



**THE BLACK  
HORSE**  
COMMUNITY GROUP

Dear Village Life reader                      September 2021

The ability to comment on the pub planning application 21/00686/FUL will probably have closed by the time you read this, but you can still view the Black Horse Community Group's comprehensive report objecting to the application via the MBC planning portal [www.melton.gov.uk/info/200337/planning](http://www.melton.gov.uk/info/200337/planning). Click on "View Planning Applications and Decisions", click on "Search for a planning application" and then enter "Grimston" in the keyword search.

It is now a year since you asked us to form a group to look at purchasing The Black Horse for the community in perpetuity. At the time of writing, we are finalising a Newsletter to deliver to all households in the community covering the journey so far. It will also be available on our website.

Unfortunately, as The Black Horse owners continue to set an unrealistic selling price, we have not been able to make an application to Round 1 of the Community Ownership Fund (COF), which closed on 13 August. The first round was aimed at communities who have agreed a purchase price, have all the paperwork required for an application and can complete by February 2022 (6 months after the application). Round 2 will open in December 2021 and Round 3 in May 2022.

We congratulate our neighbouring community, Frisby on the Wreake, which jumped into action when the tenant at The Bell Inn closed the pub earlier this year. The pub owners had originally put the pub on the market a couple of years ago for £395k and could not sell, so had then let to a tenant. Now the owners are willing to sell to the community at a more realistic price. By acting quickly, the owners have ensured that they have minimised the period they are without income or return from their investment.

The Frisby on the Wreake community group asked us for help and we provided some initial advice, recommended our valuer and suggested that they join the Plunkett Foundation. From information received, it looks as if they will be one of the first communities to receive a COF grant as they were able to meet all the requirements to make an application in August. We wish them good luck with their grant application.

It is also interesting to note that The Crown at Asfordby is still on the market. This was initially advertised for £395k and now has an asking price just shy of £350k, even with pub open and trading. This will give you some idea how out of step The Black Horse owners are with their current asking price of £550k for a pub that is closed and has not traded for 18 months.

Now that our valuation on The Black Horse is over 6 months old, we will need to update it as it is generally recognised in the industry that you need to update property valuations on a regular basis. The COF will only accept valuations that have been produced within 6 months of an application. However, we are not prepared to spend your money on an updated valuation if The Black Horse owners are not prepared to reconsider their asking price – it would be a waste of your kind donations.

We look forward to the current planning application being refused and the opportunity to return to the negotiating table with the owners.

Mike Petty – Chair

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