offered space for community groups to meet,exhibitions,films, bookshop, weavery. A beautiful vision, inspirational, renowned throughout the area.	6/22/2018 6:30 AM
8	It was ALWAYS a community space. THat was the whole idea when it was initially started by Tyll and Sibila, to make a space where Oaklands and Newnham could come together in one community with cafe/workshops/art space	6/22/2018 6:22 AM
9	I don't understand how they can say it-it was the community plus passer's by, visitors that used GP. I think that they lost money by the way it was run and enthusiasm from some waned and has affected custom. If the rooms were organised and a bigger kitchen-cooking classes could be held, there is no end really depending on interests and willingness to get cracking. Needs a stair lift and hand rail for upstairs and into big room	6/22/2018 6:18 AM
10	I would agree with this statement. My understanding is that the CVT used THe George to provide employment experience and opportunities for its clients	6/22/2018 5:59 AM
11	Hmmm...don't CVT/The Grange see themselves as art of Newnham community. Sad if not	6/22/2018 5:53 AM
12	This is incorrect. It was set up specifically to encourage interaction with this community	6/22/2018 5:49 AM
13	To a degree I agree. Food was expensive and it seemed quite cliky	6/22/2018 5:46 AM
14	I didn't know its was anything but a cafe until the end.	6/12/2018 7:31 PM
15	It was clearly viewed as a community space. The fact they were open to volunteer support reinforces that.	6/11/2018 8:57 PM
16	Til, formally of CVT, set up The George specifically to involve members of CVT in Newnham village .	6/11/2018 8:32 PM
17	Just a cafe!	6/10/2018 1:59 PM
18	It was a community space but we could make it even more of one.	6/10/2018 1:56 PM
19	No	6/10/2018 1:53 PM
20	YES IT WAS	6/10/2018 1:51 PM
21	The community choir used to rehearse there!	6/10/2018 1:50 PM
22	Nonsense-what else was it other than a centre in the centre for local goods, cards, crafts etc., cafe/drop in centre, supporting a local community-(The Grange)	6/10/2018 1:48 PM
23	1) WhenSybilla and ?Durk ran the George, they encouraged village involvement and the village responded. 2) What did CVT state when they applied for change of use from residential in their planning application?	6/10/2018 1:38 PM
24	I am very surprised to hear that. It was certainly intended to be a community space as I recall. With enthusiastic support from the community I'm sure it could become a community space	6/10/2018 10:27 AM

looking into ways to buy The George to be run by the community, for the community, providing both paid work and voluntary/community activities. We'd like your opinion!

25	It may not have been the original idea but it was an ideal meeting space for groups and friends to get together over coffee and a light meal.	6/10/2018 10:20 AM
26	It could have been but was never organised as such	6/10/2018 10:16 AM
27	I heard it was a community space from other residents as was not living here when set up.	6/10/2018 10:06 AM
28	I would think that offering it as a gallery particularly to local artists made it effectively community space, whatever the legalities	6/10/2018 10:03 AM
29	It was used as an art gallery; hired out to groups; people from the village met there socially and to discuss village/community/ club affairs. I looked on it as a community asset.	6/10/2018 9:52 AM
30	It was a business	6/10/2018 9:47 AM
31	They seem to welcome the community in at many levels, into the cafe, to view and buy from the exhibitions, to hold meetings there. Over the years we have attended various functions there as well. I have always seen it as a community asset.	6/10/2018 9:43 AM
32	CVT is part of the community!	6/10/2018 9:36 AM
33	Just because they never involved themselves in the community doesn't mean there's no call for it. Newnham is a very sticky(?) community who look after their village and a community space would be well run here.	6/10/2018 9:32 AM
34	It felt like a community space. We had our monthly meetings for Classic Club. The art space involved the community.	6/10/2018 9:28 AM
35	The opening hours were wrong for a community that works. Over half the village isn't in at 3.30pm. Open Sundays and sell papers.	6/10/2018 9:25 AM
36	This sounds like political posturing. The George WAS a community cafe	6/9/2018 6:24 PM
37	What was it then?	6/9/2018 6:19 PM
38	Of course it was a community space! Who but the community used it? If they hadn't it wouldn't have run as long as it did!	6/9/2018 6:16 PM
39	Surprise! Considered it a shared space for both community and Camphill	6/9/2018 6:13 PM
40	When it was set up originally it was a community space and worked well. Letting the upper room, and the Oaklands and Grange residents worked in the cafe and weavery	6/9/2018 6:08 PM
41	Why not? Was it a just for profit venture?	6/9/2018 6:02 PM
42	No	6/9/2018 5:55 PM
43	In their planning application they specifically called it a 'community space'	6/9/2018 5:51 PM
44	N.A.	5/27/2018 8:22 PM
45	I thought it was exactly that! It was definitely used as a community space.	5/27/2018 7:28 PM
46	I disagree! It's most important role was providing a meeting place for the community	5/26/2018 10:15 PM
47	We had always used it as a meeting space for school mums who had all met during toddlers years at groups - this was a perfect place to continue monthly meet ups and not loose contact. I had also used it to meet customers and other companies I was working with to chat over a nice cafe lunch (no other cafe's close by)	5/26/2018 9:02 PM
48	CVT started to reduce the opening hours of the George making it difficult to meet in the late afternoons. Opening on Sundays would have been an opportunity. Having said that, many mums met here with their children with others and use the family room regularly. Prior to having children my husband and I would meet with friends and enjoy breakfast in the weekends.	5/25/2018 7:06 PM
49	Agree	5/25/2018 10:11 AM
50	Very mean spirited-the community supported them .	5/24/2018 5:20 PM
51	Seems to me a strange statement to make, particularly considering the manner in which it was used (meetings, exhibitions etc)	5/24/2018 2:21 PM
52	n/a	5/24/2018 7:33 AM
53	It was too expensive (delicious!) to welcome a wide range of people, also layout didn't allow larger groups. It felt like a cafe but didn't link to wider events in the village - felt slightly isolated. Art gallery great but nothing to buy for masses. we live on the edge of the Forest, with low average incomes to draw in others we need entry price to be right.	5/24/2018 6:53 AM

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54	It was definitely a community space, whether to meet socially, or to take part in community events and see exhibitions. My understanding was that CVT also wanted to promote it as a community space so that the adults they helped could feel more integrated.	5/23/2018 10:48 PM
55	Disagree. It was used by many different people from the community	5/23/2018 7:46 PM
56	My understanding is that it was set up to train adults with learning difficulties. There is still a need for that.	5/23/2018 5:22 PM
57	It has been used for concerts, the George choir started there, Steve and Jane Samuel hosted a black tie dinner there for charity, there were tapas evenings, mother and baby space	5/23/2018 4:41 PM
58	When we moved here three years we met local people and forged friendships there.	5/23/2018 4:15 PM
59	No	5/23/2018 2:44 PM
60	This was clearly not the case. It was started with a community involvement remit and was very much a community used space. The George Choir started off there.	5/23/2018 11:40 AM
61	No comment	5/23/2018 11:31 AM
62	Well it may have been in their eyes	5/23/2018 11:05 AM
63	I personally don't think it was. It seemed to be an overpriced enterprise that didn't really offer anything. Once every few years I'd look at the art upstairs but it never seems to change much.	5/23/2018 10:07 AM
64	I strongly disagree with this claim. The George provided many different services for local residents. There was a huge notice board in the entrance displaying local events that often where not advertised elsewhere. Workshops were often run in the building by local crafts people and attended by Newnham residents. The Newnham Zero Waste Heroes (community group) has used the George as a meeting place and since closure has trouble booking the Armoury Hall and Club due to demand by other groups. In the past the space has been used by local choirs and a meeting point for parent and toddler groups. I believe Newnham St Peters School or Early Birds playgroup have had educational visits to the George.	5/23/2018 9:53 AM
65	This is completely untrue. I was a member of The George management group years before the current CVT managers were employed. They don't know what they are talking about.	5/23/2018 7:06 AM
66	I thought it was! A community does not have to be an official body, its more fluid than that. And it served the community.	5/23/2018 6:40 AM
67	This is untrue. It was set up specifically to help build links between the Grange/Oaklands and the local community. At the time this was considered more important than its function as a cafe.	5/22/2018 10:40 PM
68	CVT clearly didn't visit their own premises. It has always been very much a community space, and much enjoyed & regular meeting place for friends/lunch/coffee/tea.	5/22/2018 10:19 PM
69	It absolutely was a place for young and old to meet up.. the cafe had a wonderful feel as you entered the building	5/22/2018 10:11 PM
70	Disagree	5/22/2018 10:03 PM
71	The George most certainly was a community space, although it functions as a private business, it supported service users from CVT engaging directly in their local community, and served as a hub of the community more generally. The regular exhibitions and various events supported artists in the local community, and helped enrich community life in a variety of ways. Losing a hub like the George will have a severe adverse effect on the local community, which will suddenly lack a meeting place, gallery, events space, cafe, and equal opportunities, inclusive business that supported the local economy.	5/22/2018 9:57 PM
72	It's in the community, was hired for and used for community activities	5/22/2018 9:56 PM
73	Disagree. We're a small community but big on pride and a sense of ownership. It was a place where some members of the community gathered on a regular basis, its function was social.	5/22/2018 9:48 PM
74	I had the impression it was!	5/22/2018 9:45 PM
75	I question that. There were various exhibitions held there, a few fund raising black tie dinner events. It was also a great place to meet up with village friends. They as a cafe got involved and took part annually in the Newnham window trail.	5/22/2018 9:42 PM
76	That is not true and there is evidence and plenty of memories to counter that comment.	5/22/2018 9:27 PM
77	I only went maybe once or twice since we moved here it was nice when we went and it was family friendly too	5/22/2018 9:21 PM
78	What else was the café? Also space for sections of the community	5/22/2018 9:16 PM
79	people met and went there alot	5/22/2018 8:56 PM

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80	I would welcome the opportunity to discuss this with them. For me, it was the heart of community spirit in Newnham. Had CVT talked to us we might have been able to get them to understand its importance and worked together to find a way forward which would have benefited the community and provided greater employment opportunities for the Grange and Oaklands residents.	5/22/2018 8:45 PM
81	It was a business, it needed to earn its way. The 'community space' can only exist if it is paid for somehow! The art gallery wasn't profitable and took up a massive very useful space.	5/22/2018 8:45 PM
82	It was an expensive cafe.	5/22/2018 8:13 PM
83	Well, the George COMMUNITY Choir was inaugurated there, and wholly funded by CVT or the subsidiary that was the Georgie for at least two, maybe four years. That sounds like a community space.	5/22/2018 8:11 PM
84	It felt like one	5/22/2018 7:53 PM
85	We certainly felt that it was	5/22/2018 7:14 PM
86	It's obvious nonsense	5/22/2018 6:50 PM
87	I think it was an asset to the village and used by the wider community as well as local people. It also brought people into newnham who then visited other sites locally	5/22/2018 6:33 PM
88	It may not have intended to be but I'm sure the village felt it was a community space as it was a meeting place for the old and young alike. It offered classes which brought people together which surely implies it was a community space?	5/22/2018 6:26 PM
89	No	5/22/2018 6:25 PM
90	If not, it certainly could be. Have a diverse range of things operating out of it. There is a vibrant artistic community in the area. Encourage them in	5/22/2018 6:24 PM
91	It was, to my knowledge, set up as a place for CVT residents to engage with the local community and vice-versa. It worked well and the residents were embraced by the community. They also created opportunities for artists and provided a great place for homeworkers to have meetings. If it was available in the evenings it would be used far more	5/22/2018 6:07 PM
92	It wasn't accessible to community groups e.g. the PTFA tried to use it for an event once, but were not able to do so. The opening hours felt restrictive.	5/22/2018 5:56 PM
93	I believe it was a meeting place for villagers, I used it as a place to meet other mums with pre school age children. It also served as a place where people from Oakland's or Grange Village could integrate with the community.	5/22/2018 5:56 PM
94	The community accepted, welcomed and supported CVT when the George cafe was purchased and set up for residents of both villages, CVT and Newnham. It is my opinion that CVT have lost a real asset for residents of their communities locally as well as Newnham.	5/22/2018 5:54 PM
95	It was a place that members of the community met up for coffees but more importantly company. The community were always welcome to the gallery openings and i have attended community group meetings there in the recent past.	5/22/2018 5:49 PM
96	It was used by people in the village (myself included, running art classes) for the people in the village.	5/22/2018 5:47 PM
97	It may not have been intended as one but it became one.	5/22/2018 5:34 PM
98	Disagree. It was used by Wyedean School for further education and training programmes. Art & music showcases, recycling meeting place etc.	5/22/2018 5:19 PM
99	disagree	5/22/2018 5:12 PM

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Q10 If you are happy to be contacted or have any skills you could offer, please give details providing your name, phone and email. Your details will only be used in relation to the saving The George project and ReNewnham.

Answered: 53 Skipped: 93

#	RESPONSES	DATE
1	[REDACTED]	6/22/2018 7:05 AM
2	[REDACTED]	6/22/2018 6:58 AM
3	Can't offer to help sorry. Wish you the best of luck [REDACTED]	6/22/2018 6:53 AM
4	[REDACTED]	6/22/2018 6:43 AM
5	[REDACTED]	6/22/2018 6:37 AM
6	[REDACTED]	6/22/2018 6:32 AM
7	Sadly I don't feel I have any skills which could be useful to you at the moment	6/22/2018 6:30 AM
8	[REDACTED]	6/22/2018 6:22 AM
9	[REDACTED] and I run the Death Cafe)	6/22/2018 6:18 AM
10	[REDACTED]	6/22/2018 6:06 AM
11	[REDACTED]	6/22/2018 5:59 AM
12	[REDACTED]	6/22/2018 5:49 AM
13	[REDACTED]	6/22/2018 5:46 AM
14	[REDACTED]	6/22/2018 5:36 AM
15	[REDACTED]	6/22/2018 5:36 AM
16	[REDACTED]	6/12/2018 7:31 PM
17	[REDACTED]	6/11/2018 8:32 PM
18	N.A.	5/27/2018 8:22 PM
19	[REDACTED]	5/26/2018 10:15 PM
20	[REDACTED]	5/26/2018 9:02 PM
21	[REDACTED] please note, currently on maternity leave so contact in evenings may be limited.	5/25/2018 7:06 PM
22	[REDACTED]	5/25/2018 10:11 AM
23	[REDACTED]	5/24/2018 5:20 PM
24	[REDACTED]	5/24/2018 2:21 PM
25	[REDACTED]	5/23/2018 10:48 PM
26	[REDACTED]	5/23/2018 7:46 PM
27	[REDACTED]	5/23/2018 5:22 PM
28	[REDACTED]	5/23/2018 4:41 PM
29	[REDACTED]	5/23/2018 4:30 PM
30	[REDACTED]	5/23/2018 2:44 PM
31	[REDACTED]	5/23/2018 11:05 AM
32	Based on what I wrote I don't suppose you'll want to contact me! I don't mean to sound overly against your idea - I just think the Armoury Hall does what you want - and to go beyond that is to the detriment of of the other businesses in Newnham who are barely surviving as things stand.	5/23/2018 10:07 AM

looking into ways to buy The George to be run by the community, for the community, providing both paid work and voluntary/community activities. We'd like your opinion!

33	Please contact me - my skills are practical and I have some free time now my children are both at school. I enjoy baking/gardening! [REDACTED]	5/23/2018 9:53 AM
34	[REDACTED]	5/23/2018 7:06 AM
35	[REDACTED]	5/22/2018 10:40 PM
36	[REDACTED] - occasional help with fundraising	5/22/2018 10:19 PM
37	[REDACTED]	5/22/2018 10:11 PM
38	[REDACTED]	5/22/2018 9:42 PM
39	Y [REDACTED]	5/22/2018 9:27 PM
40	X	5/22/2018 9:21 PM
41	,	5/22/2018 8:56 PM
42	[REDACTED]	5/22/2018 8:45 PM
43	[REDACTED]	5/22/2018 8:45 PM
44	N/a	5/22/2018 8:13 PM
45	[REDACTED]	5/22/2018 7:53 PM
46	[REDACTED]	5/22/2018 7:42 PM
47	[REDACTED]	5/22/2018 7:14 PM
48	[REDACTED]	5/22/2018 6:24 PM
49	[REDACTED]	5/22/2018 6:07 PM
50	[REDACTED]	5/22/2018 5:56 PM
51	[REDACTED]	5/22/2018 5:54 PM
52	[REDACTED]	5/22/2018 5:47 PM
53	[REDACTED]	5/22/2018 5:12 PM

Mike Butler

From: [REDACTED]
Sent: 10 July 2018 21:34
To: Mike Butler
Subject: RE: The George

Dear Mike,

I am aware that you may not be familiar with the building.

The area outlined in red consists of the building known as The George Cafe and includes the shaded part which is an outside garden space accessible from the ground floor and also by a gate from Station Road (that access has been closed to the public in recent years although originally we could get to the café through that gate and the garden). The garden space was all part of the café and used as such through the whole year as the café provided blankets and an outside heater in cooler months and there was a large sunshade on the side of the building for hotter times.

The café space including the kitchen was originally all on the ground floor although in the last couple of years the management had also put café space on the first floor in the 'gallery' (as we have already provided evidence of, this was used as a community space for the choir, art displays and various small musical evenings/meetings etc.) and another room upstairs.

More recently one room downstairs was changed from café space to space for classes in Italian and ?cooking classes I think....

On the first floor there are two other rooms I think, one was used originally as a therapy room and more recently seems not to have been used for anything. There was also a small office space there which was rented to a man in the village who worked from there on his own business. There were also 2 toilets upstairs which were accessible to people using the café or viewing the gallery.

As I understand although I have never been into the top floor of the building, there is a 2 room flatlet on the second floor which was used as office space for running the café. I am not aware it was used for anything other than in conjunction with the café and for meetings related to running the café (although I am not certain of this).

On the ground floor at the back of the building there is a further room which has been various things whilst the café has been open including a CVT book shop and toy shop for a while. Most recently it also had more tables as part of the café.

I hope you can see that the vast majority of the building was accessible to the public and parts have been used for various community oriented activities since The George Cafe was opened.

Oh! There's also quite a large basement. That was used as a store room for fresh goods and stores for the café. (I also was allowed to keep Fairtrade goods down there when I ran the Fairtrade stall in the café for several years.

ReNewnham would be hoping that the entire building be listed as (much like many eg pubs) although there may be small areas that have not been open to the public they have been an integral part of running The George Cafe over the years and certainly if we have hopes of running a community interest business in the building we would make use of all these spaces.

(I understand that CVT also own The George Cottage. ReNewnham are not including this building in the application although I believe that CVT had originally planned to extend the business into that building too for further High Street presence and room for more activities)

I hope this is clear and helpful. If not please feel free to telephone me at home. [REDACTED]

Best wishes,

