

Public Meeting

Nymphsfield Community Pub
Steering Group

13th April 2024



Introductions

❑ 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

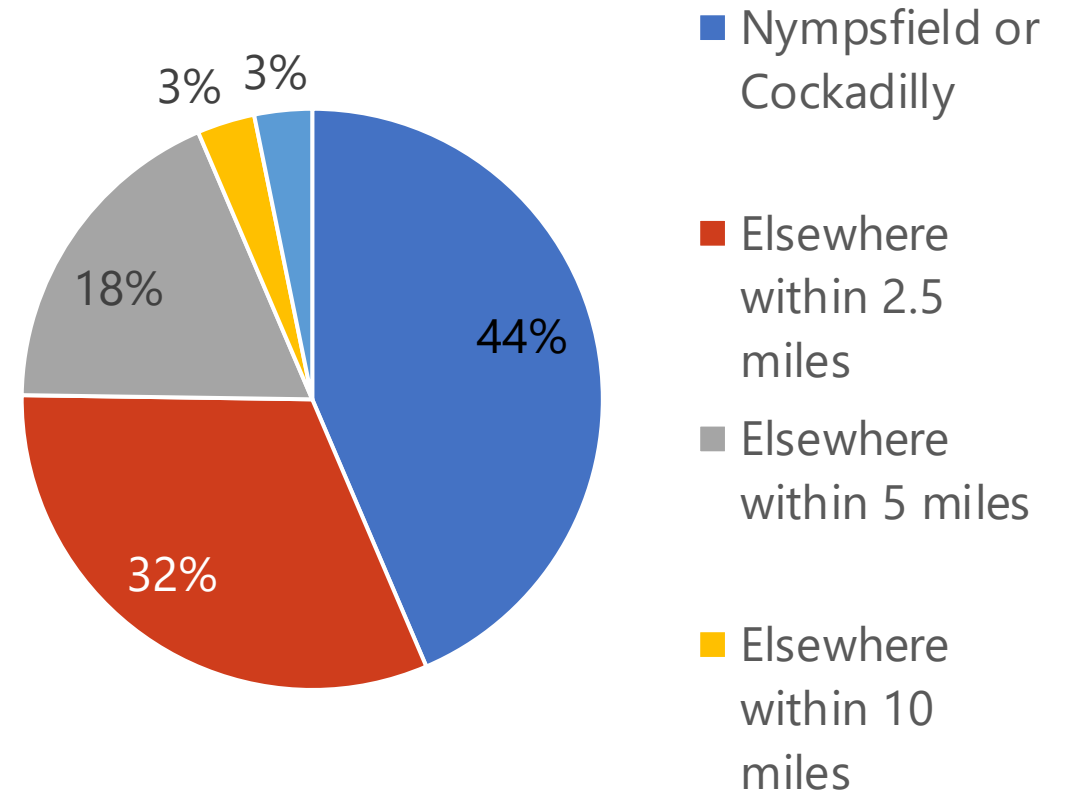
Survey – results summary

Matt

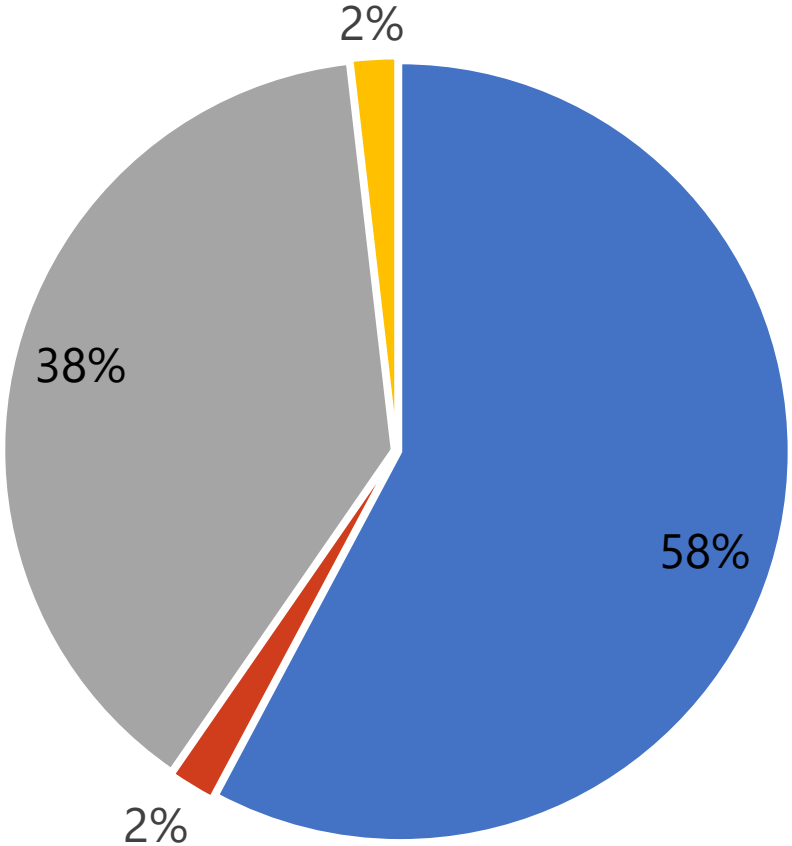


Survey responses breakdown

- 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



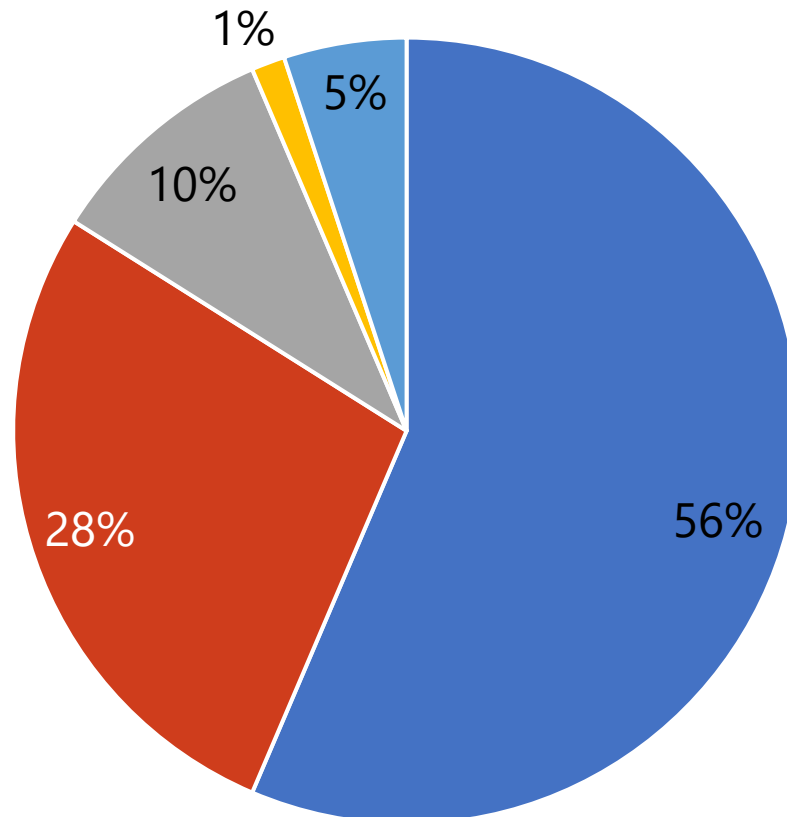
Should the community try to buy the Rose & Crown?



- 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

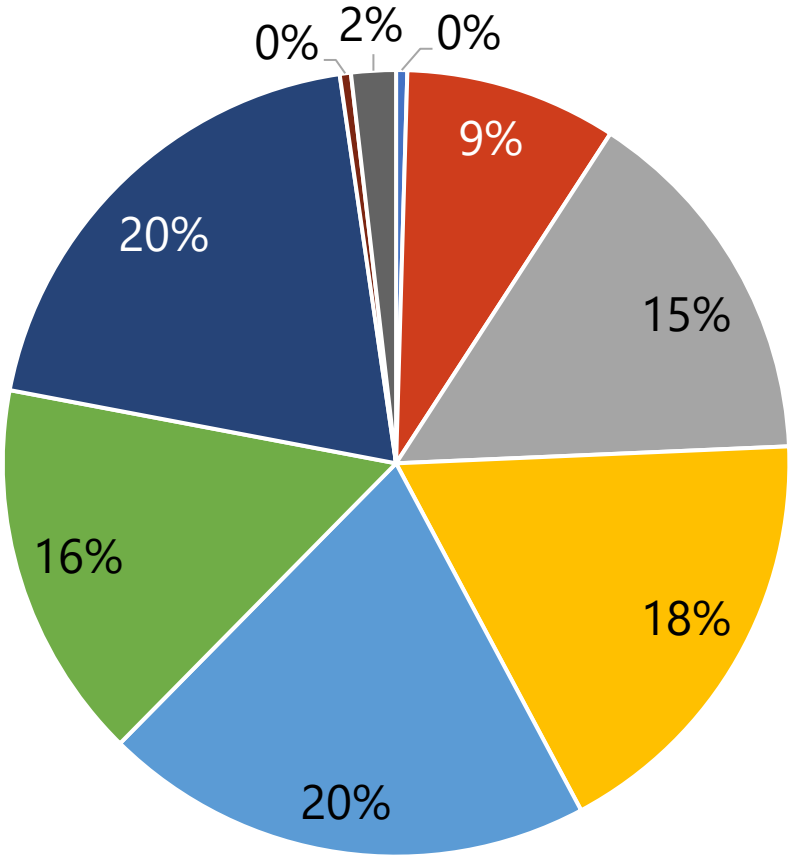
What sort of pub should the Rose & Crown be?



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

218 responses

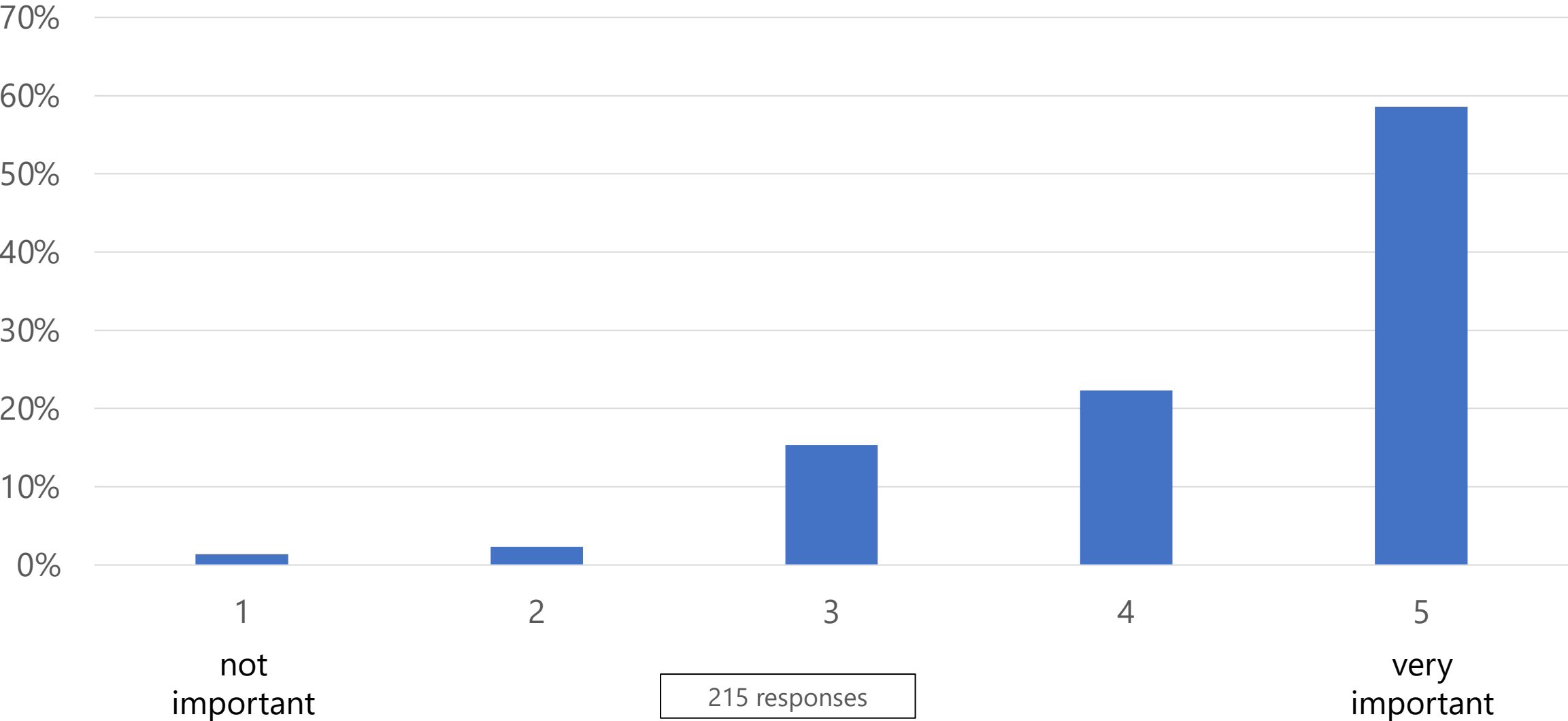
How often would anyone in your household use the pub?



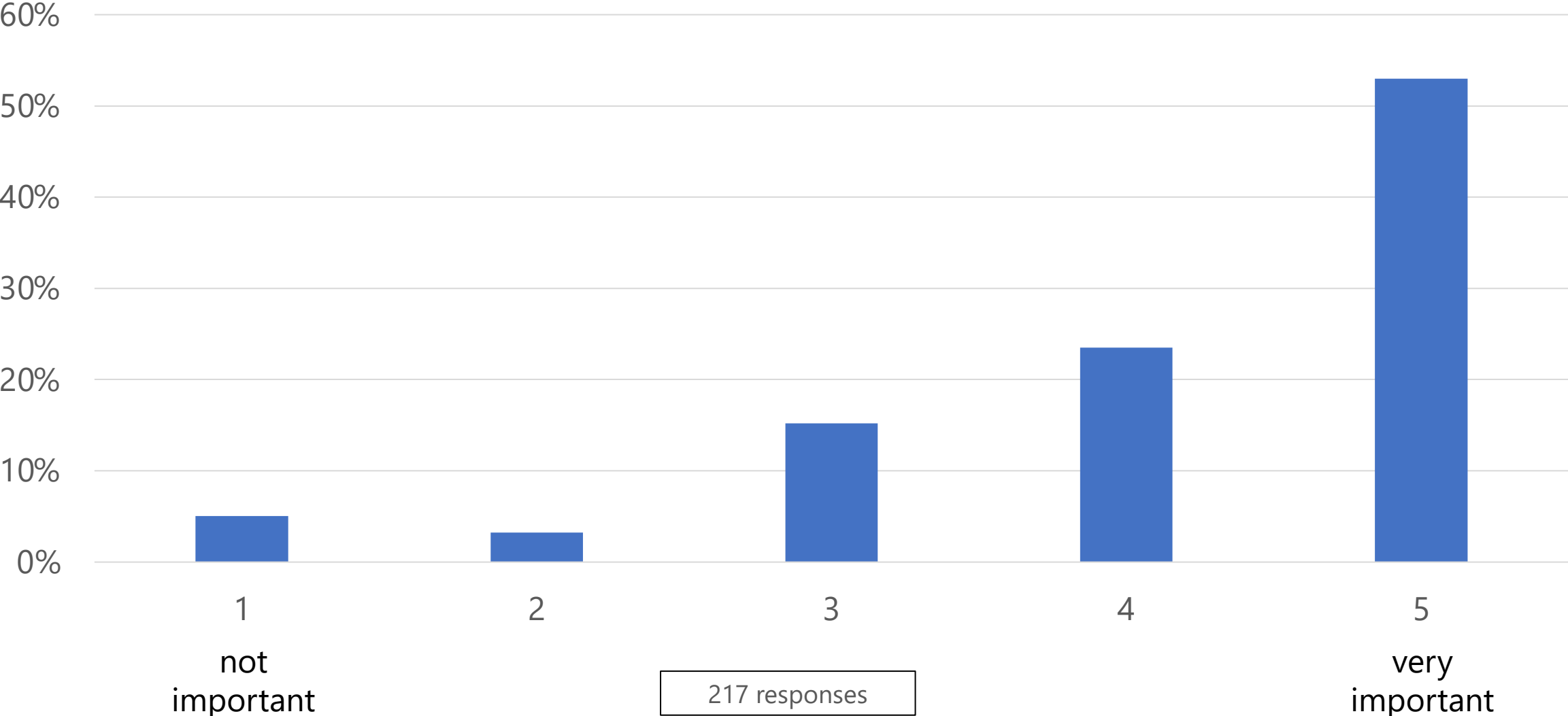
- Daily
- 2 - 3 times a week
- 1 - 2 times per week
- Once a week
- Once a fortnight
- Once a month
- Occasionally
- Never
- Don't know

218 responses

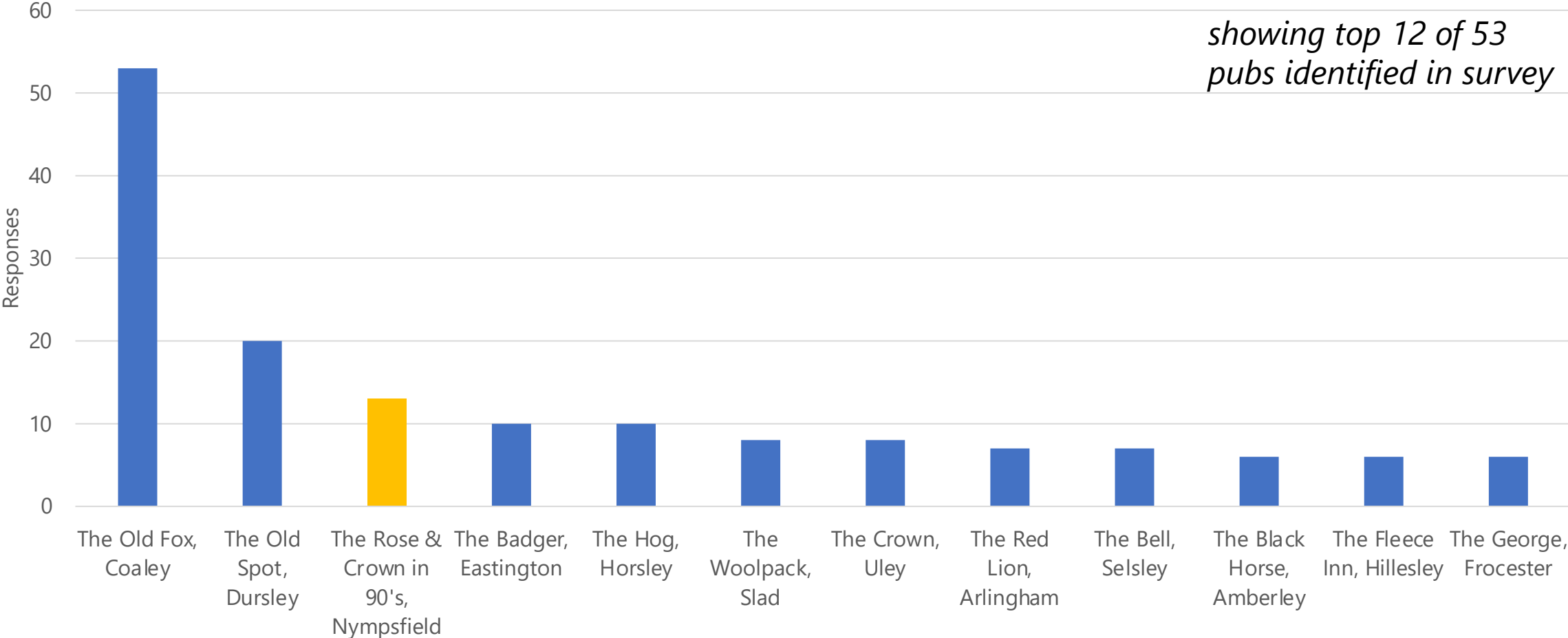
How important is it to have a pub in the village?



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

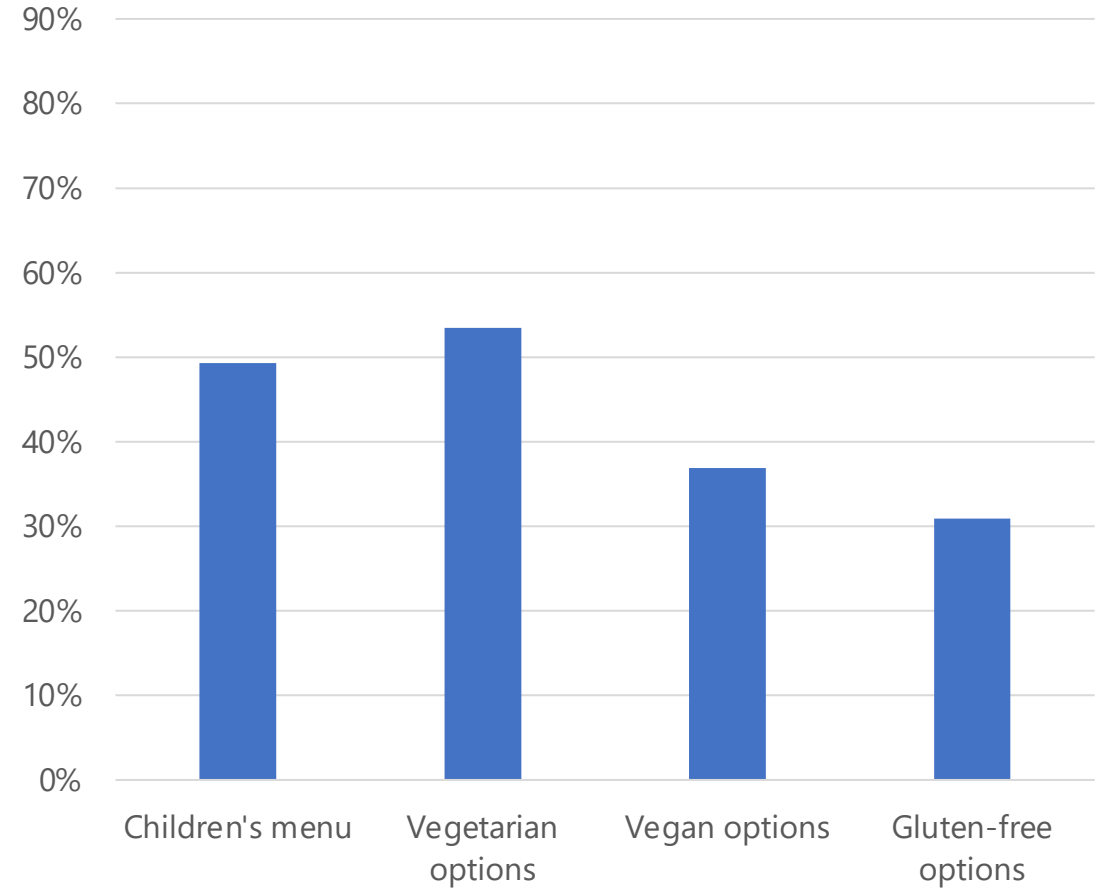
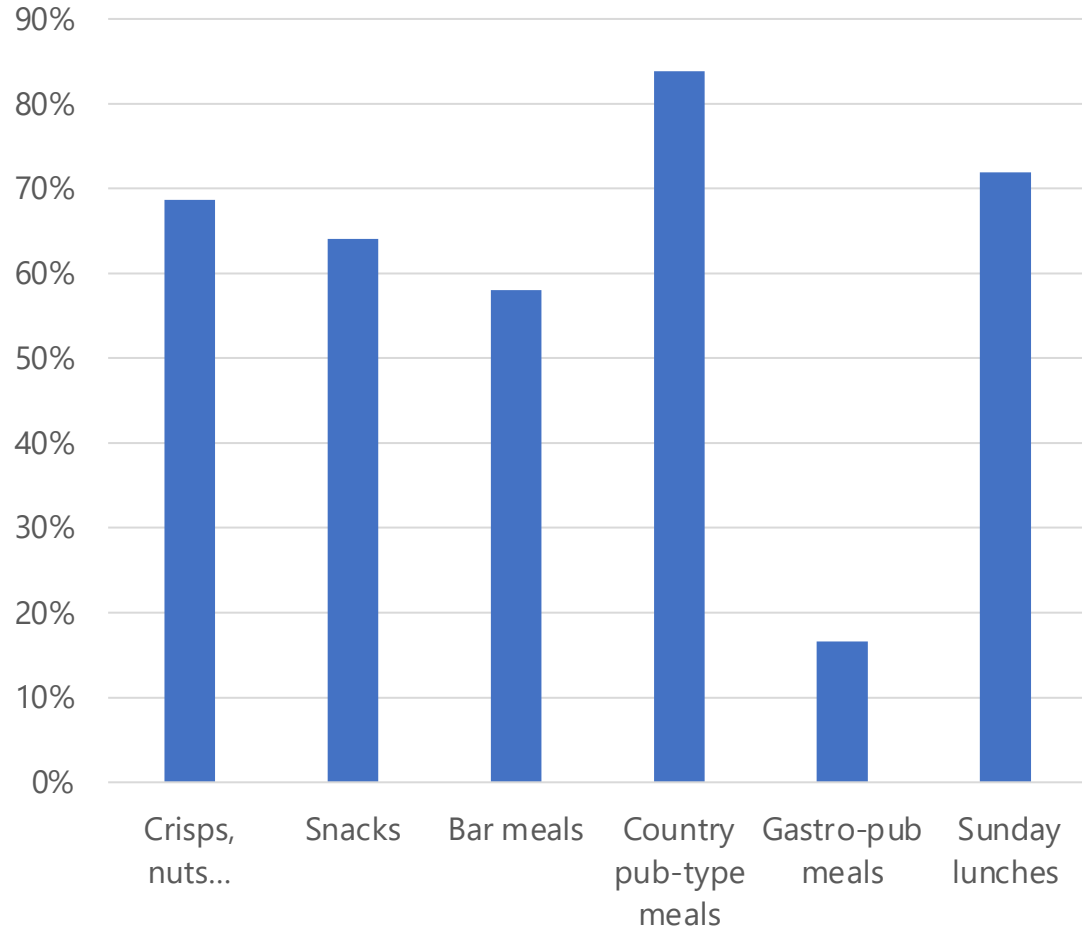


Pubs you would ideally like the Rose & Crown to resemble



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%)

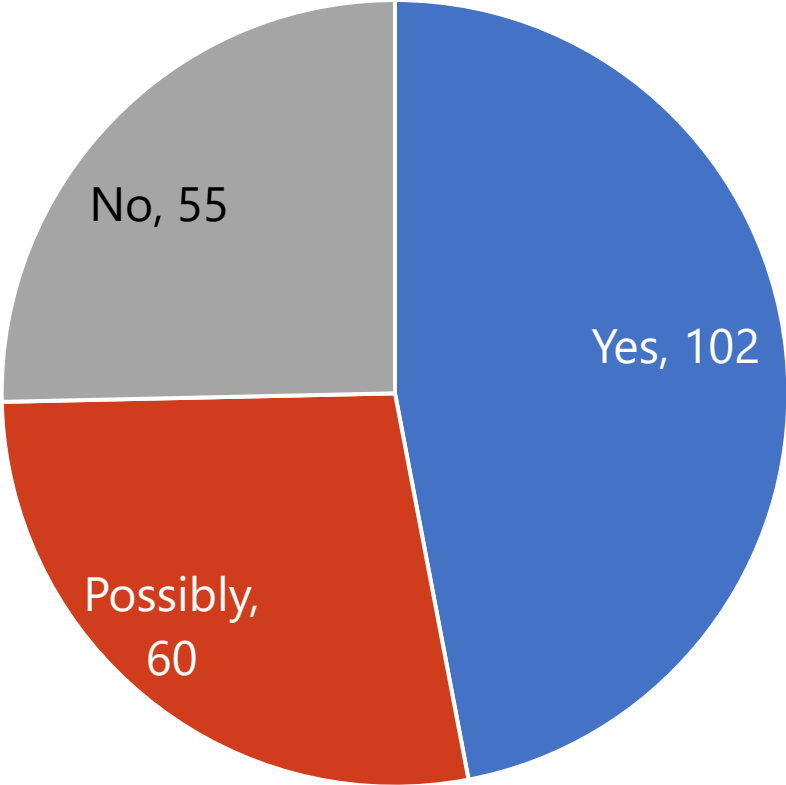


**4. Live music
(jazz, folk...)**
(48%)

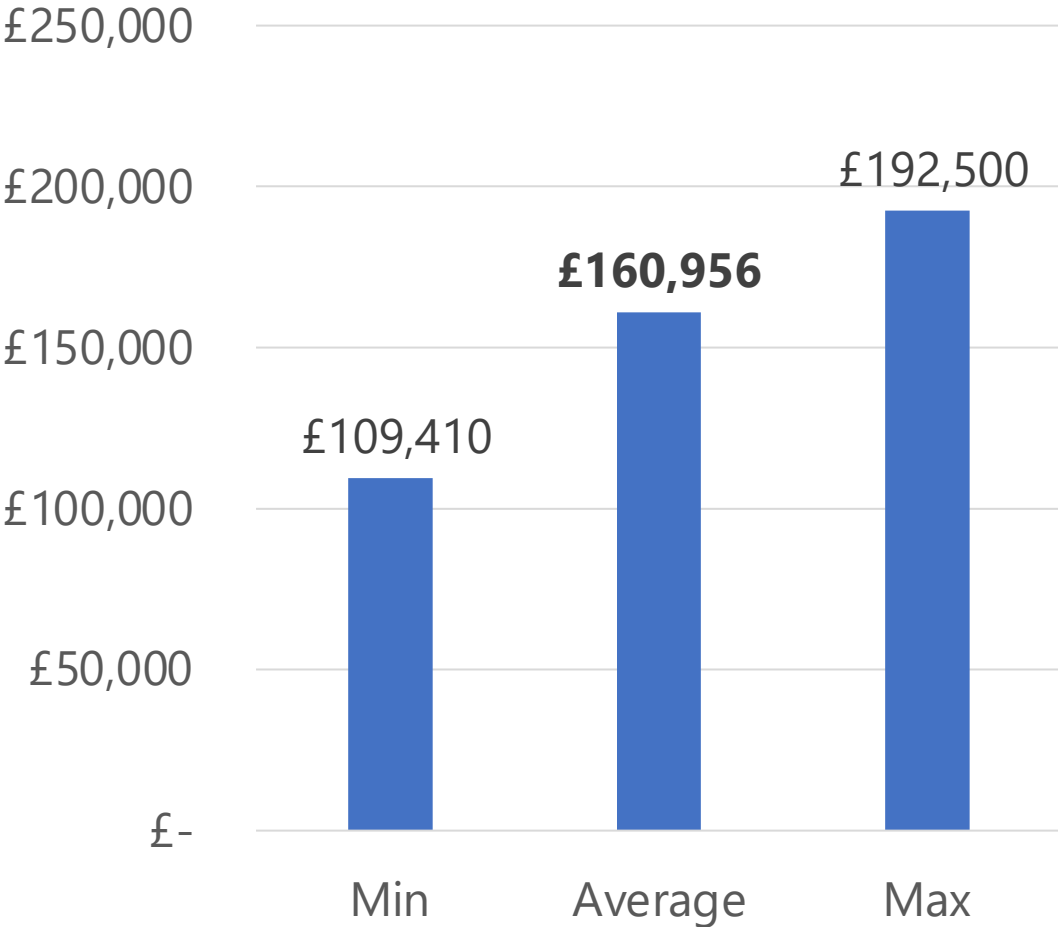


**5. Village
shop**
(46%)

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



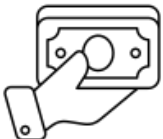
Asset lock



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 Shares | **Booster Fund**

Support Providers



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

Building works

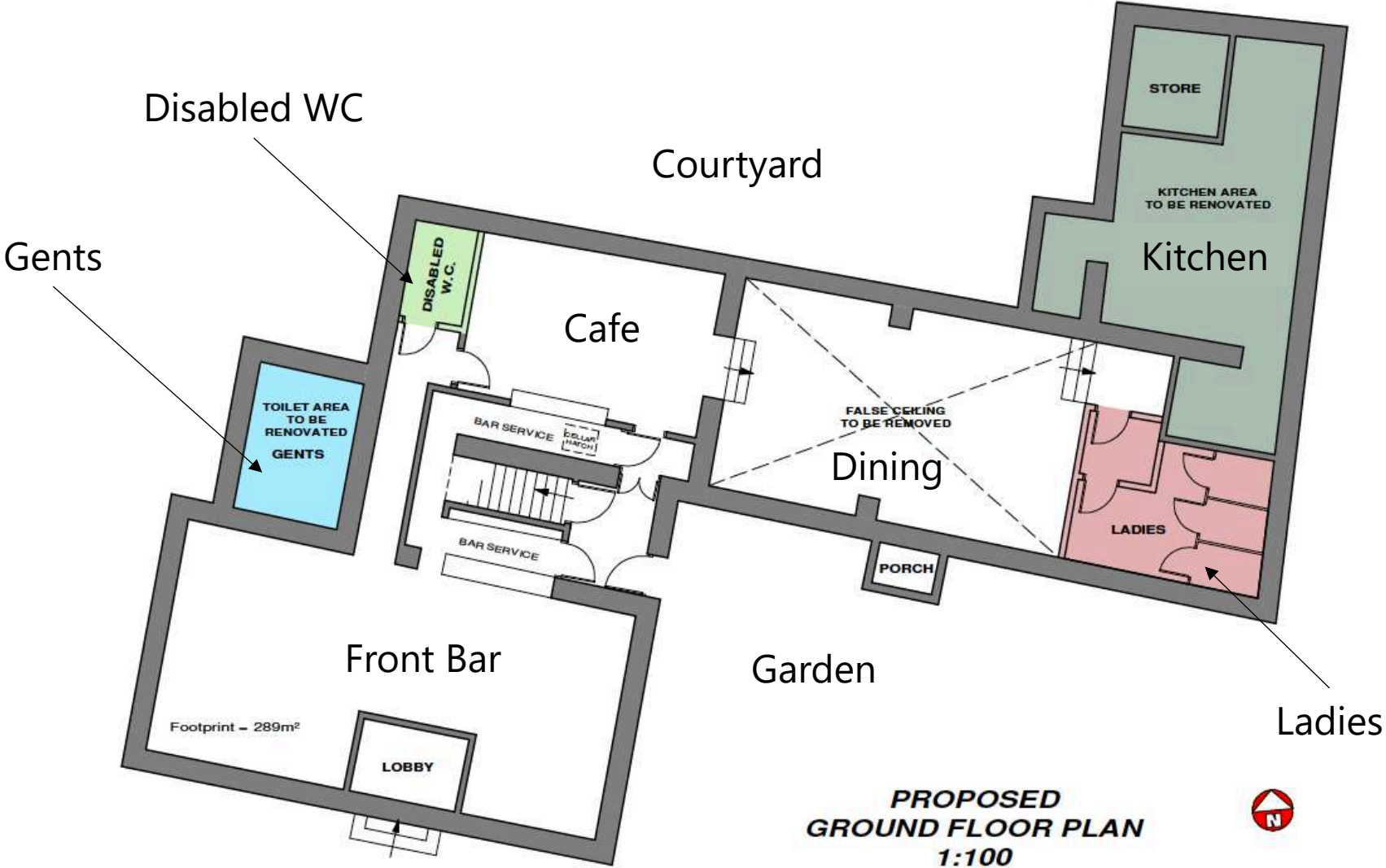
External

- 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

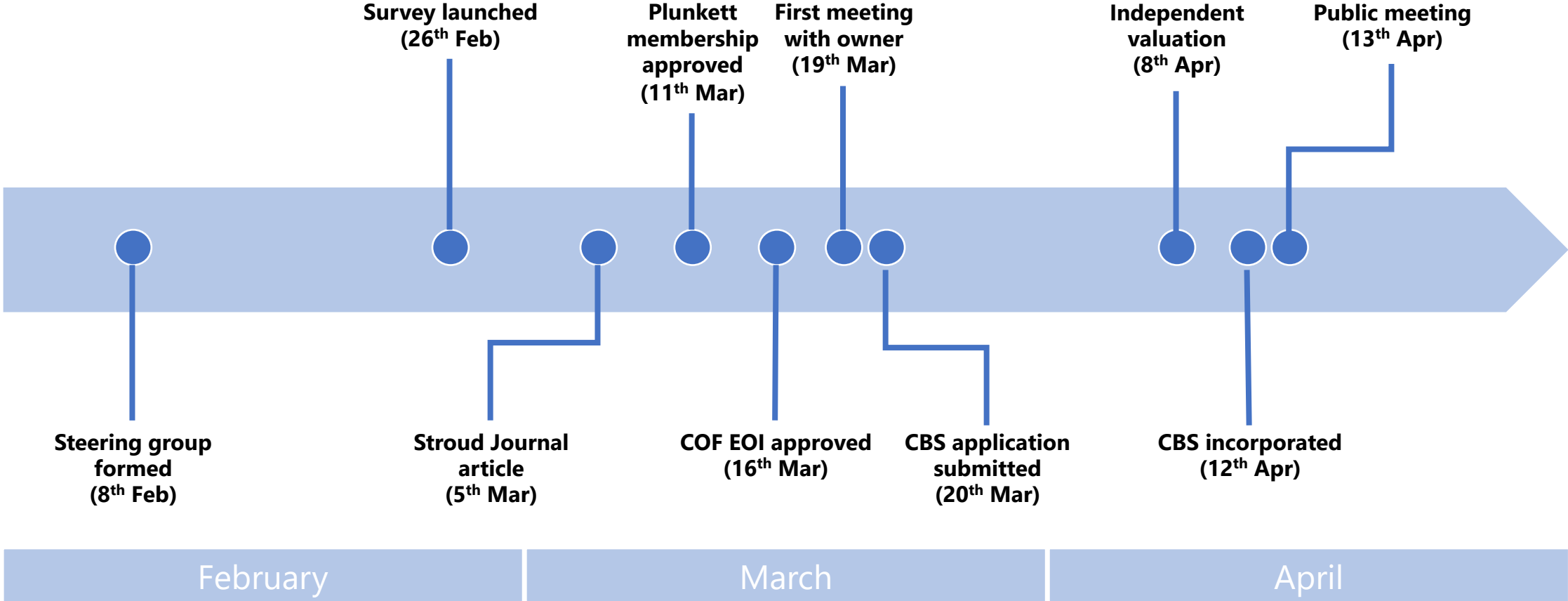
Project costs	
Acquire freehold	£350k
Refurbishment (rough estimate)	£312k
Stamp duty	£7k
Legal fees	£5k
Professional fees	£10k
<u>Total</u>	<u>£691k</u>

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
<u>Total</u>	<u>£691k</u>

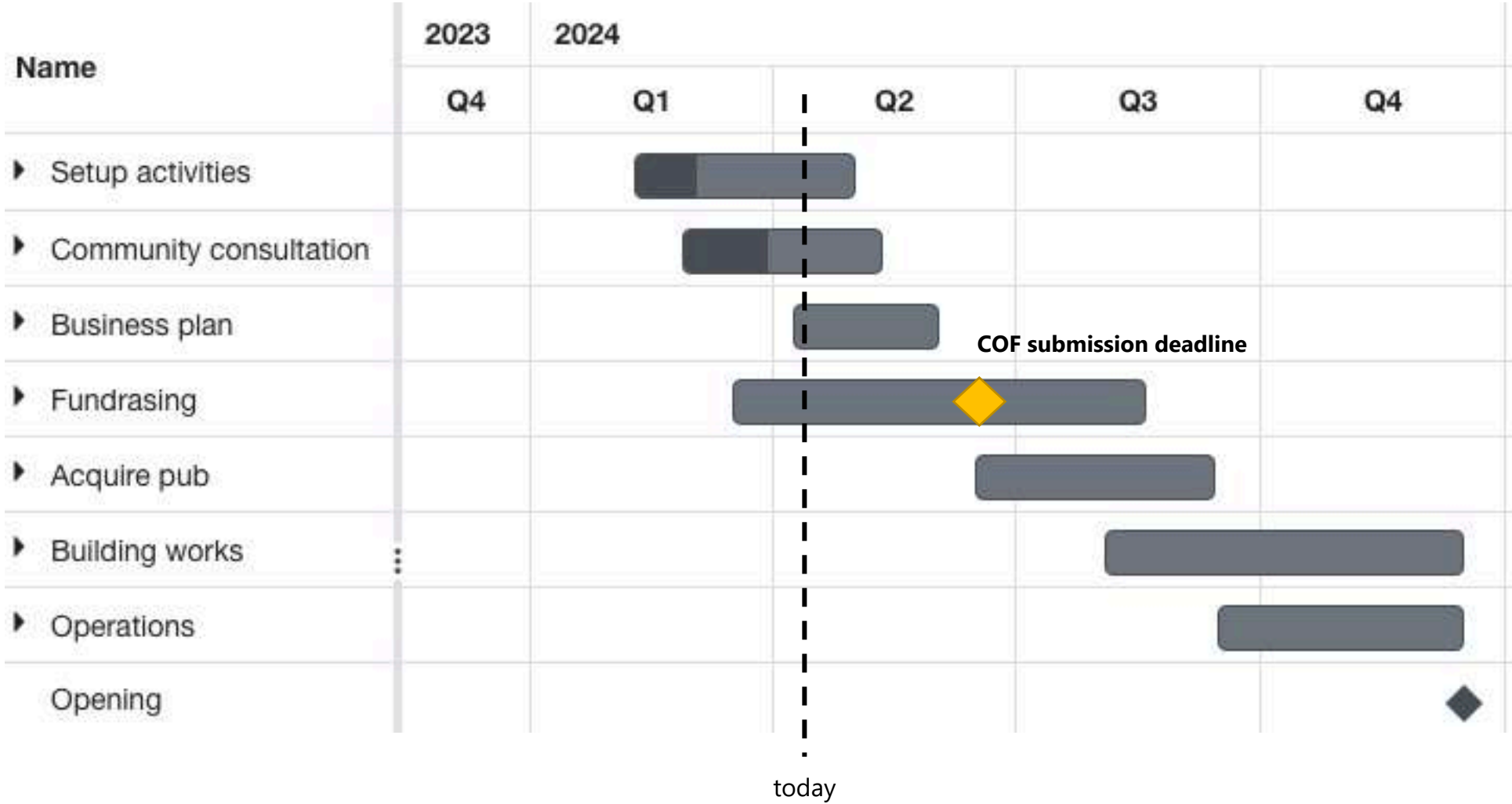
Current status, plan
and next steps

Matt

Milestones to date



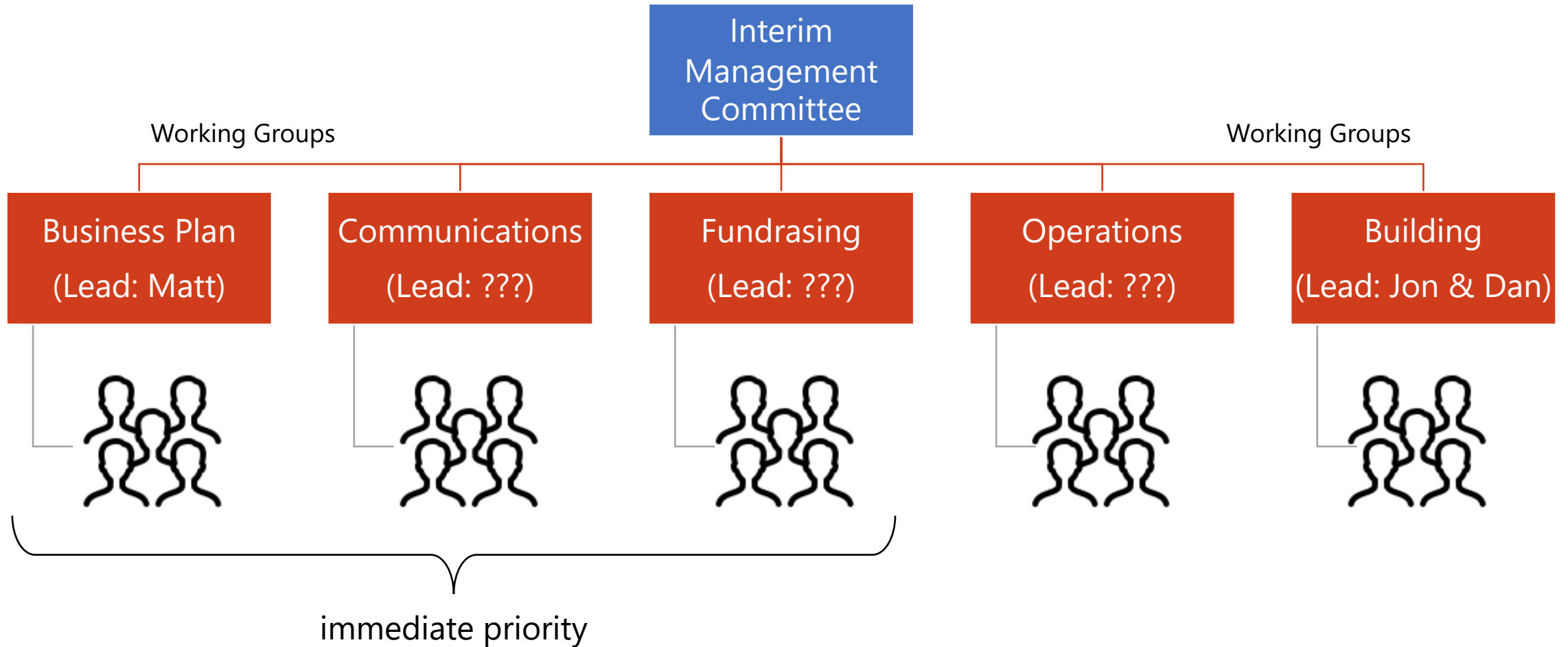
Plan



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

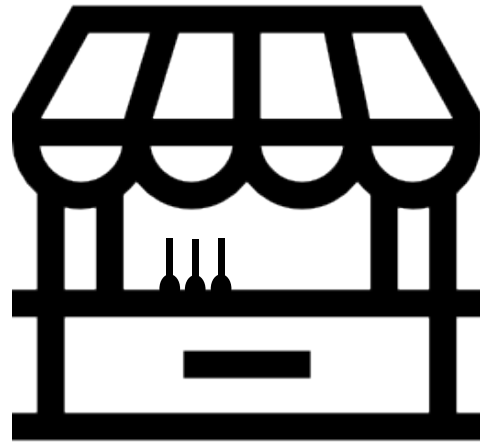
We need your help!



Save the date!

Rose & Crown Inn

Save the date!



Pop up Pub

Saturday 18th May

Q&A

nympsfield.community.pub@gmail.com

