

This statement is re-submitted as part of a new Planning and Listed Building Consent application for works at the Six Bells Ruislip. The report is identical to that submitted for the consented applications 14387/APP/2020?4126 & 4127 and is intended as a new application to extend the time in which the works can be started as the pandemic and subsequent economic circumstances have prevented the start of the construction phase of the project. All materials are identical to the original applications and no revisions or alterations have been made.

CASE OF NEED

EMPLOYMENT

When the BnB is operational we plan to be open 24 hours a day/ 7 days per week. By doing this our employment levels will naturally increase. We want to offer a premium service and so this again will have a cause and effect on the amount of staff we require to achieve this. Positions such as receptionists, night porters, additional cleaners, bedroom maids, room service attendants, busboys, additional restaurant servers and additional chefs & cooks. We anticipate that the new BnB operation will create an extra 24 jobs for the company conservatively. Again, this is in addition to the standard restaurant operating hours. It's also important to mention that we would also look to employ local people in the community who can easily commute to and from work.

LOCAL BUSINESS

Not only will the BnB operation drive employment numbers in a positive way but our demand for local businesses services will also increase. As an example; for the construction of the building we would aim to use local building companies, in terms of landscaping and ongoing garden maintenance we will use local trades for this work. Other ancillary services required for such developments such as signage companies, decorating companies, window cleaning, carpentry and interior design will all be local businesses to Ruislip. To take things a step further, when we are finally operating fully we would like to think our sales will increase. This again increases our need for local food produce such as vegetables and meat which we would pass this trade onto local services. This is a win, win for the local community.

LONGEVITY FOR LISTED BUILDING

The Six Bells' condition has had a torrid time of the last decade. Before Arens took over in 2018 it was in ruin with a councillor mentioning at the committee meeting dated 18th November 2020, that it was a matter of time before it would have been burnt down.

This development for the pub ensures a bright future and the longevity it needs. For properties like this to survive they need to be profitable and this plan works well for securing that for decades to come. It's in the local communities, the local council and the Arens owners' interest for The Six Bells to be a Jewel in the crown of Ruislip Middlesex.

SUMMARY

The need for the extra income stream to support the ongoing operation of the six Bells has come about because of the already parlous state of the hospitality industry. The rather bleak future for public houses and restaurants has been thrown into further doubt by the extra pressures that the pandemic represents. If the Six Bells is to survive for the long term extra income to ensure regular cash flow is essential if the pub is not to close.

The extra income stream will help to preserve this historically important public house for the long term. The six bells is revered by the local community it serves and its loss would be a blow to the hospitality offer in the immediate locality. The Six Bells offer a slice of the countryside to the suburban town dwellers of Ruislip in very close proximity. The Six Bells is also inextricably

linked with the local community because it is owned by locals who employ locals whose jobs are precious to them. The current proposals will help preserve the listed building retain valuable jobs and enable the creation of more jobs for locals. A closed Six Bells is a problem that the Local authority would not wish to address and would be aware of the investments in the historic fabric to date.