

CIL Application to East Harptree Parish
Council by the
Waldegrave Arms Community Association
(WACA)



Introduction

This is an application to East Harptree Parish Council by the Waldegrave Arms Community Association (WACA) for a CIL grant of £5230.00 to fund the up-front costs associated with the purchase of the Waldegrave Arms Pub and Car Park by the community.

History

The current owners Admiral Taverns are quietly marketing the pub site for a freehold sale with or without vacant possession. Offers are being invited from both pub operators and from developers. No firm offers from pub operators have materialised in the last 5 months and there is an increasing risk that any sale would be to a developer seeking change of use to residential dwellings as part of a long-term plan.

Following a village meeting in the pub on 10th March 2023 a group of volunteers formed the Waldegrave Arms Community Association (WACA). This group sought to explore if the village wanted to keep the pub and how they could go about it.

Another meeting was held on 16th June 2023 in the Theatre to explain to the community what the group was doing and to establish if they had the support of the village. The slide show presented at the meeting is shown in appendix 1 below.

The meeting had overwhelming support both in attendees and via email (> 160 pers).

Current Situation

If the pub is sold to a residential developer this would result in the loss of the pub car park. This is used by the community to alleviate congestion in the village especially during school drop off & pick up times. If the community bid is successful then a Community Benefit Society (CBS) will own the freehold of the pub site including the car park. This would allow these “informal” parking rights to be formally secured for the community. For the community bid to be successful it will need to obtain a Community Ownership Fund (COF) grant of £250,000. However, some limited upfront costs will need to be incurred by WACA prior to applying for the COF grant which are not allowed to be covered by the grant award. Any community funds raised will be conditional on the grant being awarded so will not be available to fund those up-front costs. The proposal is to make a CIL grant to WACA to cover the up-front costs on the condition that if the bid is successful the informal parking rights are formally secured for the community during non-peak trading school hours. If the bid is unsuccessful then the CIL monies would be lost. Any underspend will be returned to the Parish Council.

Infrastructure Priority

With no third-party pub operator bids materialising in the last 5 months since the pub has been marketed for sale, there is an increasing risk that the pub would be sold to a residential developer resulting in the total loss of the current informal parking rights.

While there is no guarantee that a community pub bid will be successful, this is a unique opportunity for EHPC to have a chance of securing some vital infrastructure in the form of central parking rights for the benefit of the community.

Ongoing Maintenance Obligations

Maintenance of the car park would remain with the CBS freeholder (unless passed to a sub-tenant).

Amount of CIL grant being sought

Following the meeting of 16th June, 43 additional volunteers came forward to offer their support and professional assistance such as Marketing, Book-keeping, Surveys, Structural Engineer, Business Planning, Fundraising, Hospitality, Pub Manager experience, Website building, Historic Building Conservation, Legal, Architect, Health & Safety and Mail drops. This will greatly help keep the amount being sought from the CIL funds to a minimum.

WACA has identified the work streams needed to put together a bid package (appendix 2 below). This work will be allocated at a meeting scheduled for 6th July 2023 and have identified the bare minimum costs as per appendix 3 below. The total grant being requested is £5230.00

WACA intends to use the Plunkett Foundation resources for community businesses (see appendix 4 for more Plunkett information)

Whilst the WACA group has put in great effort to keep costs to a minimum, we are in a chicken and egg situation. In order to get the free business, accountancy and expert advice needed from Plunkett, we need to become a member first and prove our village support from the survey we will undertake. This means we need the CIL grant to become a member and get these benefits.

We understand the need to get actual estimates for all our costs, but unfortunately on some we are unable to, until we get help from the Plunkett Foundation. Therefore, some costs are our best estimate.

Conclusion

The WACA group thank the East Harptree PC for taking time to consider this request.

Without this grant the WACA group will find it very difficult to continue with this project, and have relatively very little time to make a bid for the pub (see project calendar at appendix 2).

The pub is now the social centre of the village with the village club being closed. It needs to continue as a village focal point and maintain the vital asset of the car parking space.

Chris Head - Waldegrave Arms Community Association (Secretary)

18th July 2023

Waldegrave Arms Community Pub Village Meeting 16th June 23

Agenda

- Why we are here
- Current state of play
- Running the pub
- Next steps
- Survey

Why we are here

- Admiral is selling the freehold of the Waldegrave Arms, asking £595K .
- We are Waldegrave Arms Community Association (WACA), a group of villagers concerned we might lose the pub altogether
- We are exploring how best we ensure we want can keep a village pub
- We are looking at whether the Community might own the pub and use it as a wider village asset eg School use of the Pub Car Park
- We are testing out the appetite in the village to support our aims

Current state of play

- We have formed an organisation WACA
- Parish Council registered Pub as a ACV , Asset of Community Value
- WACA has expressed in principle interest to the vendor's agent
- WACA has had a local agent give us some informal valuations and guidance as to the pub's condition
- WACA considering applying for a Government grant (£250K) to help any purchase
- We are considering what options we have to bridge the financial gap

Running the pub

- If we can create a Community Owned Pub
 - We would like ideally to run a Free House
 - We think food would be important and not just a wet pub
 - We don't think we can run the pub on a volunteer basis
 - We are weighing up a pub manager v a tenancy
 - We are considering how else we use its assets eg stables to help finance it?

Next steps

- Firstly ...let's establish that the village wants a local pub
- Join WACA today as a member ..no commitment
- Join the WACA Committee ...new Skills
- We are considering a survey of the village interest and views inc hopes and fears about the pub...what questions should we pose?
- WACA expresses interest in the Government Grant
- WACA develops a Business Plan inc financing options. eg loans /shares and operating plan

Survey questions

- Why is the Pub important to you/the village
- What other uses could it be put to eg Airbnb
- What would encourage you to invest in the Community Pub
- What other topics/questions might we add into the survey

Appendix 3

WALDEGRAVE ARMS COMMUNITY ASSOCIATION

CIL APPLICATION UP-FRONT COSTS *

			NET	VAT	GROSS	NOTES
1	*	setting up a Community Benefit Society (incl FCA registration / cost of Plunkett model rules)	258.35	51.67	310.02	plunkett model rules to be purchased. Price from Plunkett
2	*	Plunkett / Accountancy advice and membership	200.00	40.00	240.00	plunkett membership allows access to lots of advisors. Price from Plunkett.
3	*	Independent structural survey	650.00	130.00	780.00	EH volunteer Mark Jerzak (Structural Engineer) estimate
4	*	Independent valuation	1500.00	300.00	1800.00	Tom Killen estimate. (Plunkett suggestion may be better (Mike Hughes has lots of experience with this))
5	FIO	Feasibility study into maintainable pub turnover	0.00	0.00	0.00	hop pole business plan, Plunkett advisor when member and EH volunteer
6	*	Legal advice on raising equity funds from the community	0.00	0.00	0.00	free Plunkett advisor when member and EH volunteer
7	*	Hire cost of Theatre / Pavillion for WACA meetings and meetings with village members	200.00	40.00	240.00	Estimate
8	*	Production and analysis of village survey	250.00	50.00	300.00	Template on plunkett website, Plunkett need a summary of this as evidence to give business support. Volunteers available to undertake this work as they did for the Village Survey in 2018
9	*	Website domain name £15 / year	15.00	3.00	18.00	Wordpress cost from website
10	*	Website and Email hosting, etc Wordpress £192 / year	192.00	38.40	230.40	Creation, Updating and new content by EH volunteers. Technical issues dealt with by local EH volunteer.
11	FIO	Website maintenance pa	500.00	100.00	600.00	Based upon PC charges by Daniel Stephenson
12	*	Bank account (turnover < £100K) £6 / month (Unity Trust Bank)	24.00	4.80	28.80	https://www.unity.co.uk/business-banking/business-current-account/ Need to register with Plunkett model rules before applying for a bank account. Account options - Unity Trust, Lloyds treasurers account or COOP community account. Value represents 4 months cost before COF grant available.
13	*	Contingency (Plunkett advice 15%)	569.10	113.68	682.08	

Totals =

4358.45	871.55	5230.00
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FIO For Information Only

The Plunkett Foundation is a national charity that supports rural communities across the UK.

Community businesses are enterprises that are owned and run democratically by members of the community, on behalf of the community. From shops and pubs to farms and woodlands and everything in between, the Plunkett Foundation’s small in-house team and network of advisers across the UK provide a helping hand to support groups.

Plunkett’s role is to advocate and champion the concept of community business to ensure communities throughout the UK are aware of the model and its potential; feel empowered to take action themselves; and operate in a supportive environment. Plunkett provides practical advice, support and training to help communities establish and run successful community businesses with long term survival rates.

To date, Plunkett Foundation has supported more than 600 community businesses to reach trading stage across the UK. In addition to developing and safeguarding valuable assets and services, these community businesses address a range of issues including isolation, loneliness, wellbeing, work and training.

The **Better form of Business** reports identify that by the end of 2021, 15 new community-owned pubs opened to take the total number to 146 trading across the UK and representing sector growth of 11 per cent. Similarly, 12 new community shops opened last year bringing the total to 407 community shops and representing a sector growth of 3 per cent.

Amongst a backdrop of pub, retail and high street closures the new openings reveal a phenomenal growth, and interest in, community-owned businesses. In just 20 years communities have taken control of the businesses that are most important to them and have increased these from just 95 in 2002 to 800 in 2022.

Typical website page of guidance;



The screenshot shows a website page with a teal header containing the text "Setting up a community business". Below the header is a photograph of a woman in a red and black striped dress walking with a young child on a paved path in front of a wooden building. To the right of the photo is a list of 16 links, each preceded by a small icon. The links are: "Essential steps for setting up a community business", "Essential steps for setting up a new community-owned pub in Scotland", "How to set up a community pub", "Sut i sefydlu Tafarn Gymunedol", "How to set up a community shop", "How to set up a community-owned farm", "A brief guide to legal structures", "Canllaw byr i strwythurau cyfreithiol", "Being 'More Than A Pub' – additional services your pub can offer", "A guide to developing a place of worship for wider community use", "Food for good in your urban community", "How to open a local food shop", "Purchasing your community pub" (with a note: "This content is available to Community Business members only – log in here to unlock"), "Memorandum of Association Template", and "Creating good governance" (with a note: "This content is available to Community Business members only – log in here to unlock").