

# Public Meeting

## Nympsfield Community Pub Steering Group

13<sup>th</sup> April 2024



## ☐ **Nympsfield Community Pub Steering Group**

- ☐ Matthew Burke, Chair
- ☐ Jon Gazzard, Vice-chair
- ☐ Mike Hair, Treasurer
- ☐ Dan Stewart, Secretary

## ☐ **Guest speakers**

- ☐ Tim Mars, Pubs Officer, Stroud CAMRA
- ☐ Malcolm Woodrow, Hillesley Community Pub Ltd (The Fleece Inn)

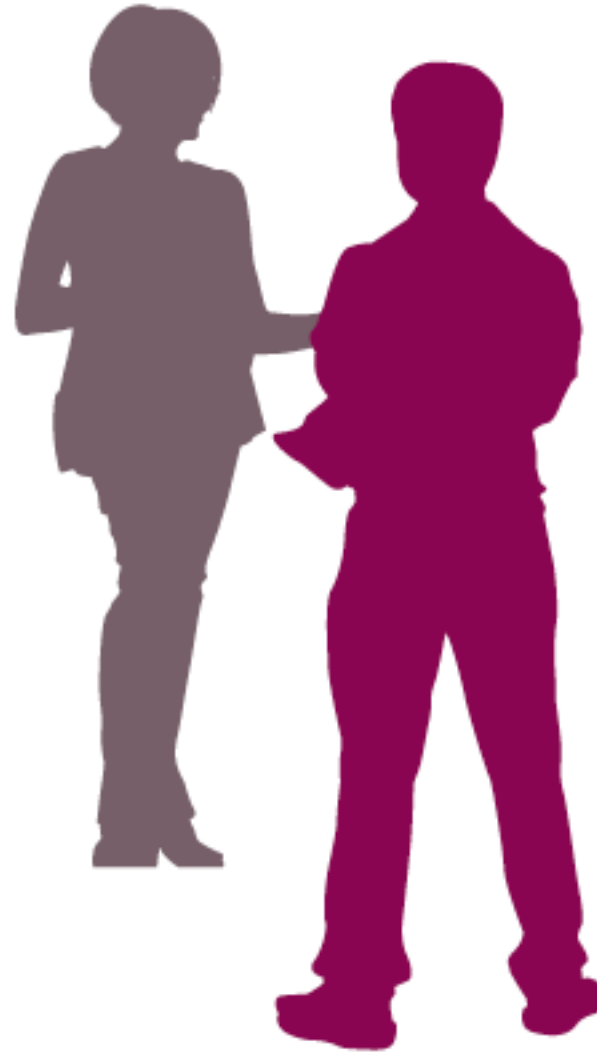
# Agenda

---

Survey – results summary	Matt	10 mins
Community pubs	Dan & Malcolm	10 mins
Community benefit societies	Mike	5 mins
The Rose & Crown Inn as a community pub	Jon & Mike	15 mins
Status, plan and next steps	Matt	10 mins
Closing remarks	Tim	
Q&A		10+ mins

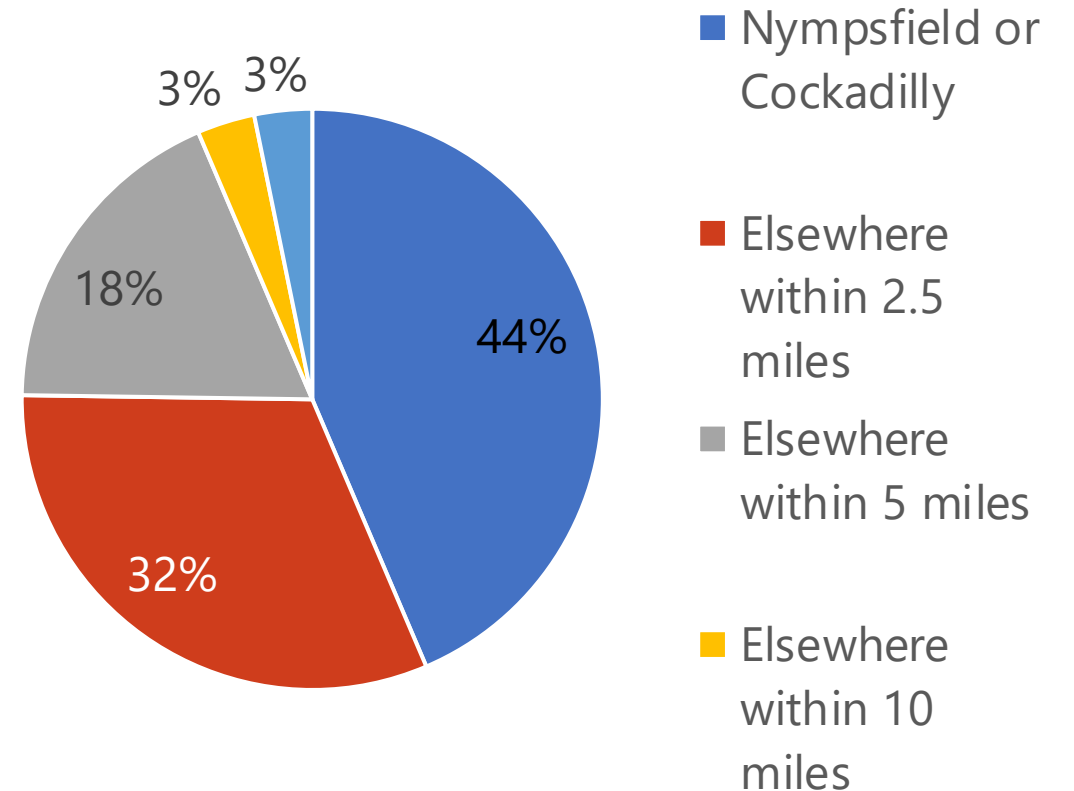
# Survey – results summary

Matt

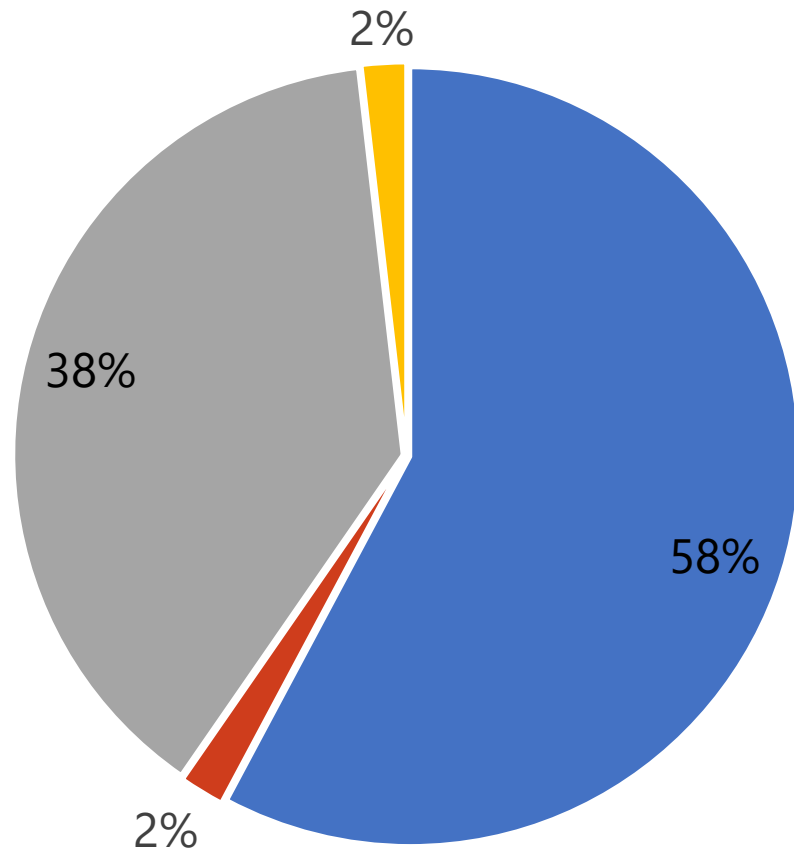


# Survey responses breakdown

- Survey lasted three weeks (26 Feb to 17 Mar)
- **218** responses received
- **581** household occupants represented
  - **325** adults (18 – 65)
  - **120** over 65's
  - **136** children under 18
- **>75%** respondents live within 2.5 miles of Nympsfield



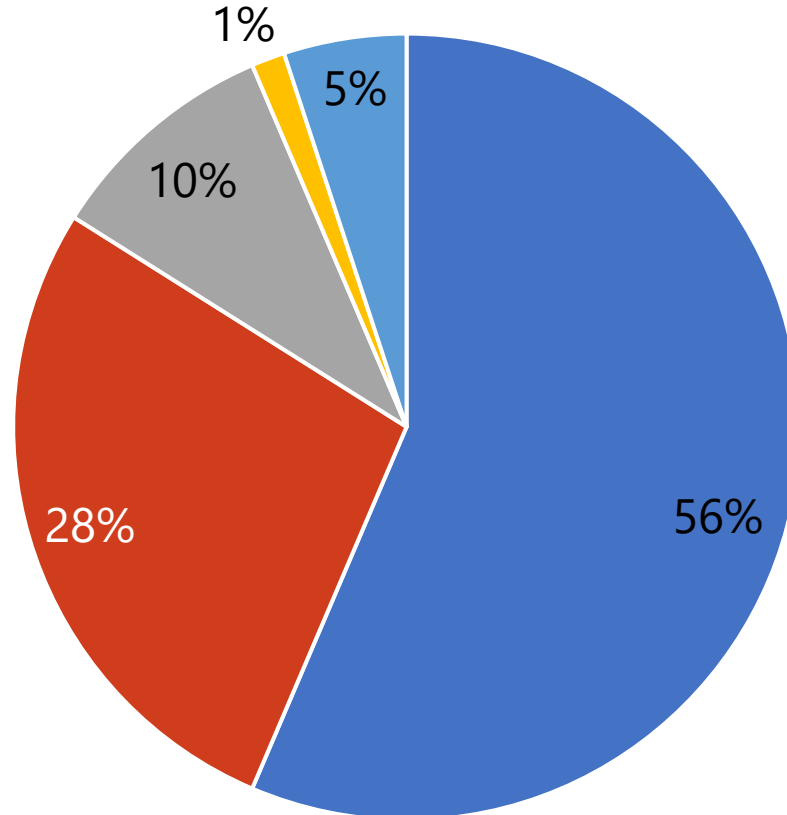
# Should the community try to buy the Rose & Crown?



- Nympsfield residents and the surrounding community should try to buy it
- The sale should be left to open market forces
- Either option is fine
- Don't know

218 responses

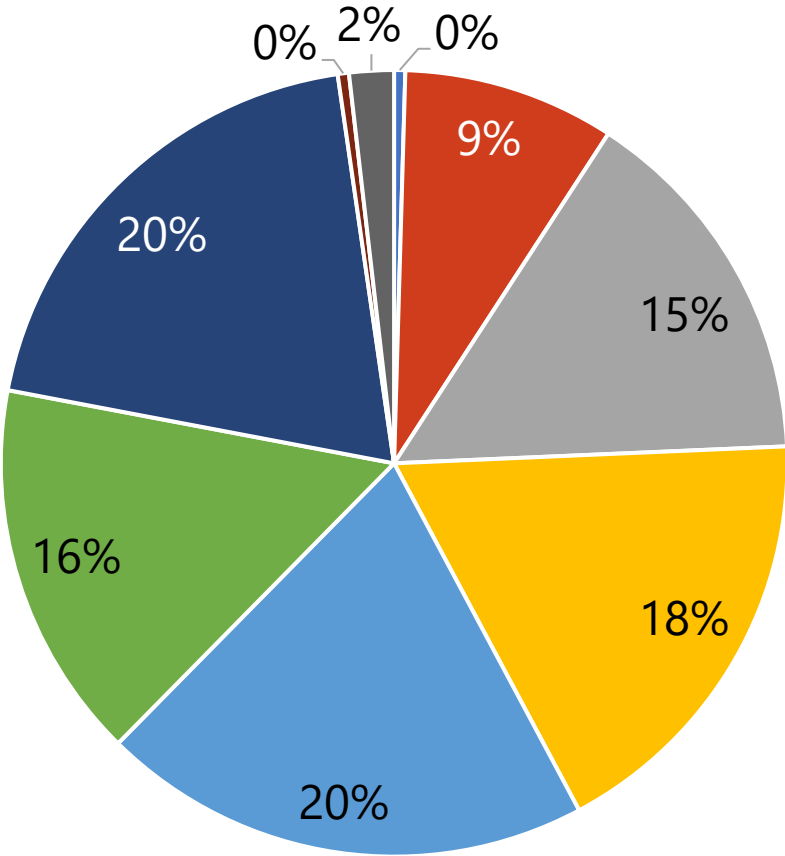
# What sort of pub should the Rose & Crown be?



- Village pub offering basic food
- Village pub offering restaurant style dining
- Gastropub/destination pub
- Village pub without food
- Other

218 responses

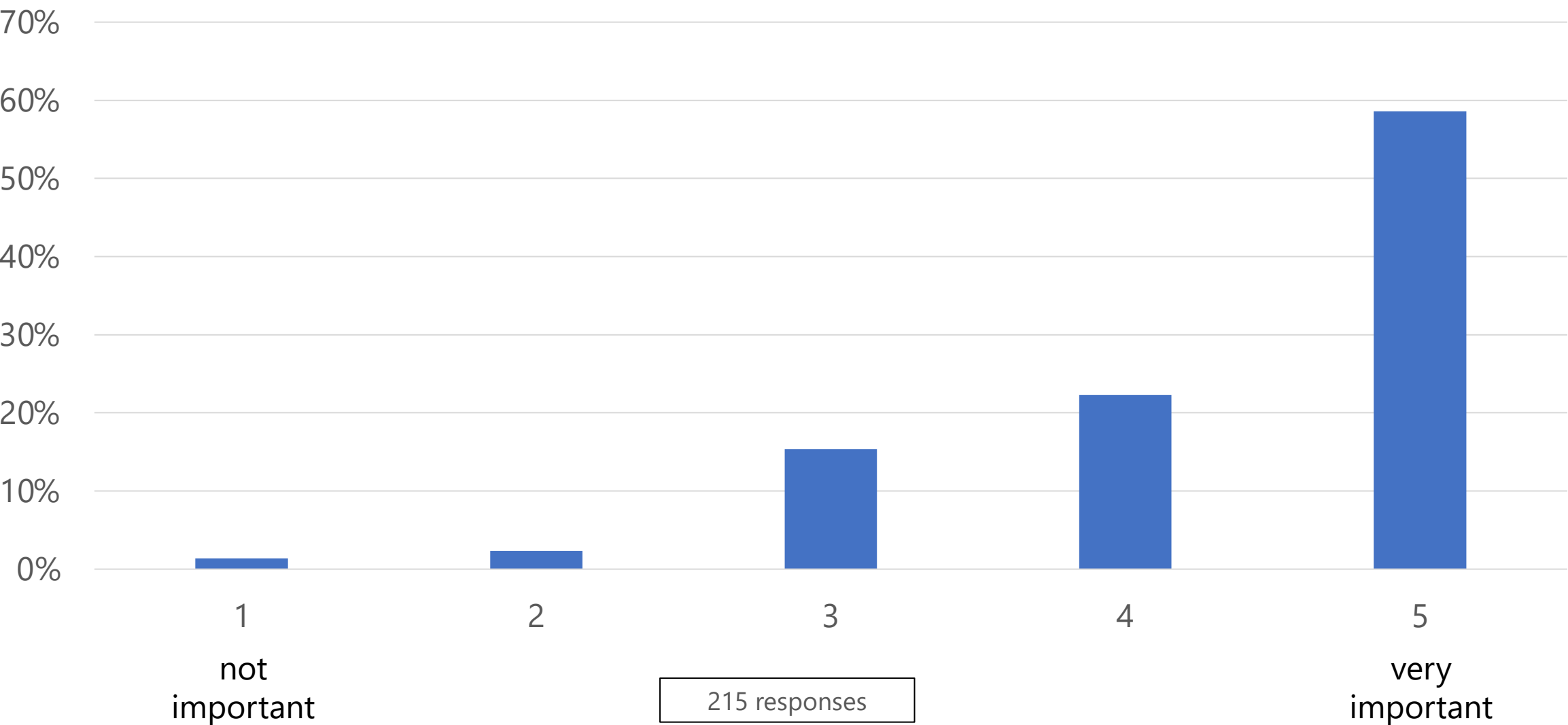
# How often would anyone in your household use the pub?



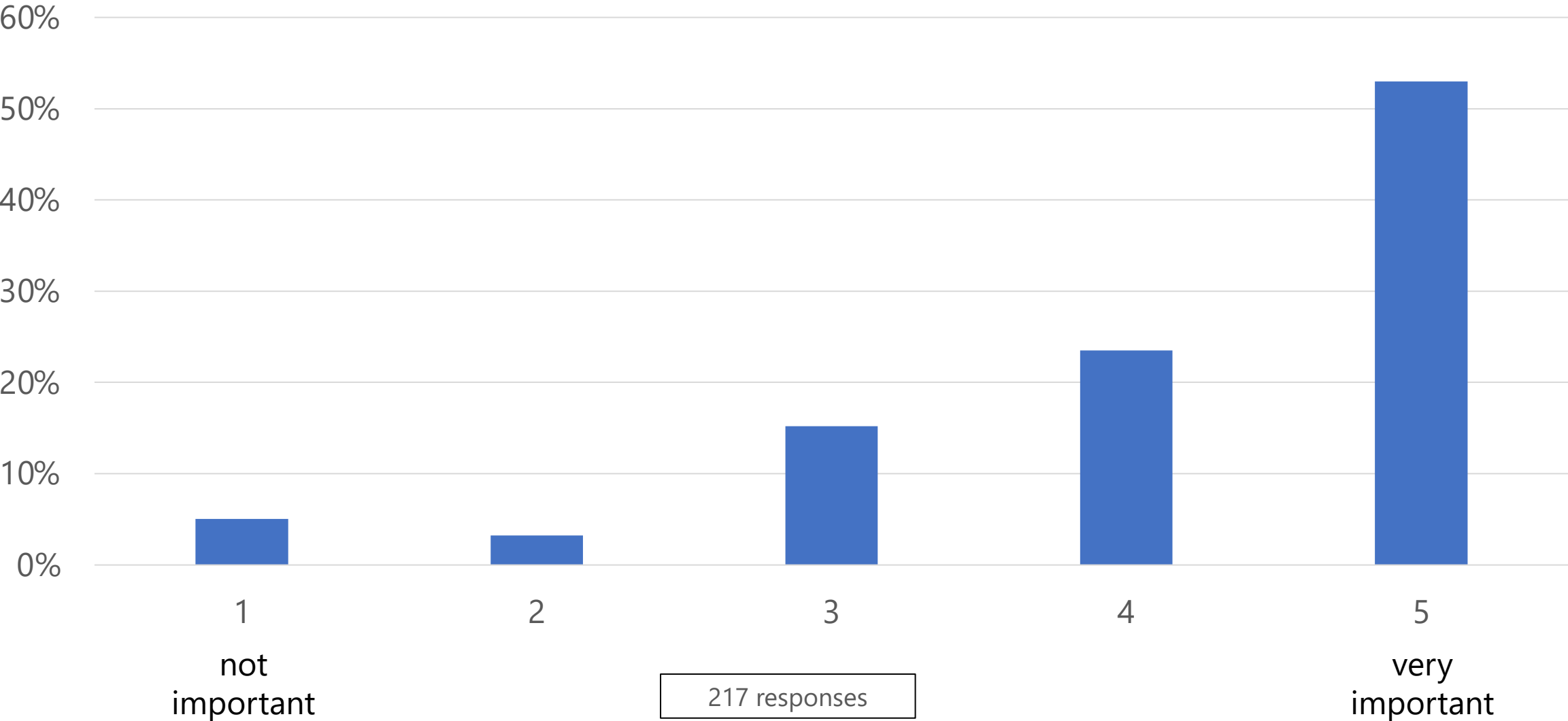
- Daily
- 2 - 3 times a week
- 1 - 2 times per week
- Once a week
- Once a fortnight
- Once a month
- Occasionally
- Never
- Don't know



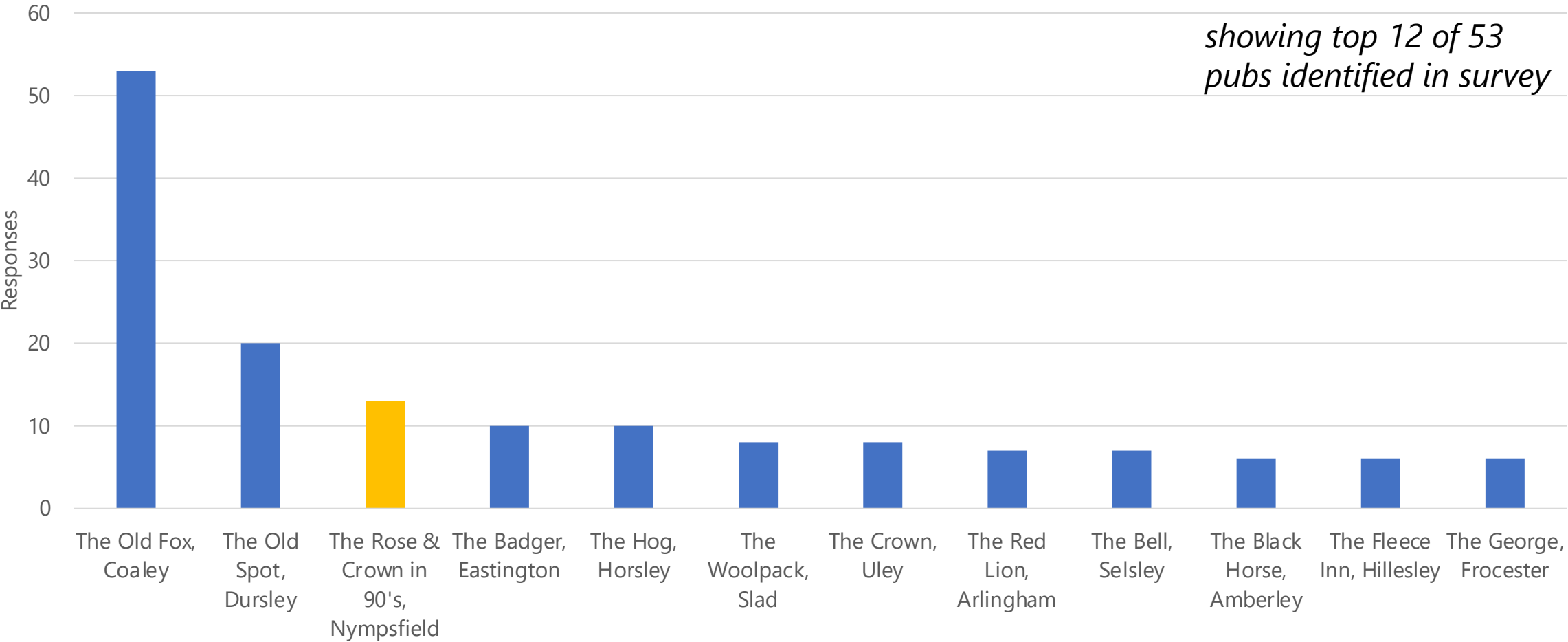
# How important is it to have a pub in the village?



# How important is it that the pub is family and child friendly?

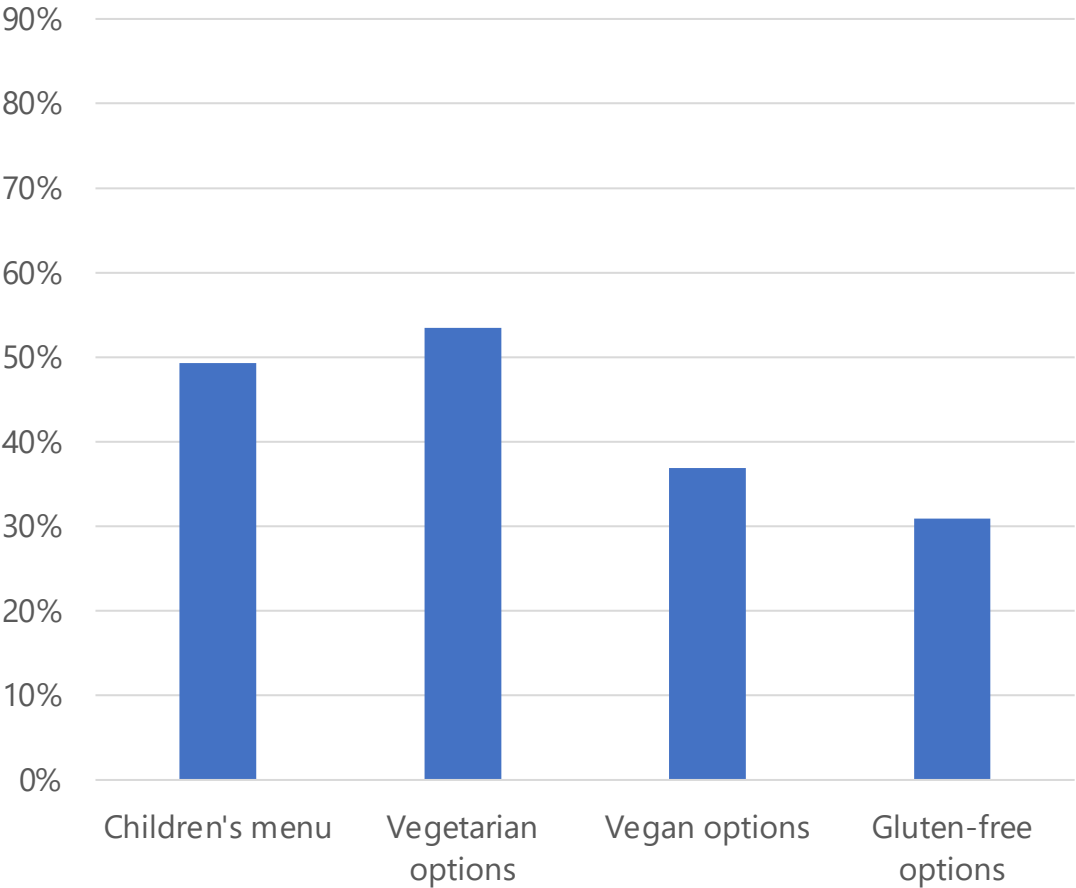
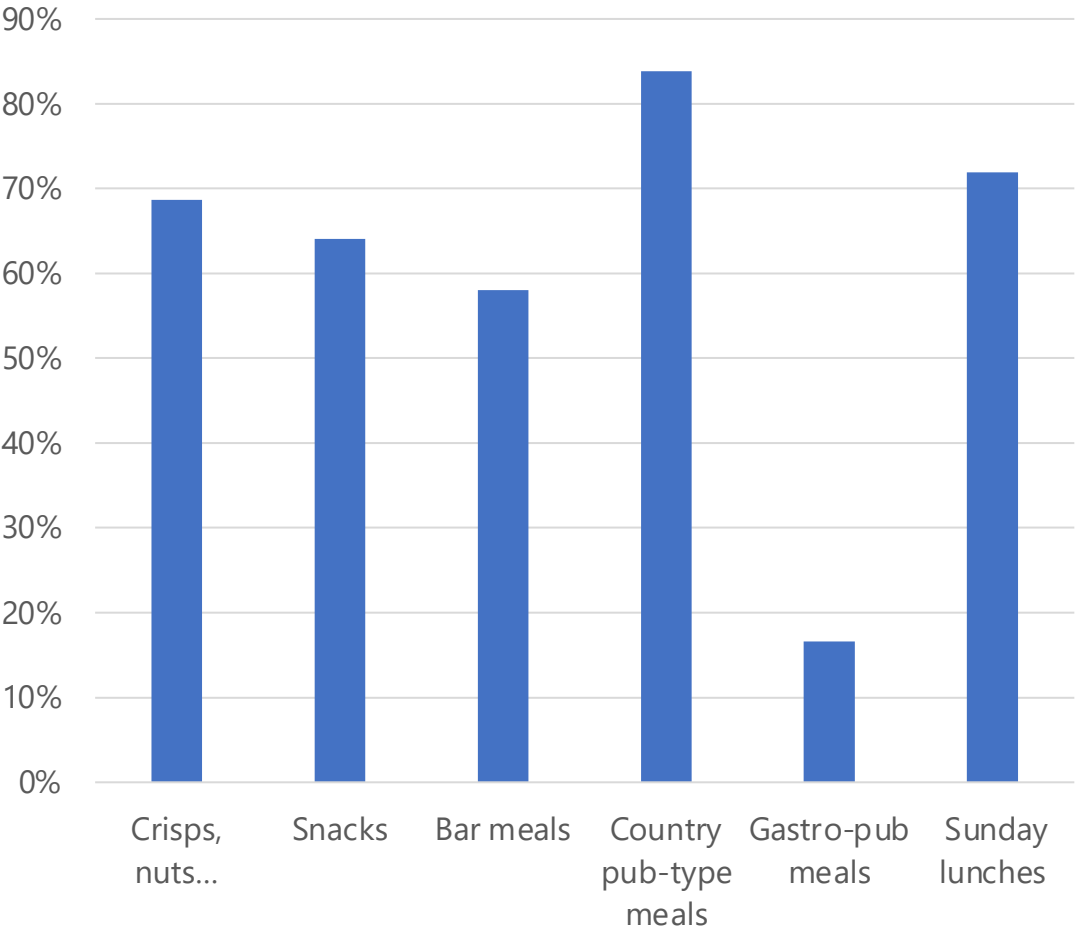


# Pubs you would ideally like the Rose & Crown to resemble



186 responses

# What kind of food should be offered at the pub?



217 responses

# Sourcing of food for the Rose & Crown

---



**Locally  
sourced** is very  
important



**Seasonally  
influenced** is  
fairly important



**Fair trade** is  
fairly  
important



**Organic** is  
less  
important

# Additional services would you like to see the pub offer

## Top Five



**2. Café**  
(58%)



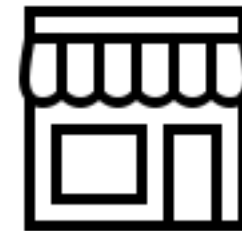
**1. Real ales**  
(64%)



**3. Free Wi-Fi**  
(57%)

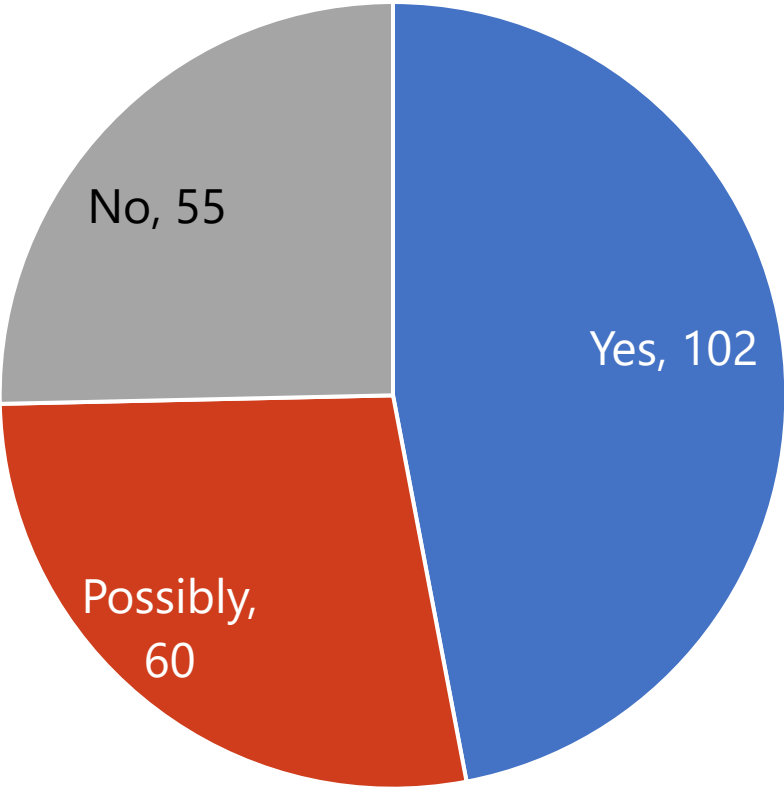


**4. Live music  
(jazz, folk...)**  
(48%)

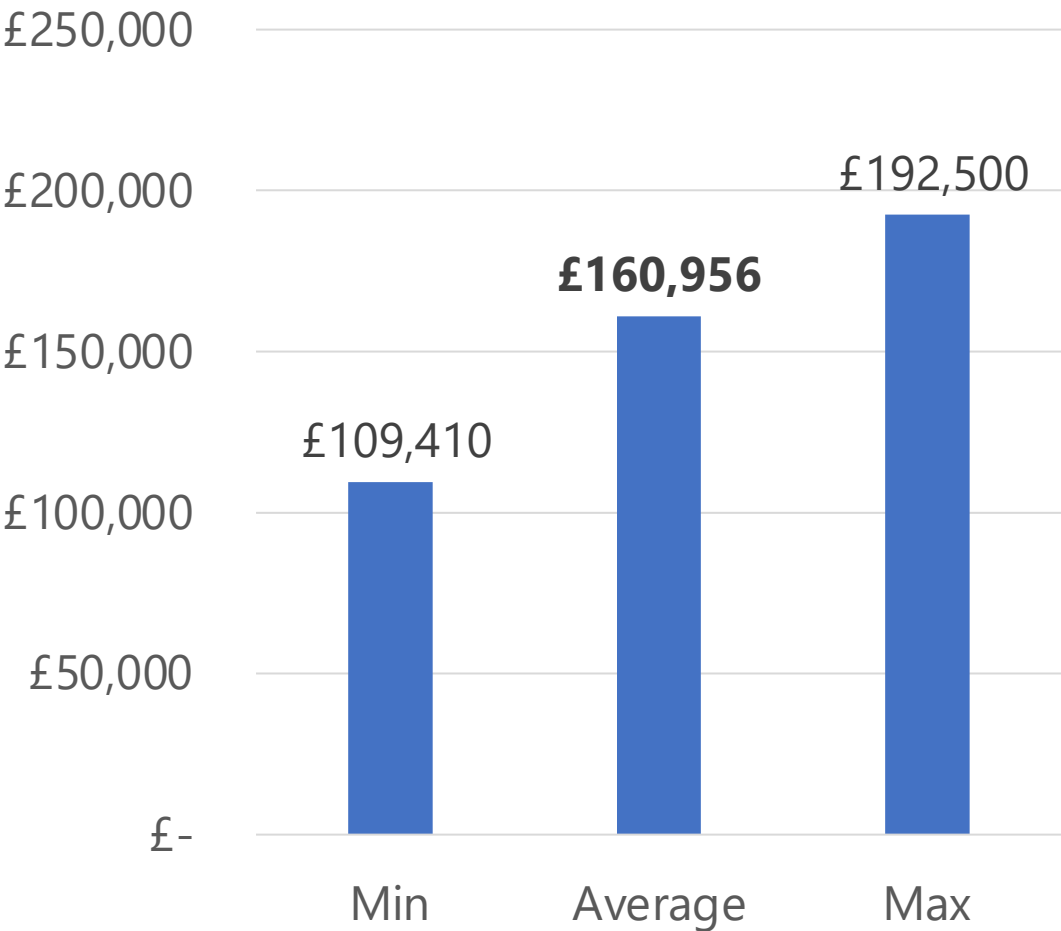


**5. Village  
shop**  
(46%)

# Pledges in principle



218 responses



# Community pubs

Dan









# Community Pubs

---

One member, one vote 

The future for village pubs 

 Freehold community ownership

 Managers and tenants

More than a Pub  +  +  +  + 

# Community benefit societies

Mike



# Community Benefit Societies

---



Owned by their members (or shareholders)



Democratic – “one member, one vote”



Withdrawable shares, secured against asset



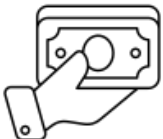
Asset lock



Elected management committee govern how the business is managed



Like any business, a community pub aims to be profitable



Can raise funds from donations and grants

## Grant Funding

**Community Ownership Fund**  
support programme

**Community** | **Booster**  
**Shares** | **Fund**

## Support Providers



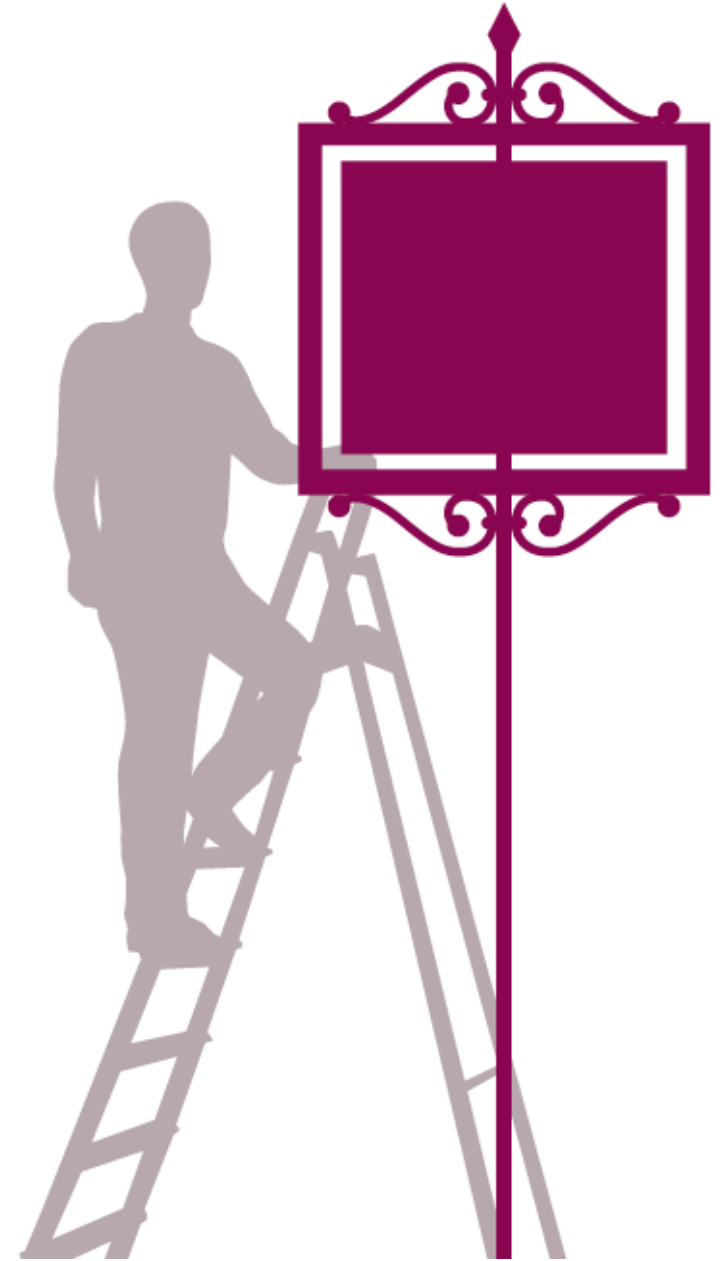
Supporting rural community-owned businesses



pub is the hub

# **The Rose & Crown Inn** Community Pub

Jon & Mike





# Our Vision

“A welcoming pub at the heart of our village to meet, socialise and connect with others - owned by and for the benefit of the community.”



# "More than a Pub"

## Core Services



Real ales – direct from the barrel, if possible



Good quality, reasonably priced and locally sourced food



Café – open throughout the day



Free Wi-Fi



Village shop, if economically viable



Accommodation



Open fire

## Governance



Nympsfield Community Pub Limited



Owns the freehold - with an asset lock



Tenanted model, most likely



£1 shares, minimum of £50 shareholding



Members can be 16 years old and over



*Always working in collaboration  
with village community groups*



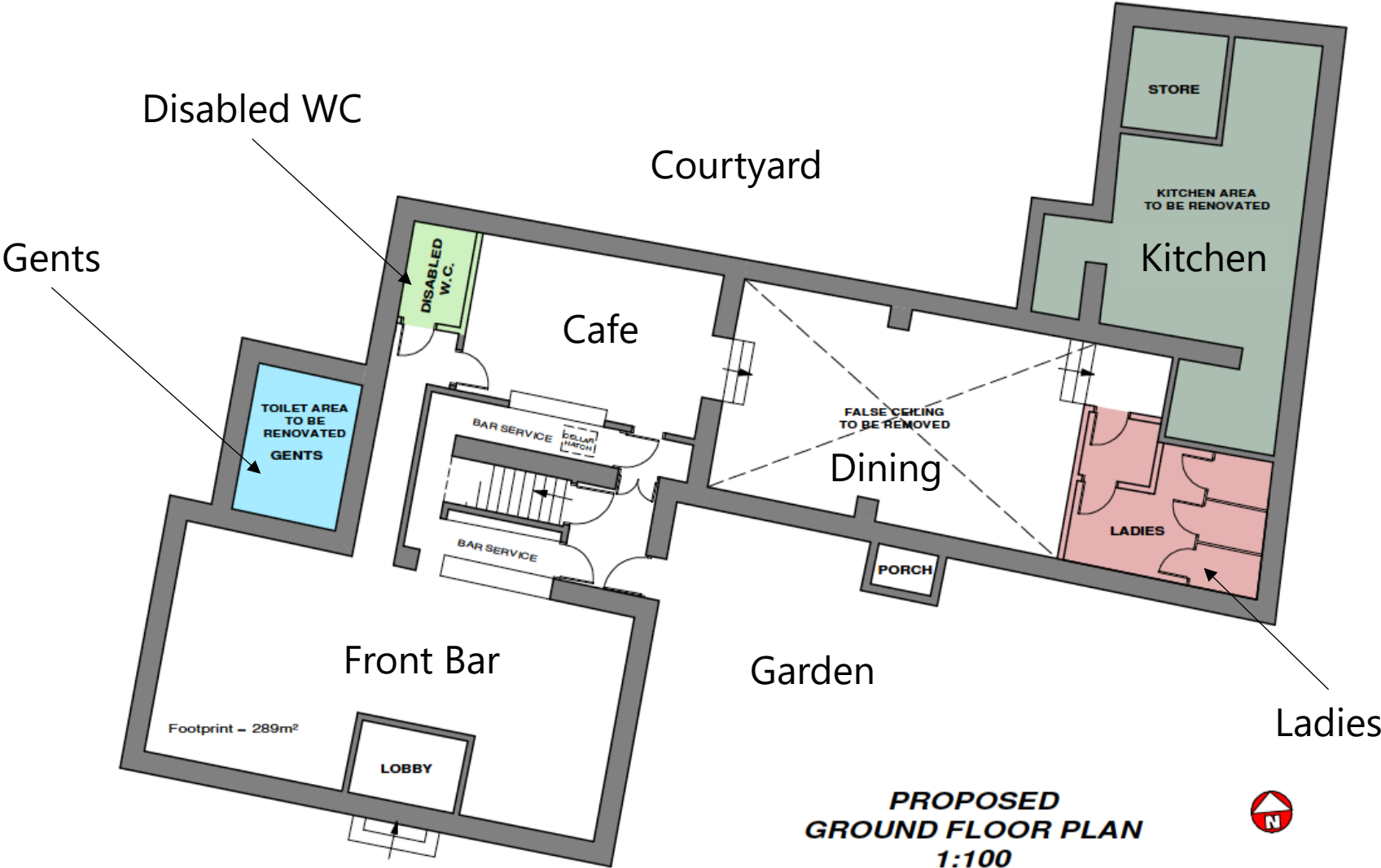
## External

- ☐ Re-roofing / roof repairs and insulate
- ☐ Replace dormer with roof light
- ☐ Repairs to chimneys and stonework
- ☐ Refurbish guttering and downpipes
- ☐ Remove ivy

## Internal

- ☐ Upgrade plumbing, heating and electrics
- ☐ New disabled WC; new ladies WC; refurbish gents WC
- ☐ Refurbish kitchen
- ☐ New flue and work to fireplace in bar
- ☐ Remove ceiling in dining area, add new stove and flue
- ☐ Refurbish staff accommodation and lettable rooms
- ☐ Decorate throughout

# Ground Floor Plan



# Project costs and funding

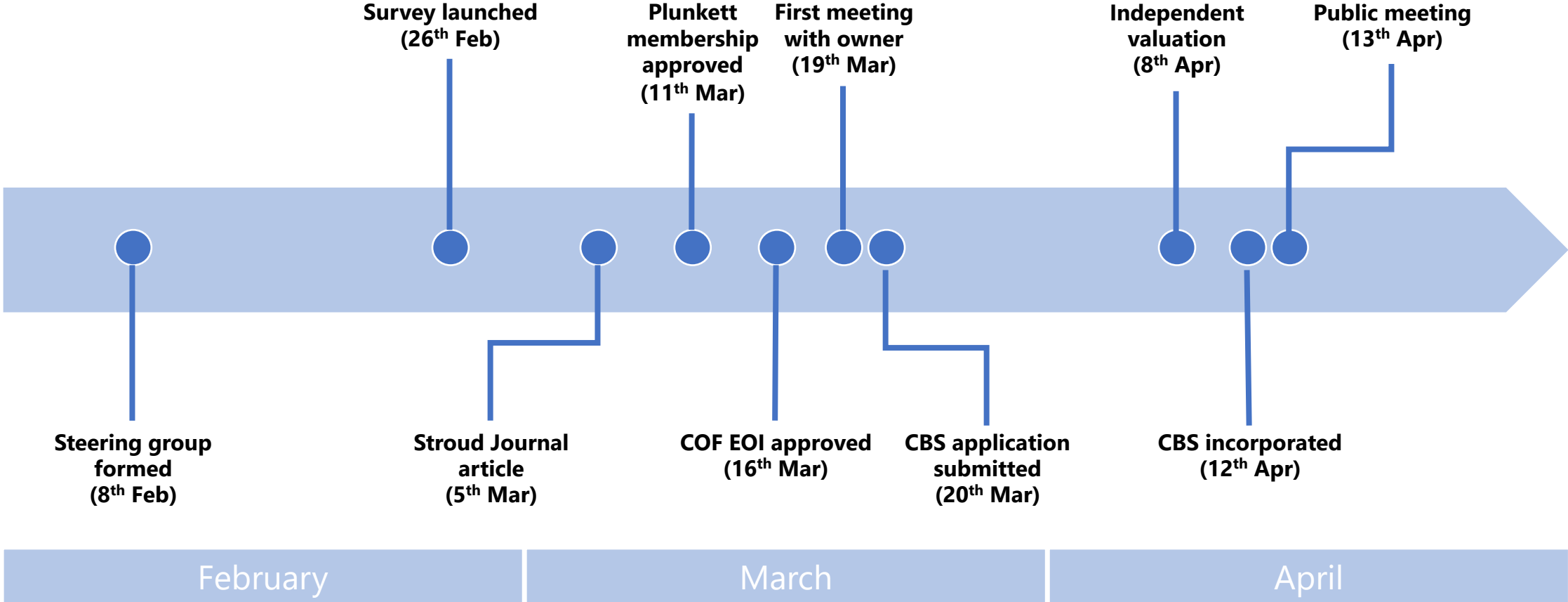
Project costs	
Acquire freehold	£350k
Refurbishment (rough estimate)	£312k
Stamp duty	£7k
Legal fees	£5k
Professional fees	£10k
<b><u>Total</u></b>	<b><u>£691k</u></b>

Funding sources	
Community share offer	£300k
COF capital grant	£250k
COF revenue grant	£50k
Booster fund - capital	£50k
Booster fund - development	£5k
Other sources	£36k
<b><u>Total</u></b>	<b><u>£691k</u></b>

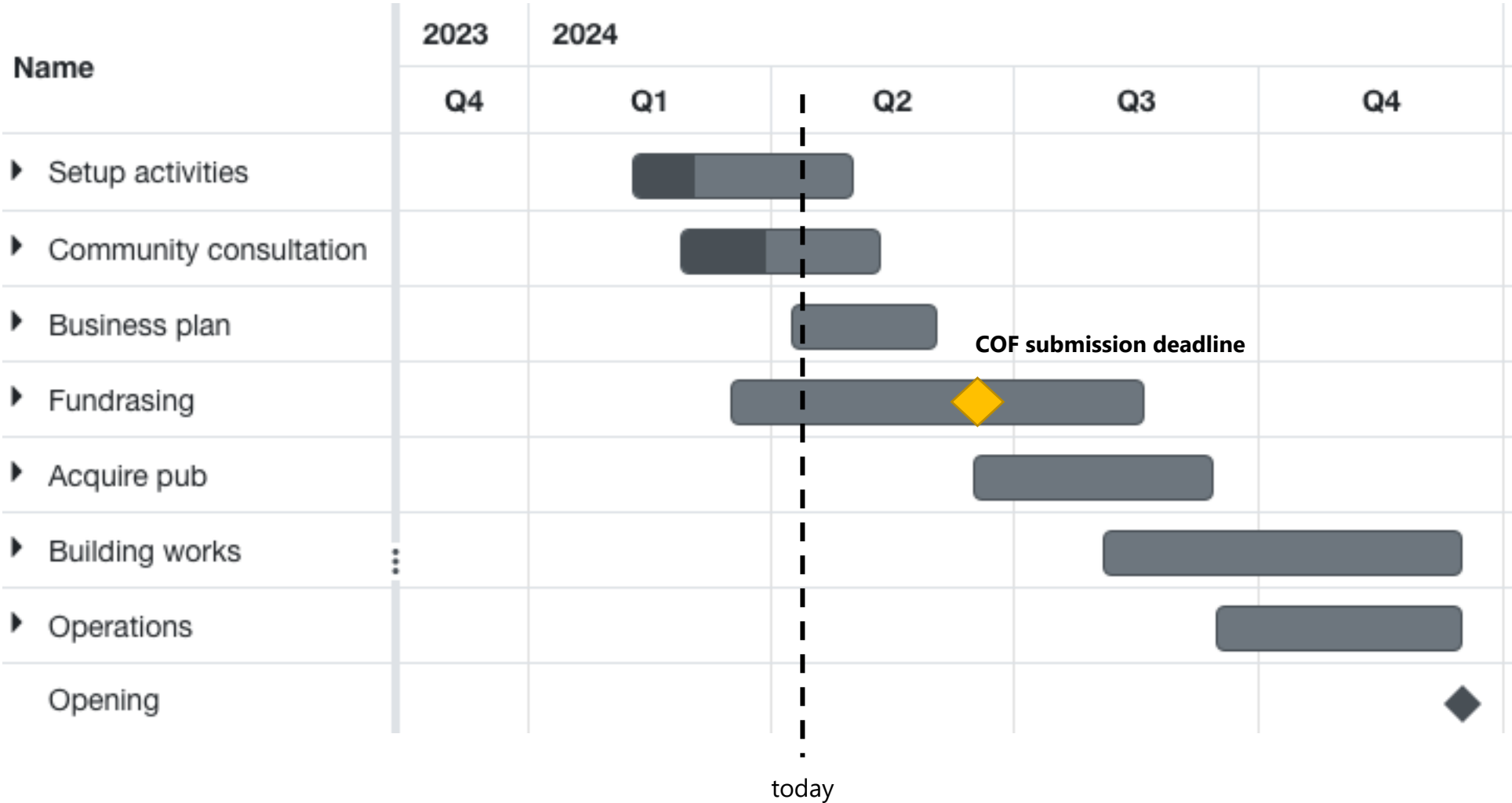
Current status, plan  
and next steps

Matt

# Milestones to date



# Plan

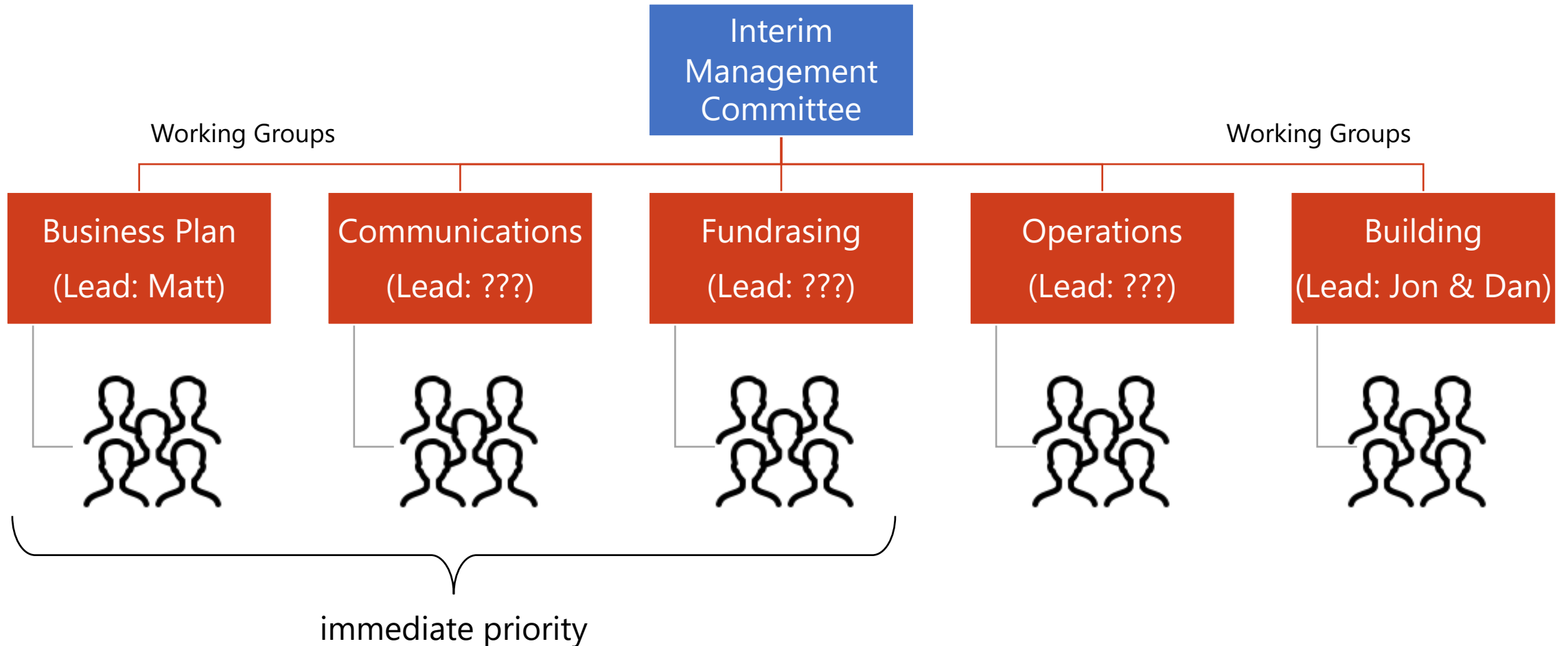


# Next steps

---

- ☐ Consult community stakeholder groups
- ☐ Make offer on Rose & Crown
- ☐ Write business plan
- ☐ Prepare Community Ownership Fund (COF) grant application
- ☐ Launch community share offer

# We need your help!

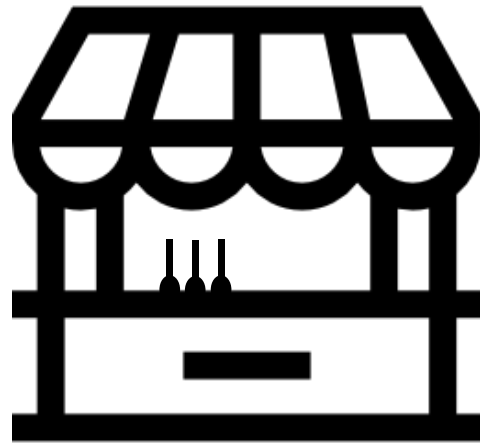




**Save the date!**

# **Rose & Crown Inn**

**Save the date!**



## **Pop up Pub**

**Saturday 18<sup>th</sup> May**

# Q&A

[nympsfield.community.pub@gmail.com](mailto:nympsfield.community.pub@gmail.com)

