

THE KINGS HEAD



More than a pub...

Introductions

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Timings
Fire Exits

Agenda

Purpose of meeting

Share Responses & Present Key Data, Summarise findings

Recap of Situation and proposal

Background to Community pubs

Can we do it? Money and People

Discuss next steps

Receive any new comments and input

Questions

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What it is not

Tempting though it is, the meeting is not about ideas on what beers to have, how it should look and feel and what décor to have: that all comes later.

Purpose of the meeting

Why the questionnaire and why this meeting?

We need to establish if the community actually wants a pub or not and, if so, what sort of pub.

The meeting is to gather more views and to share the results of the views so far and to make a plan for going forward.

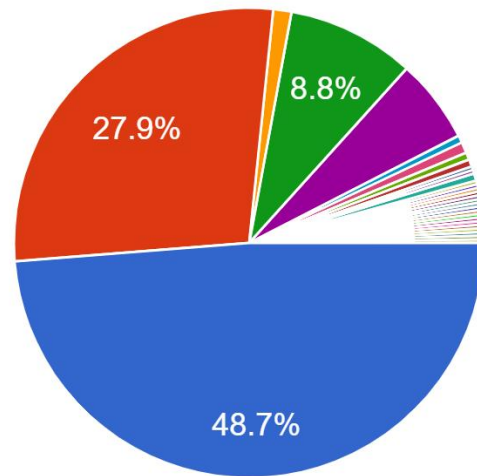
Questionnaire Results

Good response 402 responses

A good response from Kings Stanley and beyond

Where do you live?

398 responses



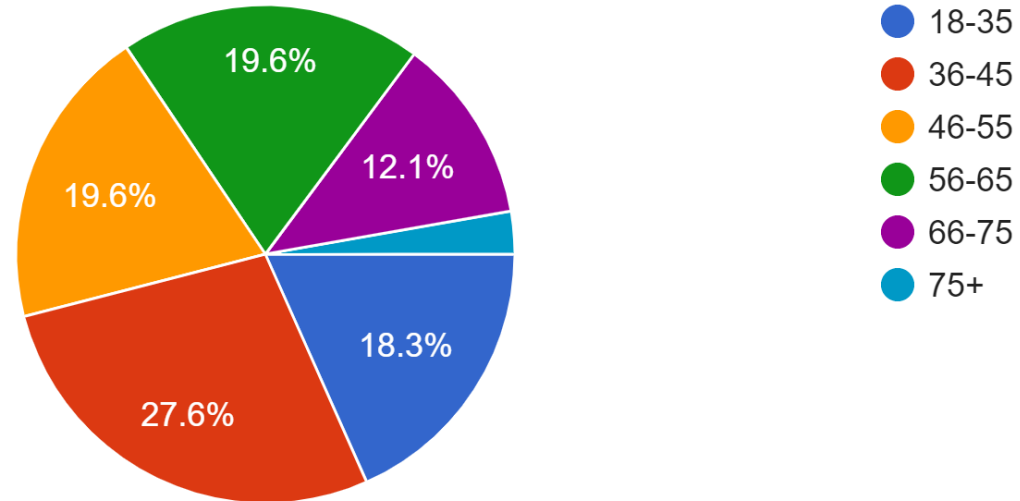
- King's Stanley
- Leonard Stanley
- Selsley
- Middleyard
- Stonehouse
- Stanley Downton
- Eastington
- Cashes green

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Age group

Your age

398 responses

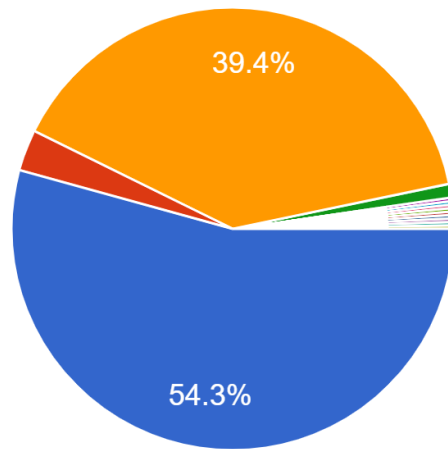


Does the community want the pub open?

Nearly all responders want it open and in any way that works

Would you like to see the Kings Head re-opened as a community run village pub or privately run?

398 responses



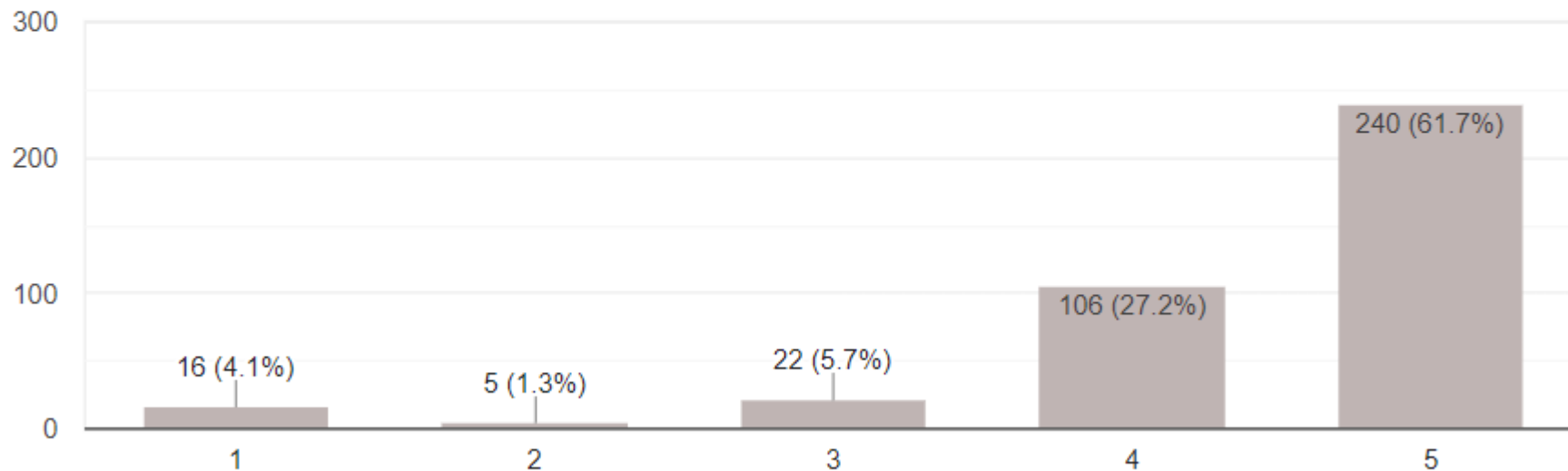
- Yes - community run
- Yes - but privately run
- Don't mind as long as it's open
- Prefer that it was not open at all.
- Housing for local young people
- If it is well run and welcoming,, unlike i...
- Affordable Housing
- We don't often drink and besides an e...

How important is it to have a local pub

Bearing in mind that we have the Sport Social Club in the village, how important, on a scale of 1 – 5 (where 1 is not important and 5 is very important) is it to have a local pub in Kings Stanley?



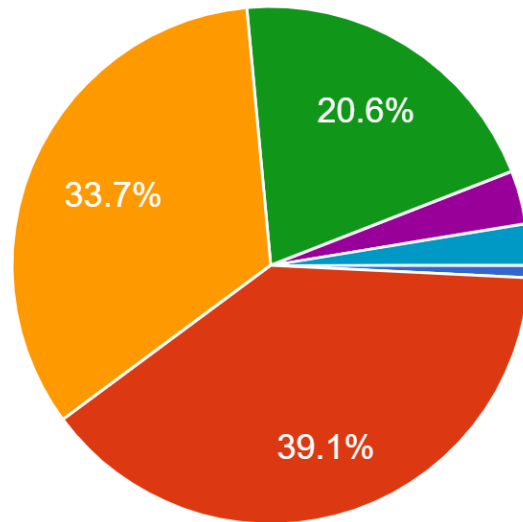
389 responses



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If the community were to take on the Kings Head, what sort of pub should it be?

389 responses



- Village pub without food
- Village pub offering basic food
- Village pub offering restaurant style dining
- Gastropub/destination pub
- Pub with offsite catering such as Pizza Van
- Other

KEY TAKEAWAYS



- There is an appetite for the pub being community owned
- The community does feel that it's important to have a village pub and one that serves basic or better food
- If we get the offering right then the pub should be a popular with people of all ages.
- Many people cited the George at Frocester, The Badger at Eastington as examples of pubs they liked but there were many many others and we would need to find a point of difference.

Recap of Situation

Pub has been vacant for over a year

The freehold is for sale at advertised price of £475K

It probably needs £200K spent on it.

A recent application to have it registered as an Asset of Community Value was rejected by Stroud Council.

- Green flag for a property developer
- No other interested parties as of April 2024
- No time to lose

Proposal –

For the community to raise funds to purchase and open the pub
and for it to be run as a Community Pub – also known as a
Community Benefit Society

What is a Community run Pub

A Community run pub is owned and run by the Community for the Community.

- Prioritises the interests of wider community
- One member one vote, regardless of financial input, so everyone gets a say on how it is run
- Any profit is re-invested into the pub

- Buying independence
- Lower running costs
- Broader range of services
- Better quality services

- **As it is a charitable model it enables us to apply for grants to support the charity**

- Community ownership and large membership mean that there is a natural enthusiasm and incentive to visit and support the pub

It becomes MORE THAN JUST A PUB maybe we can call it a HUB?

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Do Community pubs work?

Others have gone before us - 150 community pubs created so far and only **one** failure.

What these pubs prove is that the community buy out model works, and once in the ownership of the community they thrive.

<https://www.bootinnorleton.co.uk>

<https://www.brewerscommunitypub.co.uk>

<https://www.theabingdonarms.co.uk/about-us>

<https://anglers.rest>

<https://kingsarmsshouldham.co.uk>

<https://www.thewhitehartwolvercote.co.uk>

<https://raveninn.co.uk/>

<https://whitehorseupton.com>

<https://theswanwindsor.co.uk>

How do you open one?

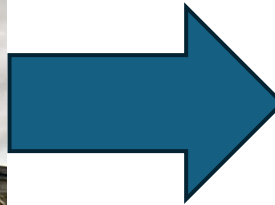
Plunkett Foundation – an organization that supports and advises on the process to open a community run pub.

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Can we do it?

Can we raise the money? How much do we need?

Can we find the right people to help?



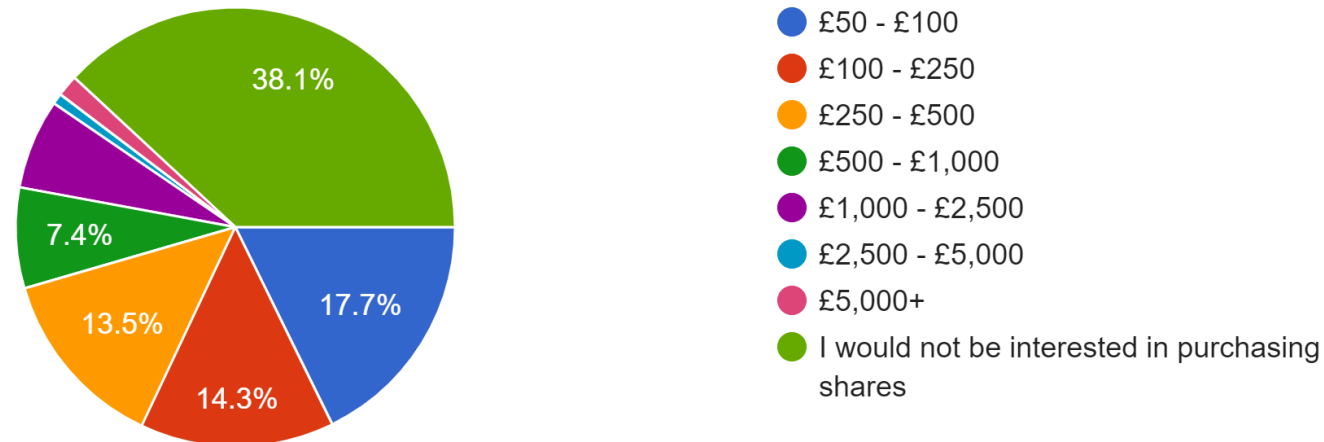
Money

Need to raise in region of £550K - £300K + £200 renovations + £50K to open

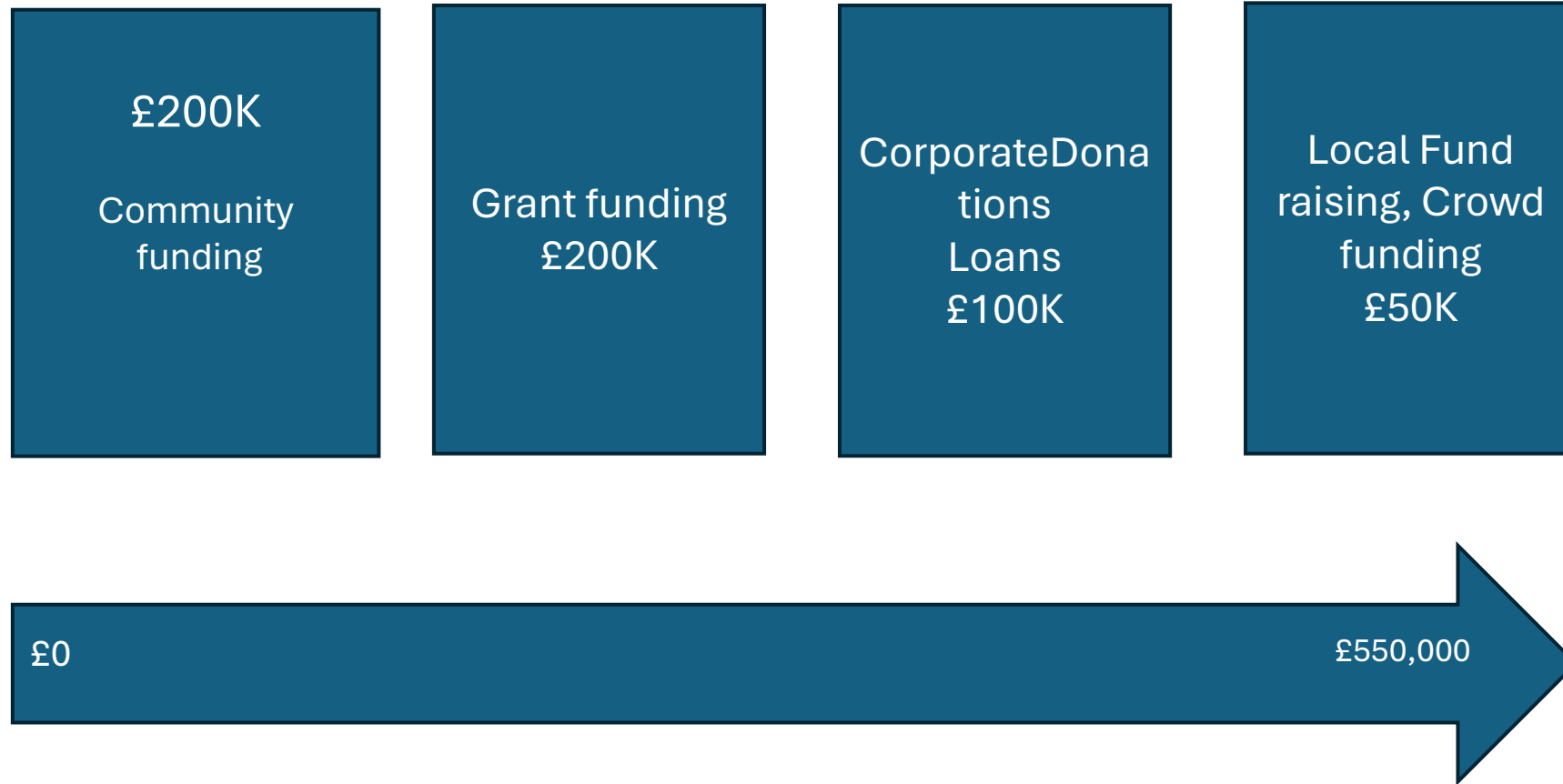
From initial responses it looks like we could easily raise £120K from those who answered so far.

In theory, once a detailed shares prospectus has been put together, what value of shares would you potentially be willing to invest in? If so please leave your details at the end of the survey.

378 responses



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Adult population of Kings Stanley, Leanord Stanley and Selsley is approx. 4,500

If only half this number contributed £250 then we could raise $£250 \times 2250 = £562,500$

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The People

We need people experienced in

Fund raising

Legal

Operations

(Pub) Business management

Comms and PR

Charity organization

Please let us know if you can help

Nobody is going to do it for us.

If we want a pub then we need to do it ourselves

Next steps

Consult with the community – make sure that a pub is wanted



Establish Steering Committee and governance structure

Assess the viability of the pub and draw up a business plan.

Speak to local stakeholders who may be affected i.e the Social Club / The Rest

Create a share offer and invite the community to purchase shares.

Apply to Grant funders for further finance

Fund raising events

Purchase freehold

Renovate

OPEN!

More

KEY TAKEAWAYS



Yes, we want it

Yes, it will benefit the community

Yes, we can do it, with some energy and enthusiasm

Yes, we can raise the money

Donations

Village hall rental £37.50

Tea and Cakes £20.00

ACV nomination £15.00

Plunkett Foundation and set up of the CBS £500.00

Target £600

Questions

Frequently Asked Questions

One member one vote? At what level of the business do members make decisions?

The members vote the committee members on to make the decisions on their behalf.

The committee can pass to a manager/tenant some of this responsibility if they wish. Members are not involved on a day to day basis however they should be kept informed via access to the minutes, ideally a regular newsletter and of the course the AGM.

Ideally, they should also be consulted, asked for input on big decisions i.e. putting an extension on the pub, but they would not get involved on a day to day basis, although market research and feedback is very valuable to help decide opening hours, favourite beers, decor especially at the set up stage where ideas can be more easily incorporated etc,

What is an asset lock?

An asset lock is a constitutional device that prevents the distribution of residual assets to members. The purpose of an asset lock is to ensure that any retained surplus or residual value cannot be appropriated for private benefit of members and should be used for public or community benefit. Asset locks are a defining feature of community shares, because they remove the scope for members to make speculative capital gains resulting from the dissolution, disposal or conversion of the society into a company.

Frequently Asked Questions

Do members get any perks?

They cannot get a direct perk however many groups do things like, a members BBQ, Christmas party, free drink on anniversary of opening, free T shirt etc Others do a general loyalty card available to everyone with members getting the first stamp filled in, or a members month where they get free dessert if they purchase a main course in quiet month of January, slightly grey area but not unusual.

Can members get any money back in the event of business failure from sale of the asset or does the asset lock prevent that. Provided the funds are available should the pub fail they should be able to get their original investment back, but no guarantee and the asset lock prevents people from getting any more than their original investment.

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What return on investment is possible.

You can offer interest up to 5% normally, this is decided on a year by year basis at the AGM the committee would normally propose an amount provided the finances could afford it. Not all community business offer this

Can I sell my shares

Shares are non transferable, however, it is customary to put in place a share withdrawal policy that states that the business can buy back shares when they afford to do so "out of profit" but this can take a long time and therefore no one should invest more than they can afford to lose as shares.