

The Punch Bowl Community Inn

3rd Village Meeting

21st May 2024,
Tuesday, 7:30pm
Burton Village Hall



Starting in a couple of minutes.....

Welcome



Update on our negotiations on The Punch Bowl

In this meeting, we will:

- Update you on the COF submission
- Remind you what a 'Community Benefit Society' means
- Summarise our Vision for The Punch Bowl
- Show you the Layout Plan & Financial Implications
- Outline the aim and shape of the Share Prospectus
- Tell you about 'Next Steps'
- Take questions in a Q&A session



Update on the COF Funding Submission

PT



'The Punch Bowl Inn, Burton in Lonsdale Ltd Community Benefit Society'

Dates:

- Application to the Community Ownership Fund (COF) for a £250,000 capital grant to help buy the pub, plus a £50,000 revenue grant to help start it running - was submitted on the 9th April
- Decisions on COF Round 4/Window 1 will be announced before 26th June
- Re-submission of unsuccessful bids will be possible (dates announced yesterday)
 - Round 4 / Window 2 opens on the 30th May
 - It closes on 26th June

Main components of our COF bid were:

- Business Plan -- including strategy, marketing, and financial planning
- Community Engagement & Social Impact Plan:
 - This includes an analysis of your Share Pledges
 - Red Book Valuation of The Punch Bowl
 - Environmental Sustainability Policy
 - Community Benefit Society Rules
- Plan for the pub to be run by an experienced tenant -- overseen at 'arms length' by the community. Income for the Society will come from the rent paid by the tenant

The Punch Bowl Inn for Burton in Lonsdale

CW



COMMUNITY ENGAGEMENT AND SOCIAL IMPACT REPORT

for the acquisition of The Punch Bowl Inn, Burton in Lonsdale, North Yorkshire, on
behalf of the community

April 2024

Final

1

The Punch Bowl Inn, Burton in Lonsdale Ltd is the Community Benefit Society that will own the pub and run it for the benefit of our Village

In applying for the grant, we had to show:

- The impact of losing the pub and how it will be better off by the community running it
- How community engagement influenced the business plan
- That we'd had discussions with partners/potential partners (e.g. Bentham Pottery, CAMRA, Kirkby Lonsdale Brewery, B4RN)
- How the project supports wider local plans (e.g. accommodation close to the John O'Groats to Lands End cycle route, the Three Peaks walk)
- How we would involve the community
- That the project would be inclusive in its operation

And the Final Question – an estimate of the total work involved in the submission!

Our Vision for The Punch Bowl Inn

“Enabling a richer,
livelier, and more
resilient village
community”

“I think a community pub is a real positive for the village. It will really bring the community together, and as a community resource it will really help the community look after itself and its more vulnerable members by offering a warm, welcoming space where everyone can be nurtured - whether by friendly, social interactions, new group activities, or healthy and hearty food options and a community growing area to support this. I really hope we can make this happen – it will transform the Village. It will become the only space in the village that is open daily and offers somewhere to welcome and offer support.”







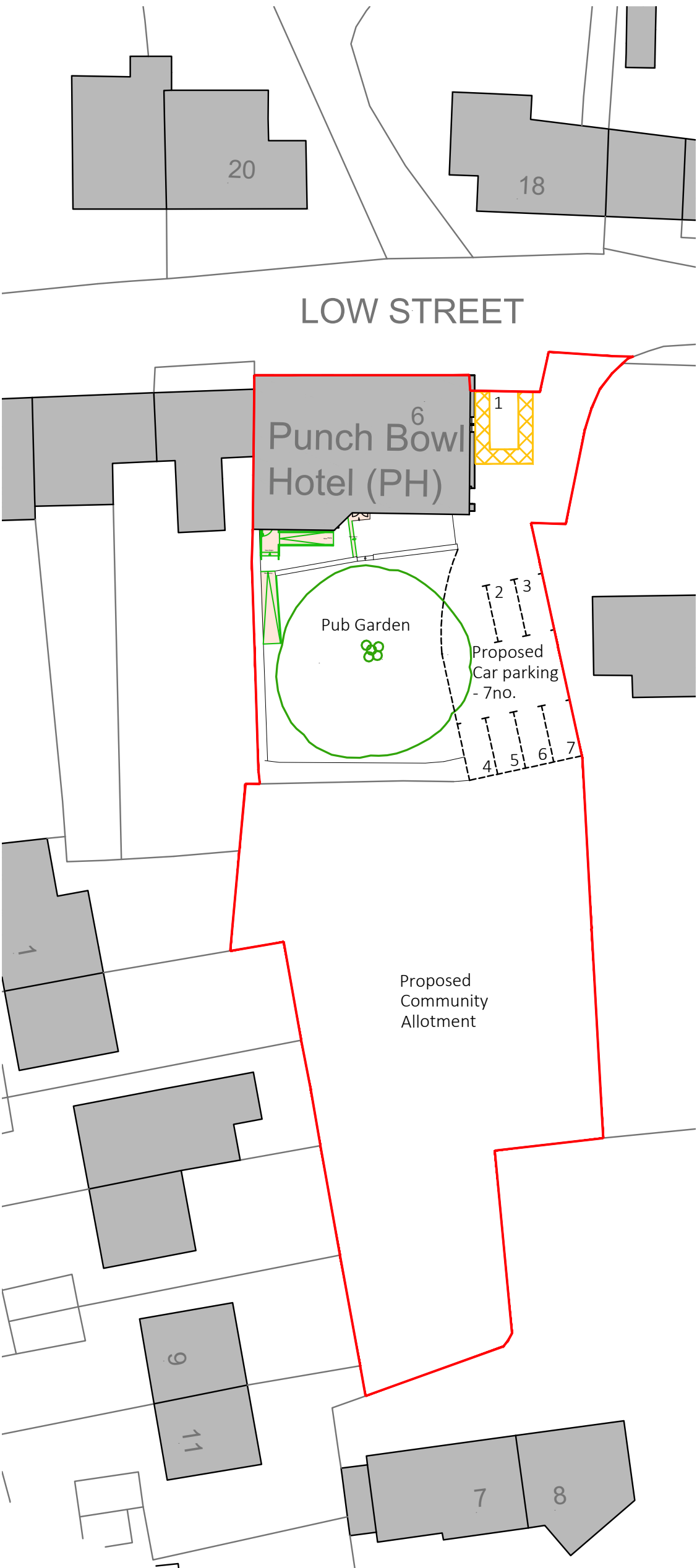




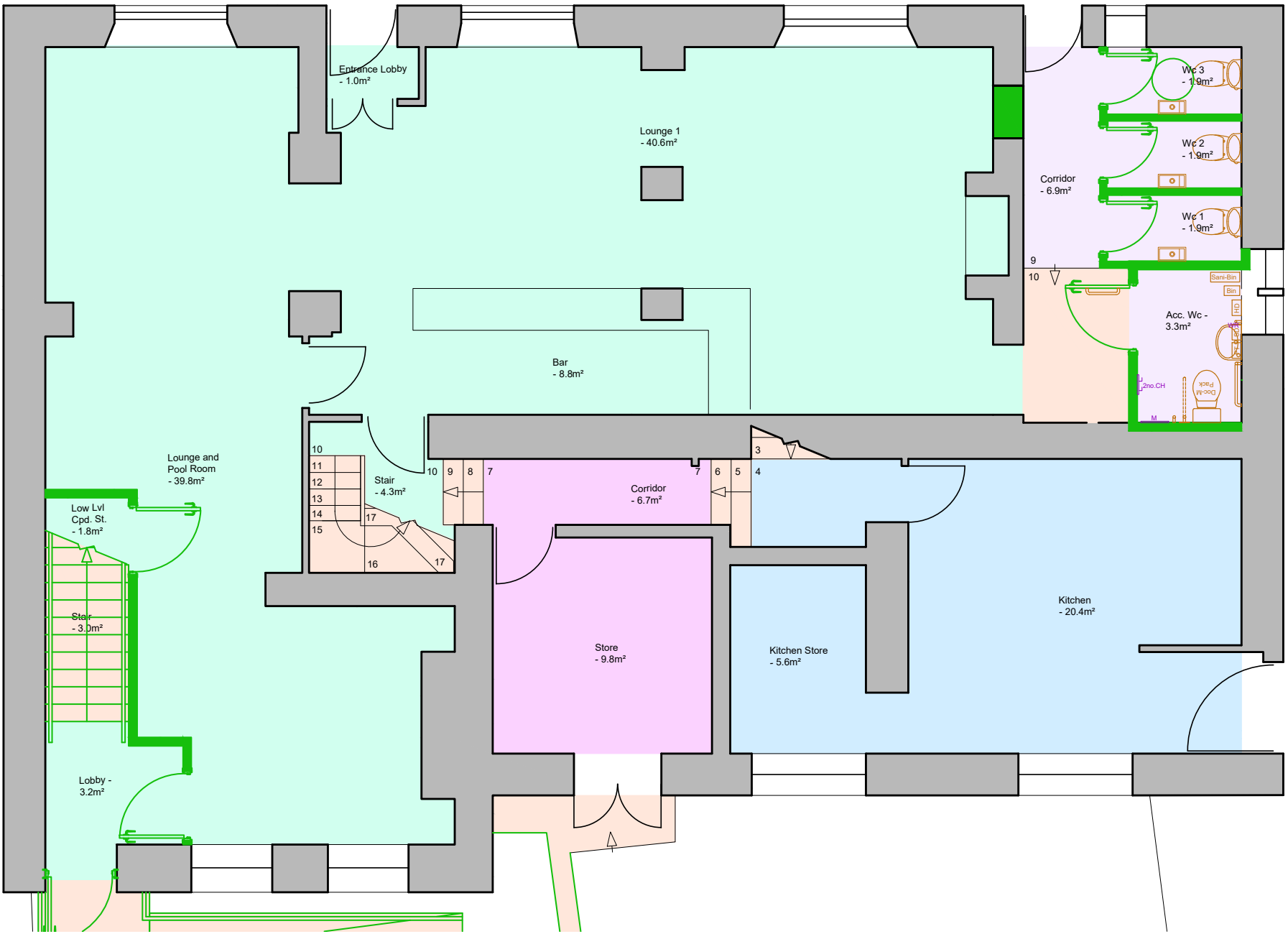


Proposed Layout

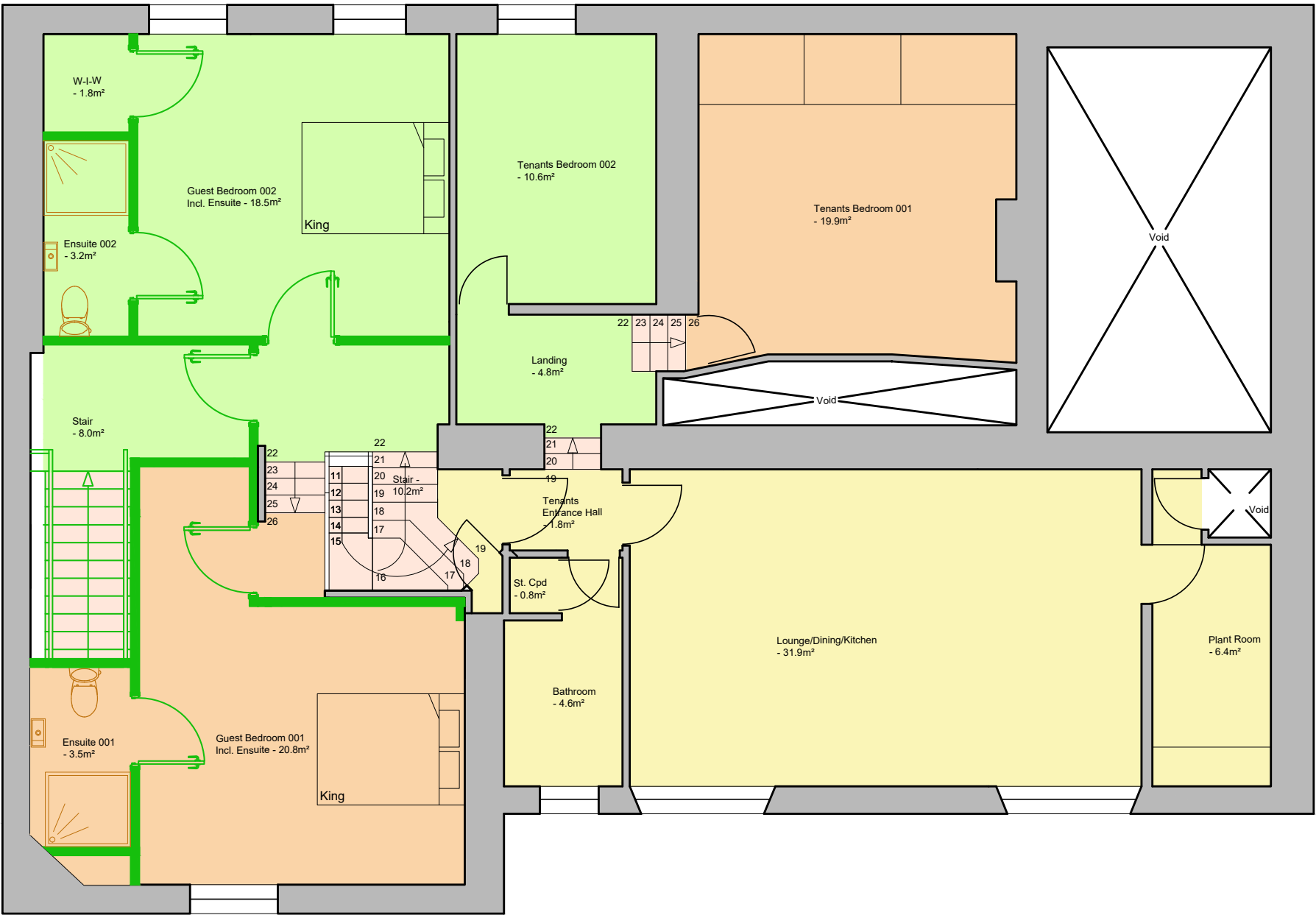
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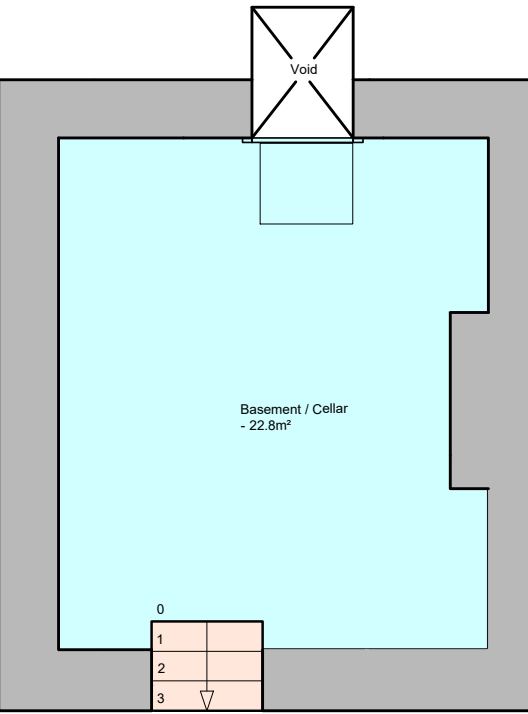
SITE PLAN - 1:500



GROUND FLOOR - 1:100



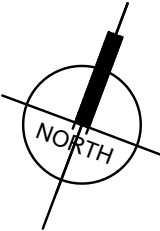
FIRST FLOOR 12:100



BASEMENT FLOOR - 1:100

- NOTES:
- All work to be carried out in accordance with the building regulations and the requirements of the local authority.
 - Do not scale from this drawing - use figured dimensions only.
 - The contractor shall check and verify all levels and dimensions on site before work commences.
 - Drawing to be read in conjunction with all other consultants/specialists drawings. report any discrepancies before affected work commences.
 - On site alterations to the construction or finishes shown or implied on this drawing must be drawn to the attention of the architect before such work is implemented.

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NB: Punch Bowl has several floor levels and are indicated by a colour key below relating to their 'Step' Level:

Step Level	General Floor Level
0	Basement
4	Ground
7	
9	
10	
19	First Floor
22	
26	

- Denotes Change in level i.e. Step / Stairs

PROPOSED KEY:

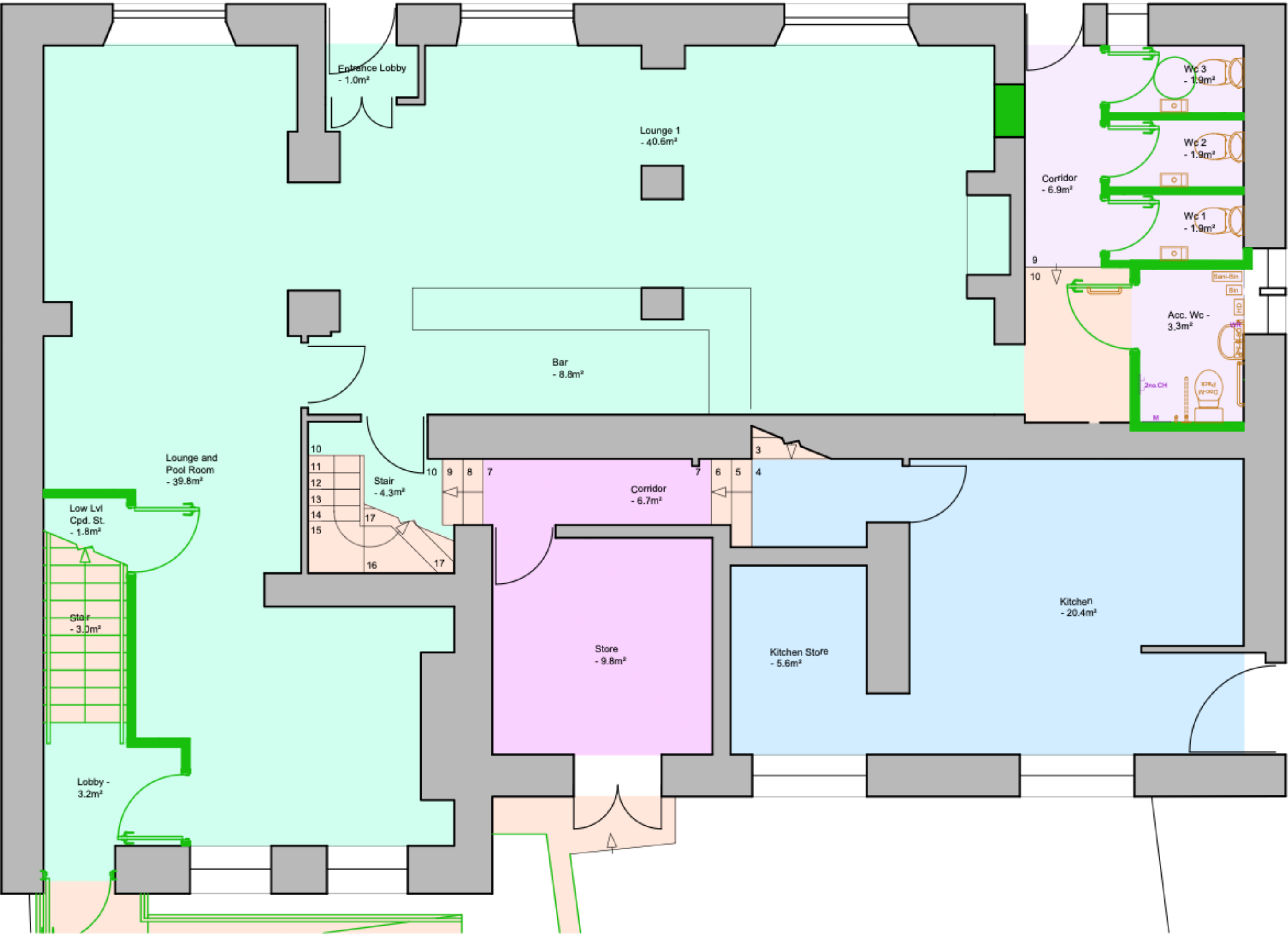
- Existing Structure

- New Structure / Door

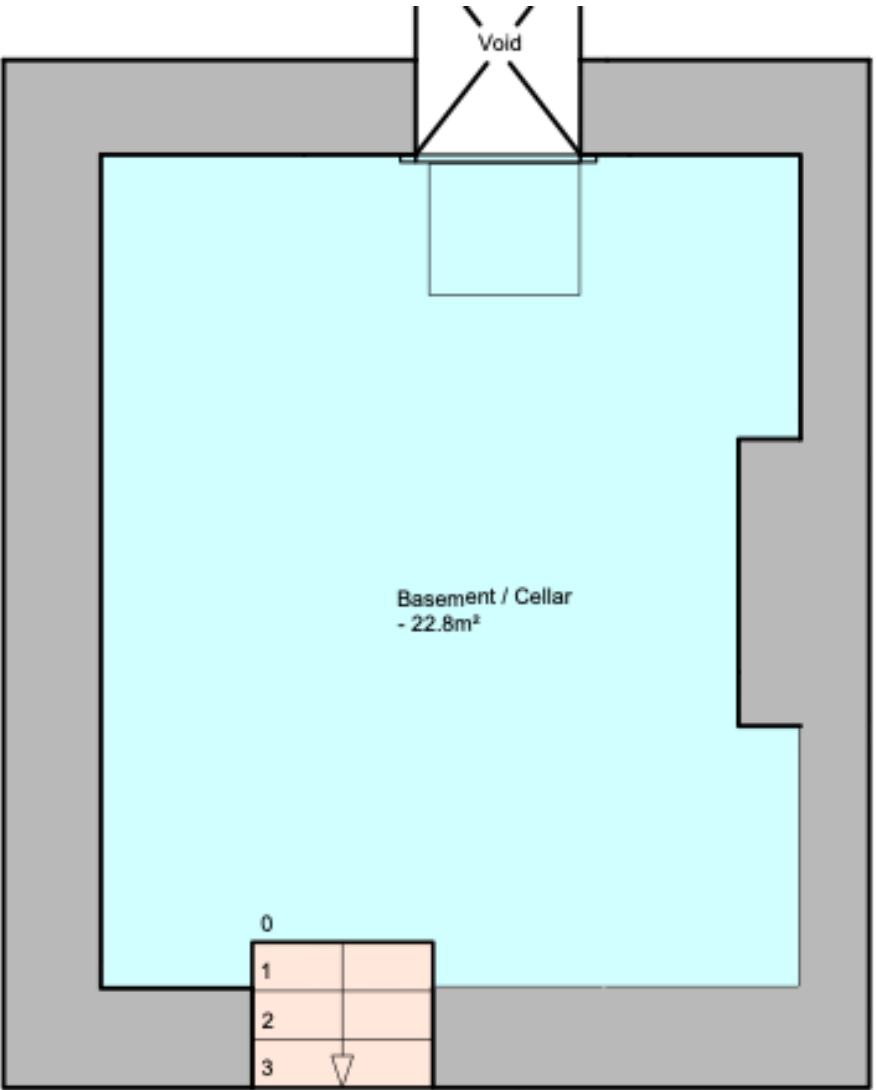
A	Client Amendments following Community Mtg. 27-03-2024.	02-04-2024	RVF	RVF
Project: Punch Bowl Pub - Burton in Lonsdale Sheet Title: Proposed Site and Floor Plans (Excl. Demolition Shown)				
Client: Peter Thompson		Scale: As Noted @ A3		
Drawn: RVF	Checked: RVF	Date: 18-03-2024	Suitability: S02	
UPRN - Originator - Zone - Level - Type - Role - Dwg No. - Rev. 025009 - VSA - XX - XX - DR - A - 22010 - A				
VSA VINCENT STUART ARCHITECTURE			www.v-s-a.co.uk	

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Ground Floor



GROUND FLOOR - 1:100



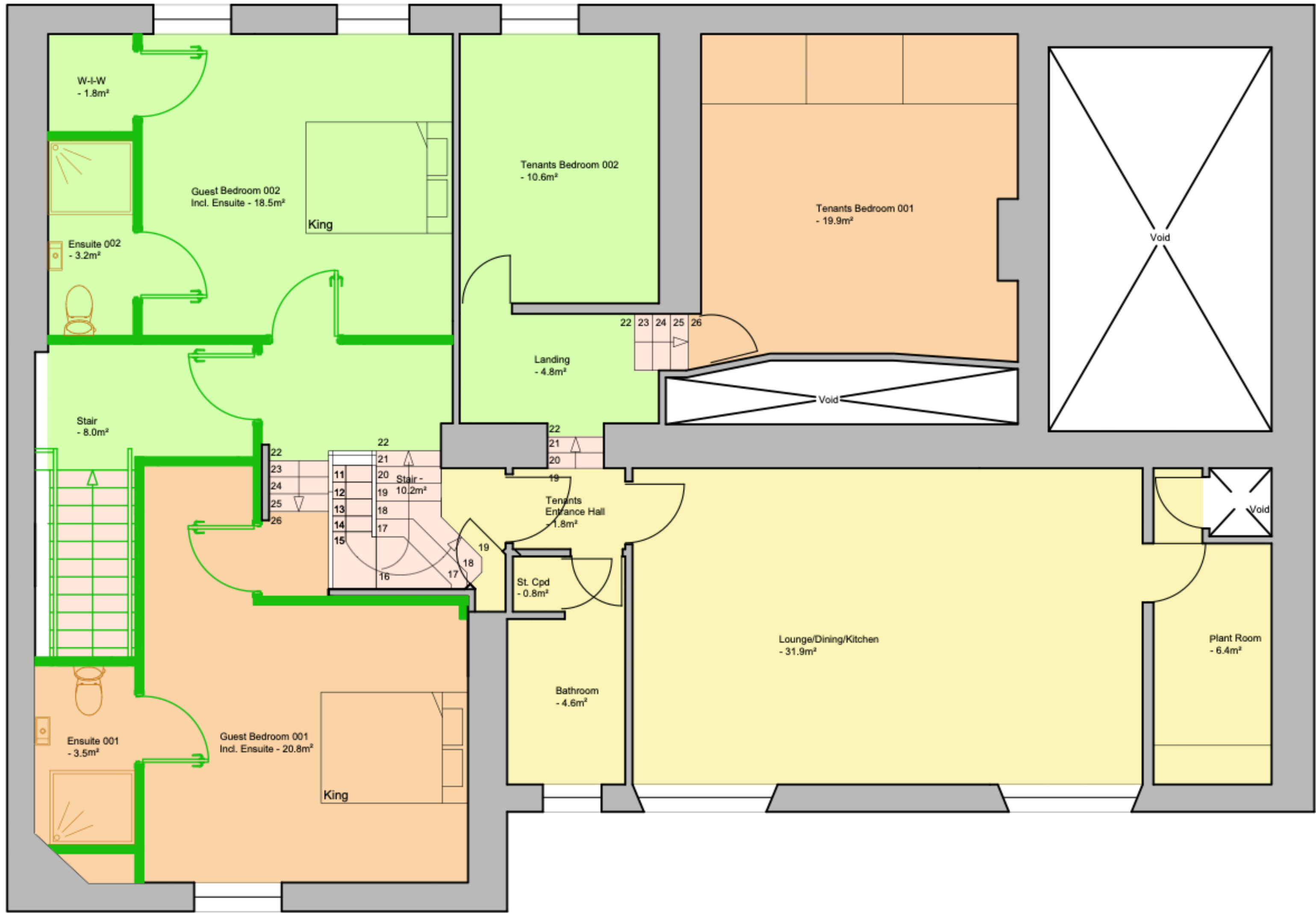
BASEMENT FLOOR - 1:100

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Upper Floors



FIRST FLOOR 1:100

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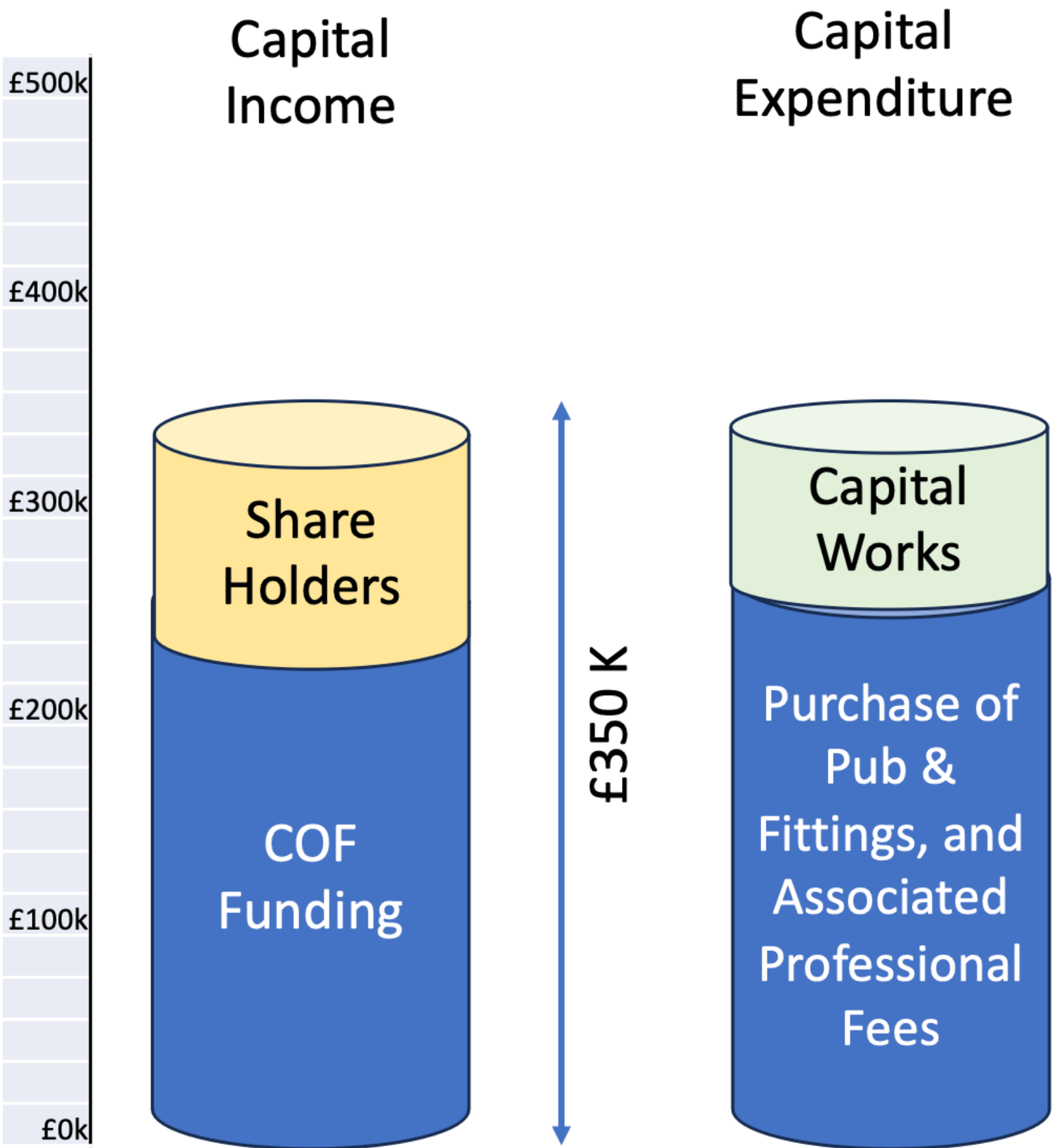
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<div><div>VSA</div><div>VINCENT STUART</div><div>ARCHITECTURE</div><div>www.v-s-a.co.uk</div></div>				

How we will get there

Minimum share take up of £100k

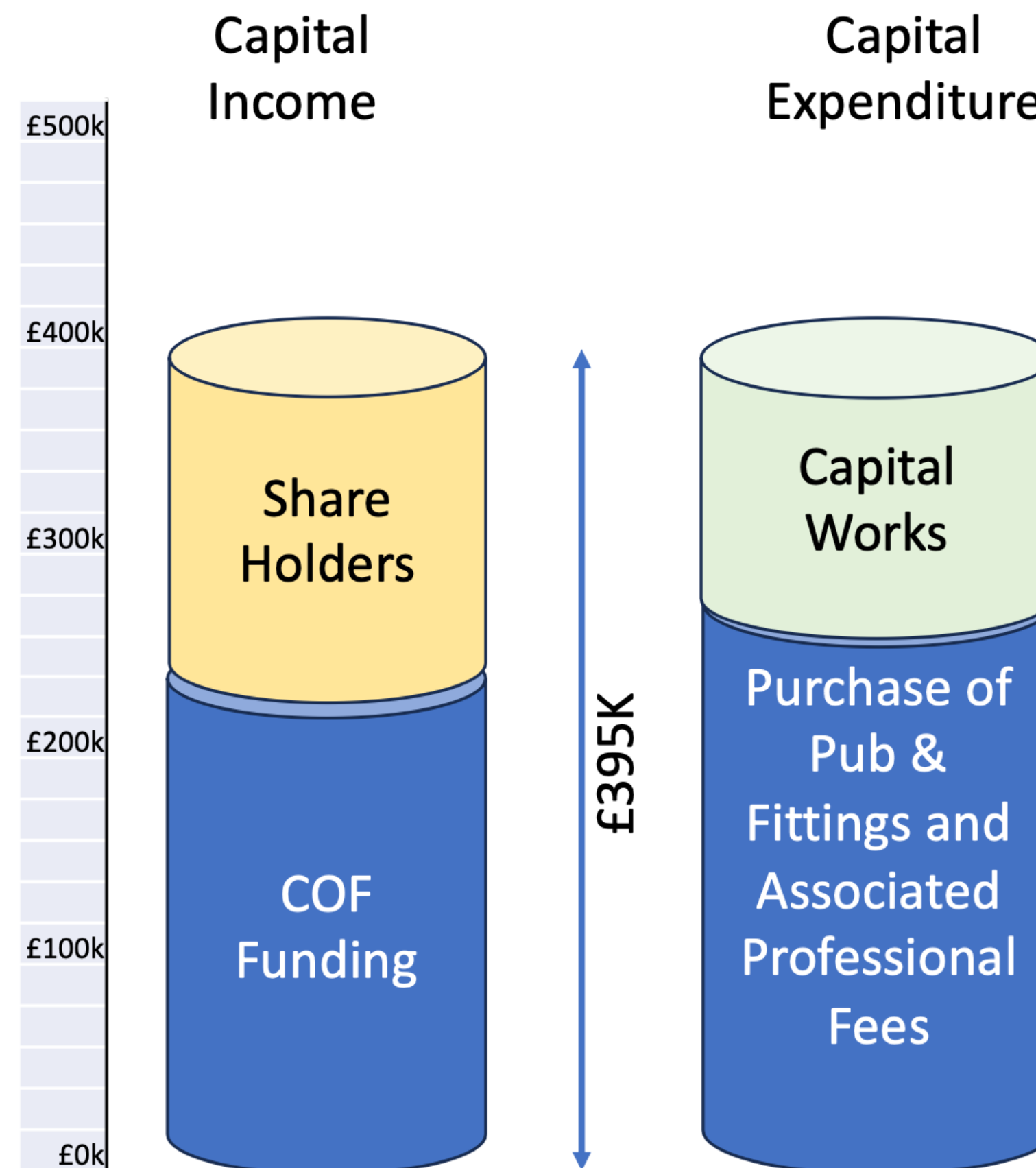


Phase 1

- Refurbish Tenants Apartment
- Refurbish toilets/add accessible toilet
- Essential safety work (e.g. Electrics)

How we will get there

Optimum share take up of £145k



Phase 1

- Refurbish Tenants Apartment
- Refurbish toilets/add accessible toilet
- Essential safety work (e.g. Electrics)

Phase 2

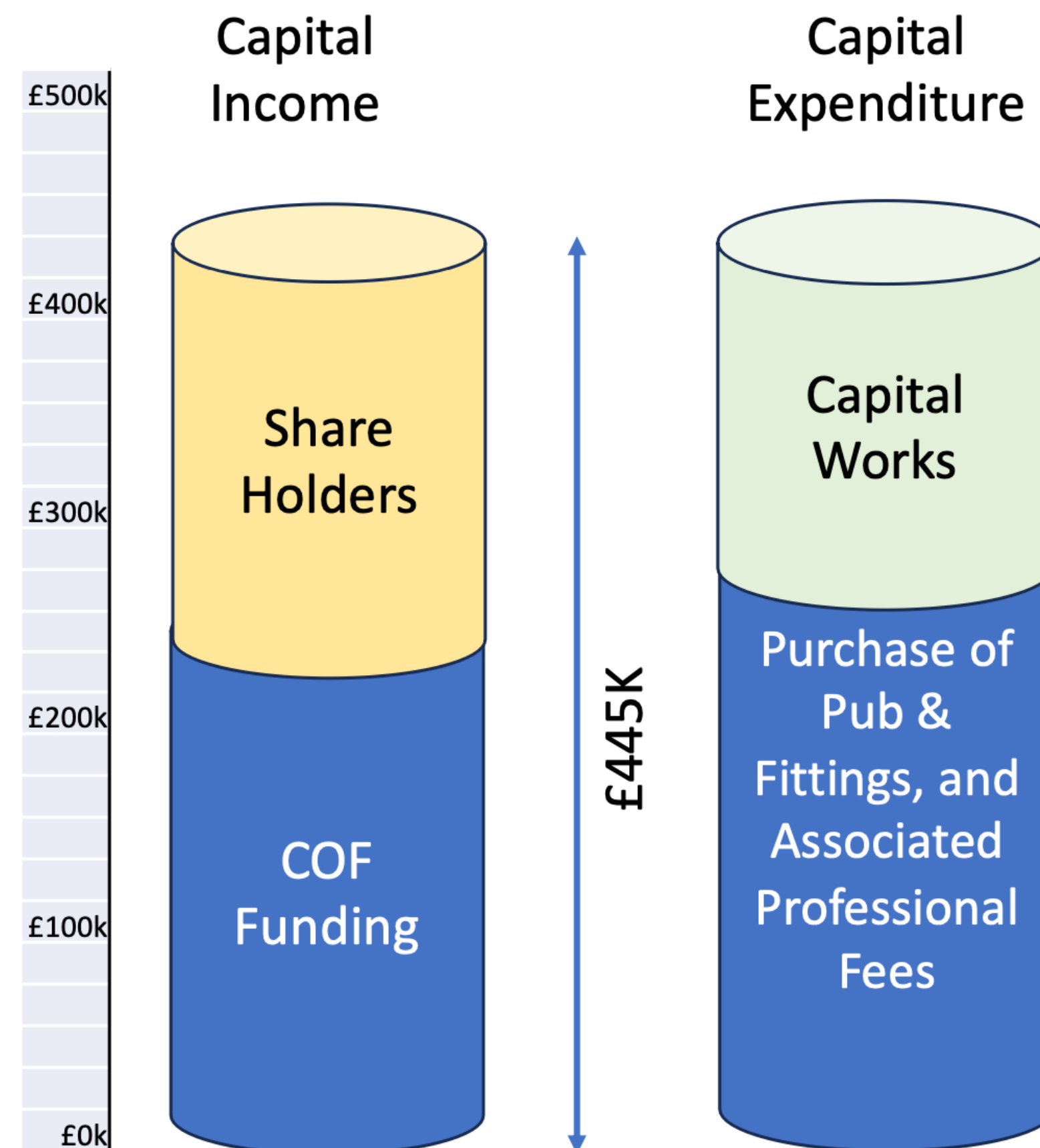
- Construct Car Park improve garden access

Phase 3

- 2 Ensuite Letting Rooms
- Additional Staircase

How we will get there

Maximum share take up of £195k



Phase 1

- Refurbish Tenants Apartment
- Refurbish toilets/add accessible toilet
- Essential safety work (e.g. Electrics)

Phase 2

- Construct Car Park, improve garden access

Phase 3

- 2 Ensuite Letting Rooms
- Additional Staircase

Phase 4

- Solar panels and other energy related works
- Remodel Tenant area to create an additional room
- New Outdoor Furniture
- Other Minor Works

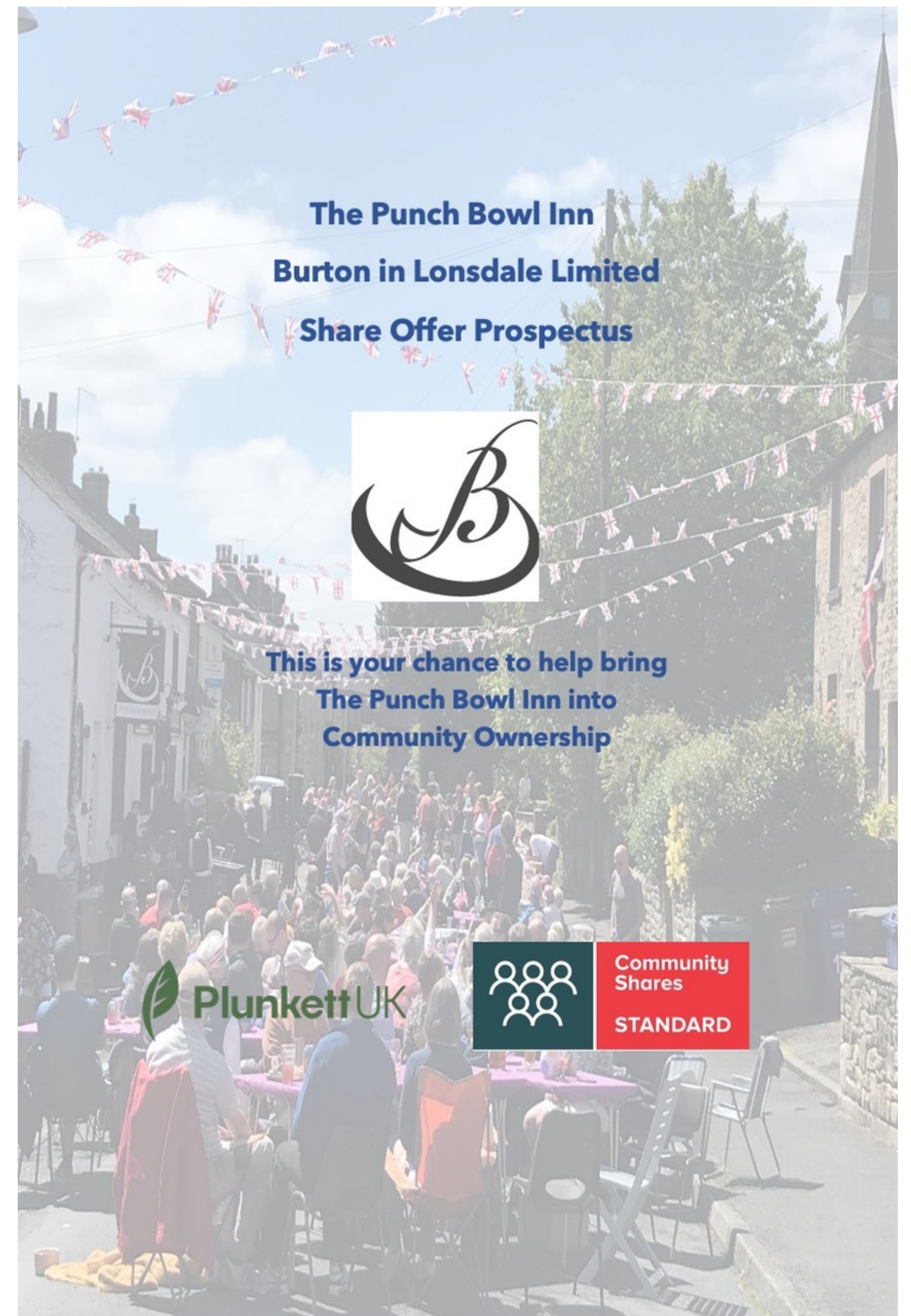
Share Prospectus

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It is a regulatory requirement for the CBS to ensure you have all the information you need to make your decision. Including:

- How much we are seeking from shareholders (minimum, optimum, maximum)
- Opening and closing dates for buying shares
- Details on the purchasing of the pub
- Renovation details and costs
- Operating model
- Financials
- The Community Benefit Society details
- Details of the share offer, FAQs
- Share Application forms, or if you prefer, a Donation form (speak to a member of the Management team if you'd prefer that option)

The Prospectus is currently being evaluated by an assessor for the award of the 'Community Share Standard' accreditation mark



Next Steps

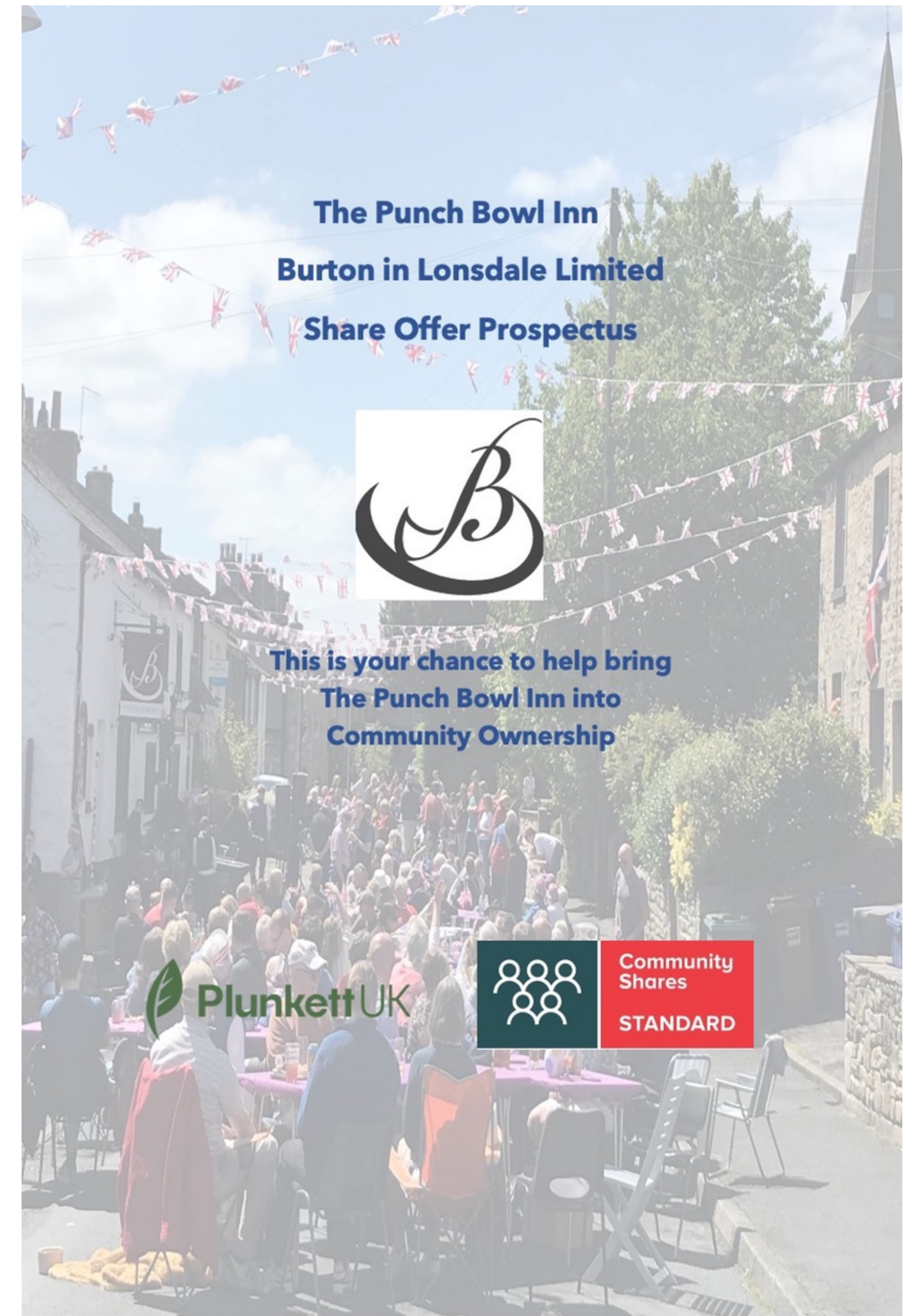
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Presuming our COF grant bid is successful...

11th June -- Further village meeting to launch the Share Prospectus

12th June -- Release of the Share Prospectus & opening of share subscriptions

10th July -- Closure of the share subscriptions



An aerial photograph of a village with a prominent church on the left, surrounded by residential houses and green fields under a cloudy sky.

Discussion / Q&A

Around 80 people came to the Pub Update Meeting on 21 May in the Village Hall.



At the presentation we announced that the Group's offer subject to receipt of the COF grant has been accepted by Heather and Mick. We also discussed the progress of the COF grant application, the Share Prospectus, the Business Plan, the Tenancy Model and plans for building work in phases 1-3.

After the presentation, the draft floor plans for the pub remained available to view in detail and these were the questions we took at the end:

Disabled Access

Very pleased to see we have considered disabled access and approves the proposal to remove an internal wall on the ground floor which will make wheelchair access much easier. Understands we probably can't justify having a changing places facility, but have we made plans to make sure the front door is wide enough for a large wheelchair?

Will there be disabled access to the letting bedrooms?

The architect's plans were done quickly for the grant application to give us an idea. They are not comprehensive and will be refined once we have bought the pub. Yes, we will consider the width of the front door for disabled customers. We can confirm that there is scope to make one of the letting bedrooms accessible. We plan to identify specific grant funding for this type of work.

Volunteers

What place will there be for volunteers? What can the Community Workforce do?

In the first few months after purchase there will be lots of scope for volunteer help as we get the pub ready for re-opening and for ongoing maintenance, especially outside/car park/garden. Emphasised that the more volunteer help we get, the more we can ease the budget for work that needs to be paid for.

Once the pub is running staffing will not rely on volunteers in the same way as the Shop. Staffing will be the responsibility of the Tenant Manager but we have seen other community pubs supported by volunteers in certain roles during busy periods or for specific work around gardens, in marketing and community events for example.

The primary volunteer role is in the management of the Community Benefit Society – roles open to anyone. The Management Team will be elected at the first AGM and take over from the current group, although members of that group may stand for election. The strongest CBSs have representatives from across the community and covering as many professions and skills as possible.

Finance

Is the Company going to be Limited liability?

Yes, the CBS is a Limited Liability company. It has an Asset Lock, which is a fundamental feature of Community Benefit Societies. This is a legal clause that prevents the assets of the CBS being used for private gain, rather than the stated purposes.

If we get enough money, ie the maximum share issue, will we do all 4 phases in the Business Plan at once?

We will certainly go as quickly as we can. Although we have spoken to the Heritage Planning Officer, we still have to get Planning Permission.

The Share Prospectus and Share Issue

When the Share Prospectus goes out, can more than one person in a household fill in a share application?

We will put printed prospectuses through every household door, and at the same time the Share issue will be online. Experience leads us to expect up to 60% or more of applications will be made online, but we will have extra prospectuses printed for those who prefer paper. It is very important that the CBS has wide a membership as possible, so individual share applications from households are what we want. Minimum share investment will be £100.

Will the Share Issue be underwritten?

No, the Share Issue will not be underwritten and if the purpose of the CBS cannot be fulfilled, then money will be returned. The CBS is regulated by the Financial Conduct Authority.

The Business Plan and the Tenancy Model

How viable is the Business Plan? What if we don't get enough money to open the letting bedrooms? The success of the pub is getting a good Tenant – is that dependent upon the letting bedroom accommodation being in the income figures?

If we get the Capital Grant of £250,000 then we will also get a Revenue Grant of £50K. This latter has partly been allocated to supporting the new Tenant with a free rental period so that we have time to get the letting bedrooms ready. In general, the Tenant's rent is set alongside the income projections and this will be reviewed on a regular basis. The Tenant will be responsible for the whole business, including the Letting bedrooms.

Will the Tenant be responsible for buying stock?

Yes, he or she will be. The CBS will own the fixtures and fittings, but stock, consumables, bedroom cleaning, etc is responsibility of the Tenant.

Can we guarantee that the food offering will be affordable, given that this will be the responsibility of the Tenant?

Yes, the CBS Management Team will actively seek out a Tenant who shares our values and will meet the expectations of the community as evidenced in the Engagement Plan. As part of the bid, we had to be very clear that we would seek continuous feedback from the Community and demonstrate exactly how we we would do that, ie with TripAdvisor-style feedback, and regular meetings with customers and the Tenant. From the audience, the comment was made that offer wasn't attractive to the village, then no-one would go in and the Tenant wouldn't earn enough for the rent.

These are only the questions asked at the meeting on 23rd May. There will be full details and a list of FAQs in the final Share Prospectus. There will be a further meeting to launch the Share Prospectus and another chance to ask questions.