

YEW to YOU



Yew Tree
Avon Dassett

Avon Dassett
Community
Benefit Society
Newsletter
Issue 4
March 2025

Welcome from Clive South, Chairman Avon Dassett Community Benefit Society

In many ways, 2025 brings a new phase to our Benefit Society and The Yew Tree. By the time you receive this newsletter, we will have made the last payment to KeyFund for their loan that helped us secure The Yew Tree back in 2017.

This is a real milestone and our thanks go to KeyFund for working with us and supporting us through the two Covid lockdowns we had during the term of the loan. Adding to that is the fact that we recently renewed our lease with Happy Wolf Pubs Ltd, so you can see why I think 2025 begins a new phase.



Over the coming months, you will see more improvement work on the building (see next article) which has been made possible by a new loan from KeyFund to cover the costs of the work. They remain a key business partner going forward.

You will also be aware of key events that will bring lots of visitors into the village and the pub. The Soapbox Derby (June) The Dassett Country Show (August) are times when we showcase the whole village and hopefully attract people who will become regular visitors.

Once again, The Yew Tree will host "Soap-Fest" alongside the Soapbox Derby, and I am sure you need no reminding that the patio at the front of the pub is a great viewpoint to watch the racers as they pass across the finish line. For a full list planned events visit the website at www.theyewtreepub.co.uk/events

My thanks go to the Management Committee who volunteer many hours of their time to ensure that your investment in The Society is managed for long-term success.

Here's hoping for a good summer giving us all lots of opportunities to enjoy the village events and relax in the Yew Tree garden.

Clive

The Yew Tree Projects Group Update from Mike Blakeman

As reported in the last Yew to You the Management Committee are planning a series of improvements to the building. Funding for these improvements has been arranged from Key Fund Investments Limited who originally provided funding for the purchase of the building.

Following the completion of the disabled toilet and lobby at the side of The Yew Tree, a series of further projects have been proposed by the Management Committee. These consist of:

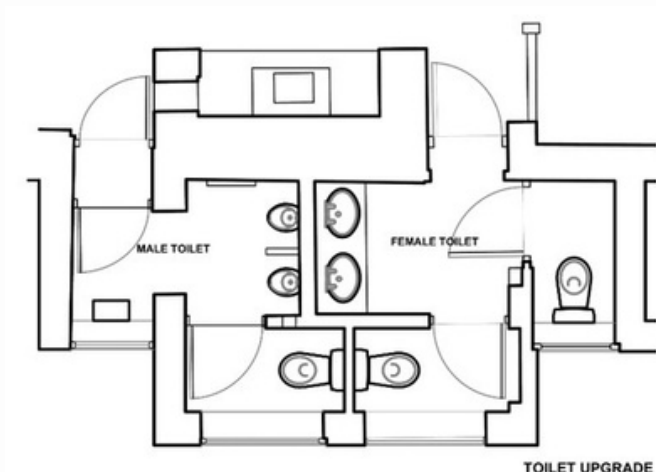
- Replacement of some of the existing windows
- Refurbishment of the existing toilets
- Relaying the frontage paving
- Electric Vehicle charging points in the car park
- Repointing of the stonework to the frontage
- Provision of a new kitchen prep room and storage areas in the outbuildings.

Work has been completed on lifting the paving to the entrance frontage cleaning the paviers and relaying on a new sub-base. The entrance steps have been rebuilt and now comply with current standards. The result is a massive improvement in the approach to the entrance to the Yew Tree.

An order has been placed for nine new replacement windows which will improve the insulation of the building and help to reduce heating costs.

Quotations have been obtained for the much-needed refurbishment of the toilets. Initially, the work will be focussed on the gents' toilet. The area of the gents is quite small and it has been a challenge to find a layout that will provide additional facilities. It is hoped that these works can be completed within the first quarter of this year. Further details of the proposed works can be found on the Society website.

Mike



Future Developments | Avon Dassett Community Benefit Society Limited

These projects will enhance the Community Benefit Societies' assets in the long term and improve the customer experience. The various projects will require funding over several years and provide an opportunity for new villagers to acquire a shareholding or additional shares. An application for additional shares can be found at:

<https://avondassettcommunitybenefitsociety.co.uk/shares>