



# **Save the Brock!**

## Progress Update

10 January 2025, 7pm

Brockweir Inn Community Benefit Society



# Agenda

- **Welcome** **Henry Morland**
- **Funding options** **David Rodney**
- **Refurbishment Plans** **Tom Starr**
- **Celebration Drinks** **Feel free to ask questions of your committee**





**WE NOW OWN OUR  
VILLAGE PUB!**



# The Business Plan

## 3 stages to the Business Plan:

- **Stage 1-** Buy the pub (£400K) **December 2024**
- **Stage 2-** Renovate the pub (£205K) **2025**
- **Stage 3-** Find a Tenant, re-open and run the pub (£45K) **ASAP**

**N.B Dates are subject to change depending on  
grant funding and other factors**

# Grant Applications

- Historic England- Heritage Project: Awaiting outcome **£12.5K**
- Severn Trent- Application due for submission on 31 January **£100K**
- Other grants to follow **£ ?**

# Fundraising & Donations

- JustGiving- donations from public (walkers, cyclists etc)
- Fundraising events- i.e. CIC Fireworks
- Other ideas welcome, so please volunteer!

# What you have bought...



Over to Tom to share initial ideas for the refurbishment...

# Brockweir Inn

## A Condition Survey Summary

- Prepared by Tom Starr based on measured and Architects Initial condition survey.

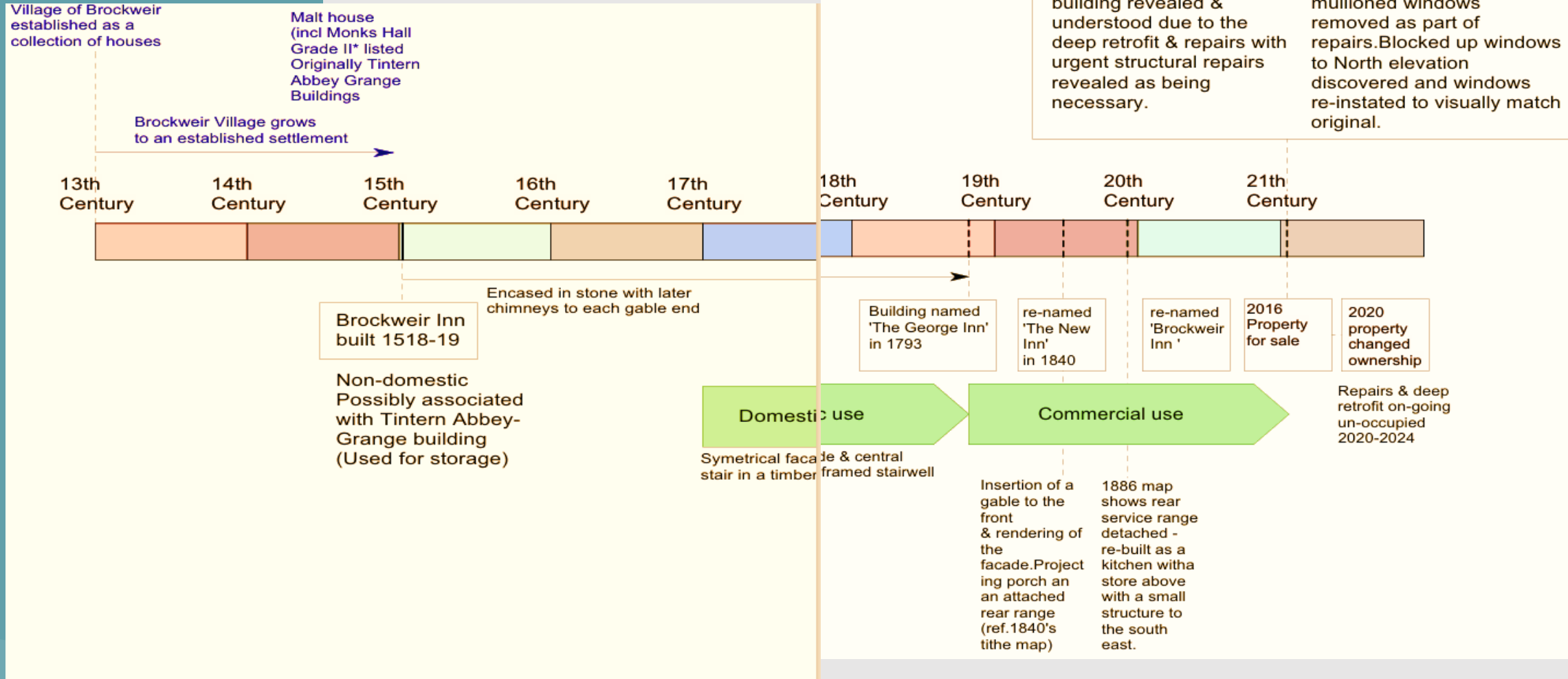


Once home to at least 19 pubs, Brockweir Inn is the last of its kind in the village. The building has been since at least 1795. By investing project, you are also preserving of our history and heritage.



# History A summary of the history of the building is outlined in the timeline

## Background





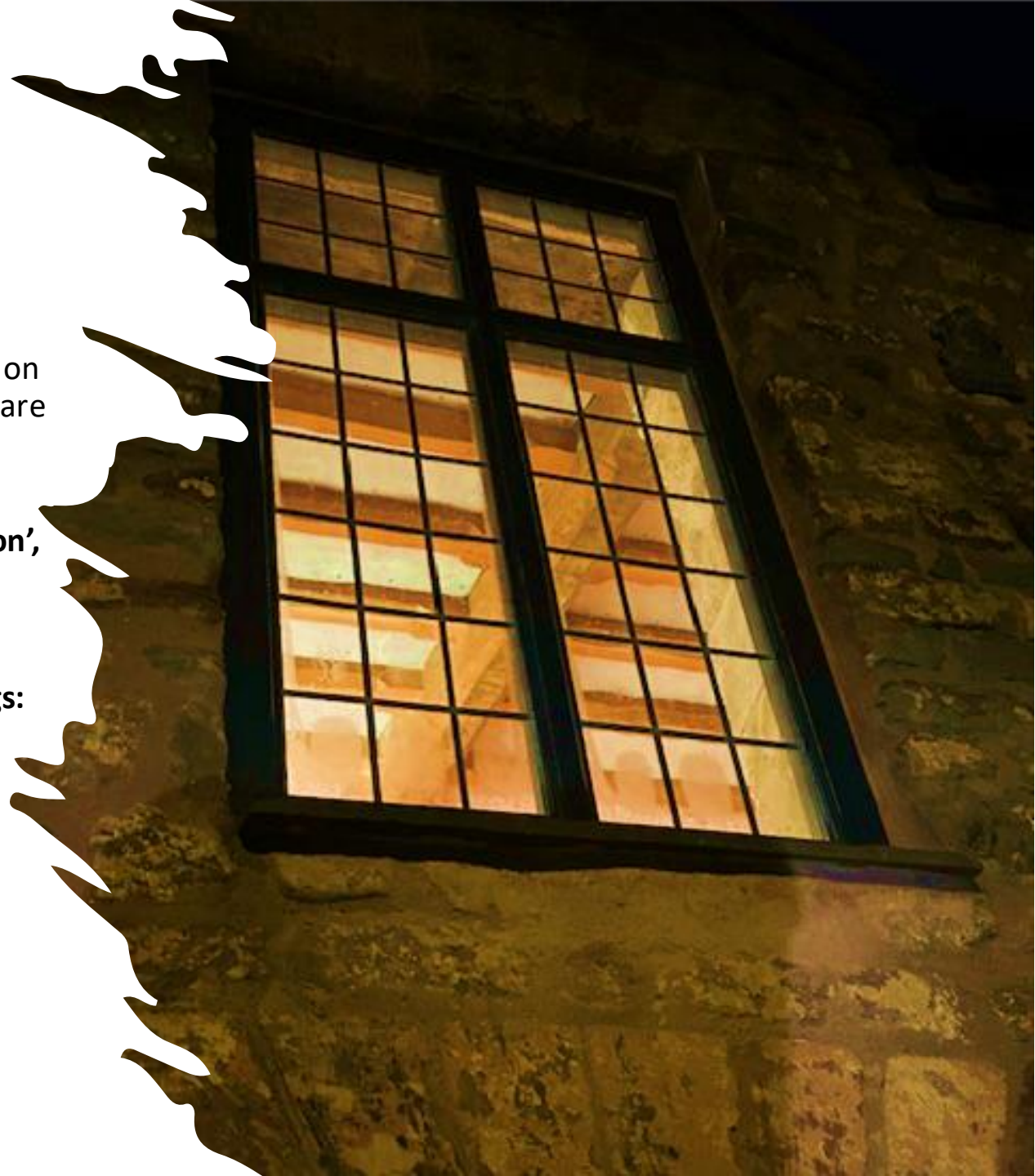
# Building Condition & History

The observation of building condition and defects should be paired with an understanding of the building history which will inform the approach to the building's further refurbishment and repair.

- **History** -The condition report does not pass qualitative judgement on the **changes and adaptations** that have occurred **over time** as these are all considered **part of its history**.
- **A conservative approach** will be followed which seeks to **retain building fabric** where possible and encourage '**minimal intervention**', in line with **accepted historic building principles**.

The building has already been assessed under the following headings:

- **Movement**
- **Timber defects**
- **Dampness**
- **Condensation & Insulation**
- **Exterior Elements**



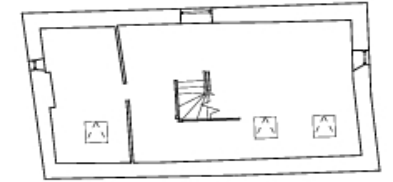
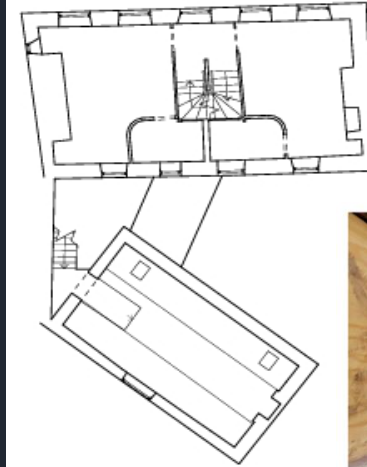
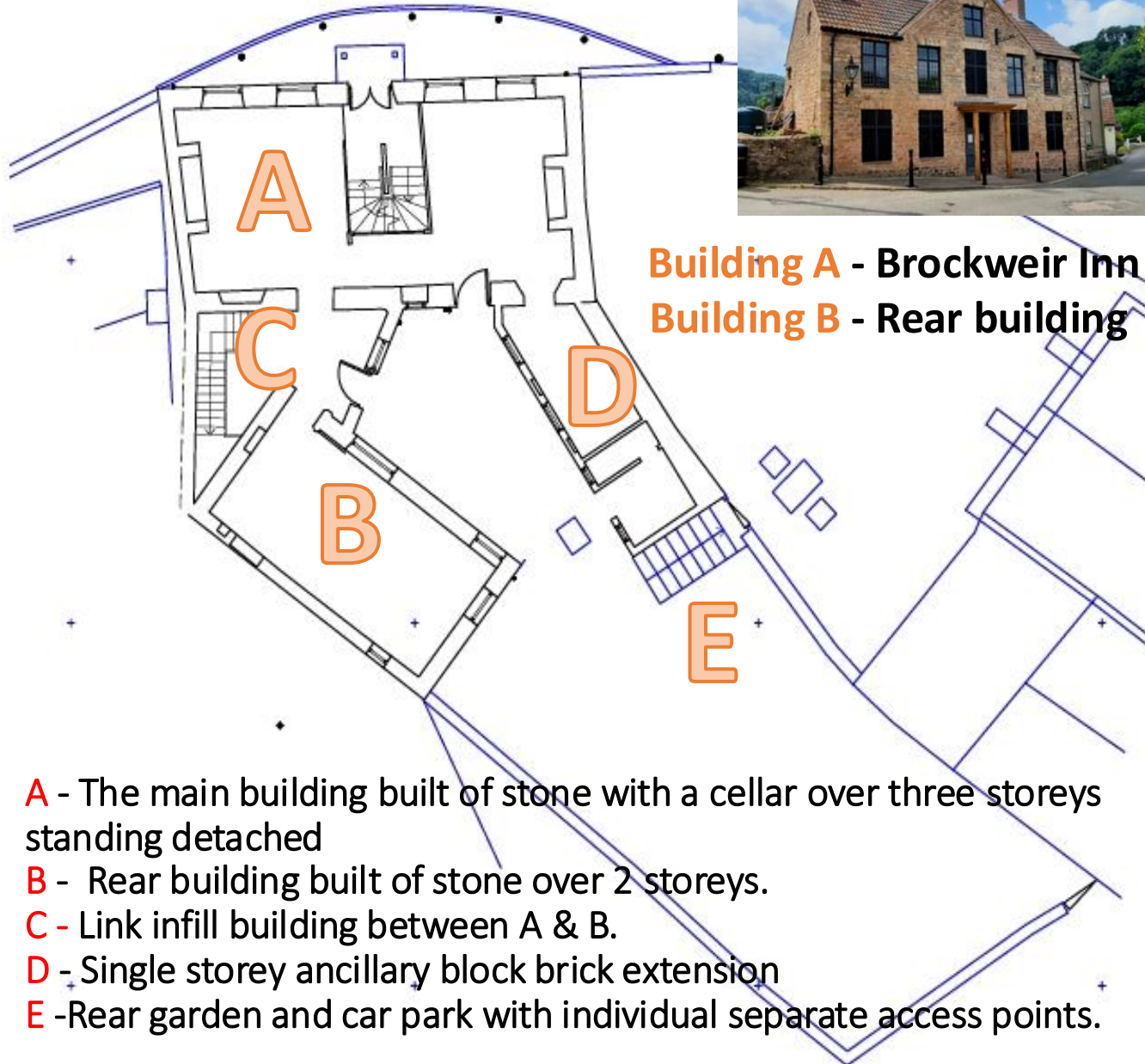


THE PROPERTY - The main building is built of stone standing detached with the main frontage on Mill Hill with side access from the Offa's Dyke Path.

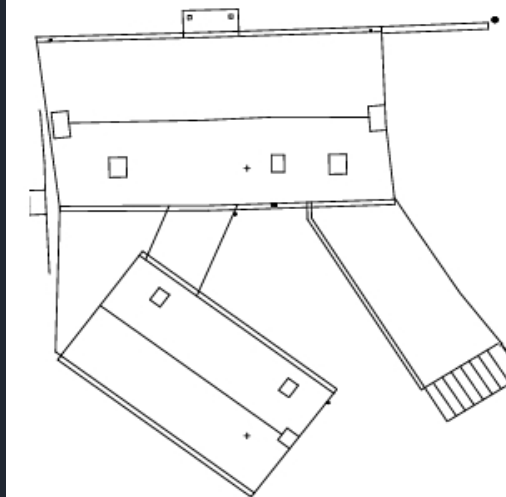




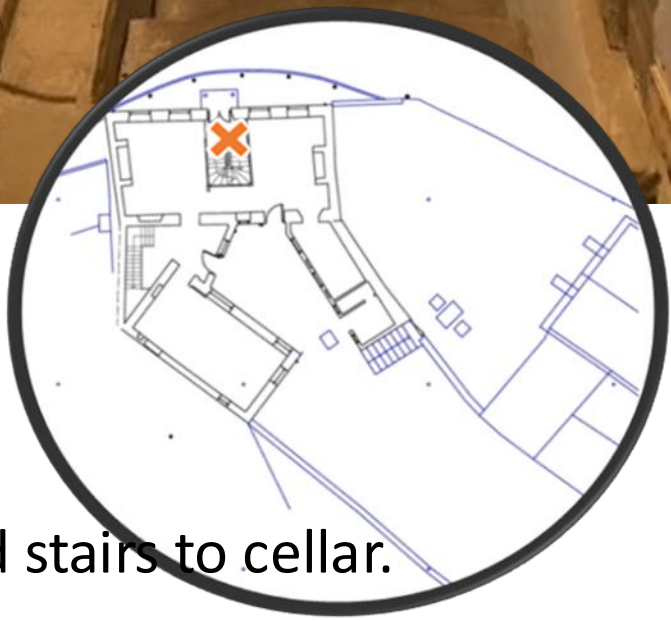
# Property Layout - Existing



**Building C - Link structure and stair**  
**Building D - Outbuilding range**

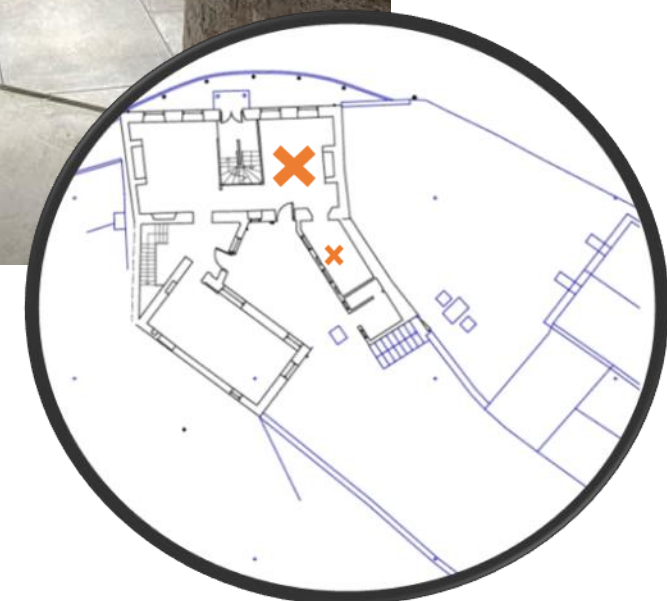






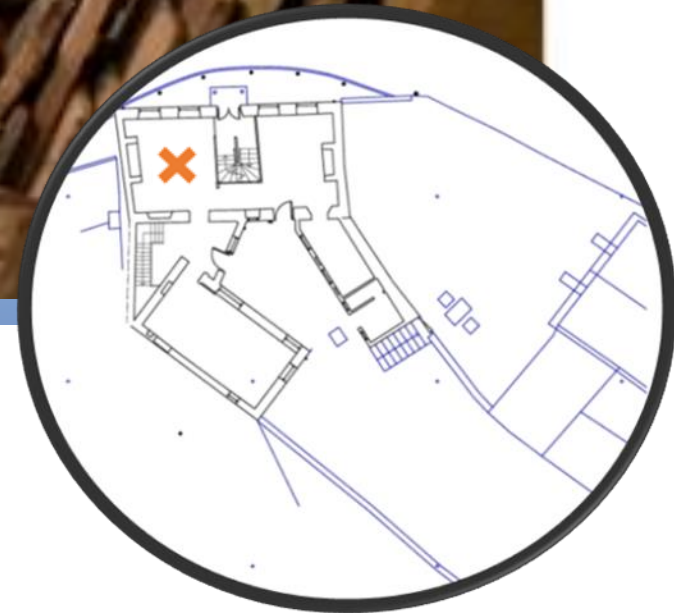
Ground Floor main entrance lobby and stairs to cellar.





Ground floor Room One 4.78m x 4.88m. Two large, boarded windows, large fireplace with wood burning open fire, exposed stone floor, exposed stone wall, beamed ceilings and extended area tiled.





Ground floor Room Two 4.78m x 4.88m / 5.14m x 4.18m. Two large, boarded new windows, large fireplace to suit a wood burning stove, stone floor removed, exposed stone wall, beamed ceilings.

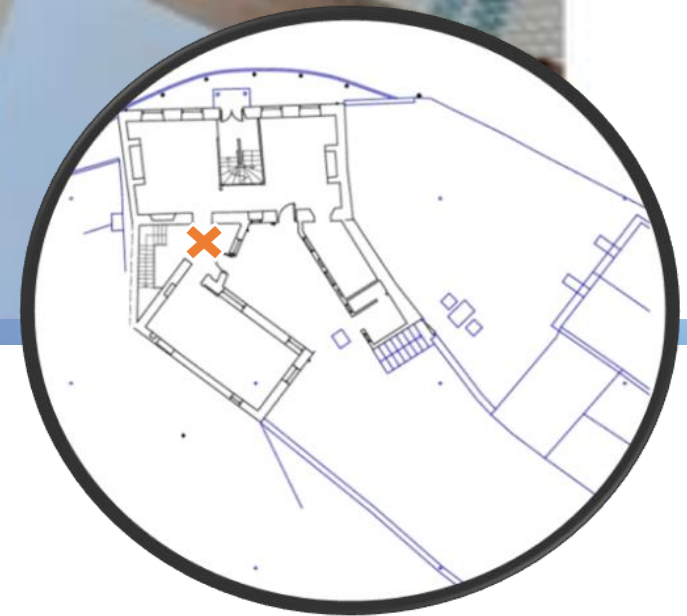




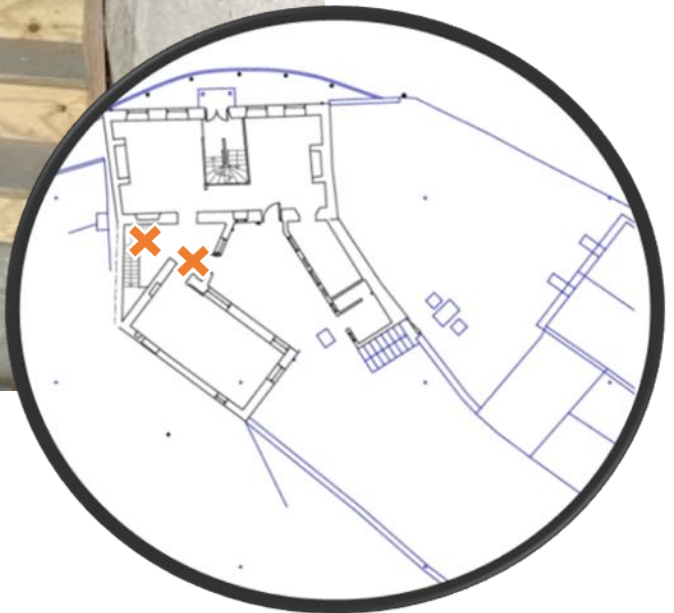
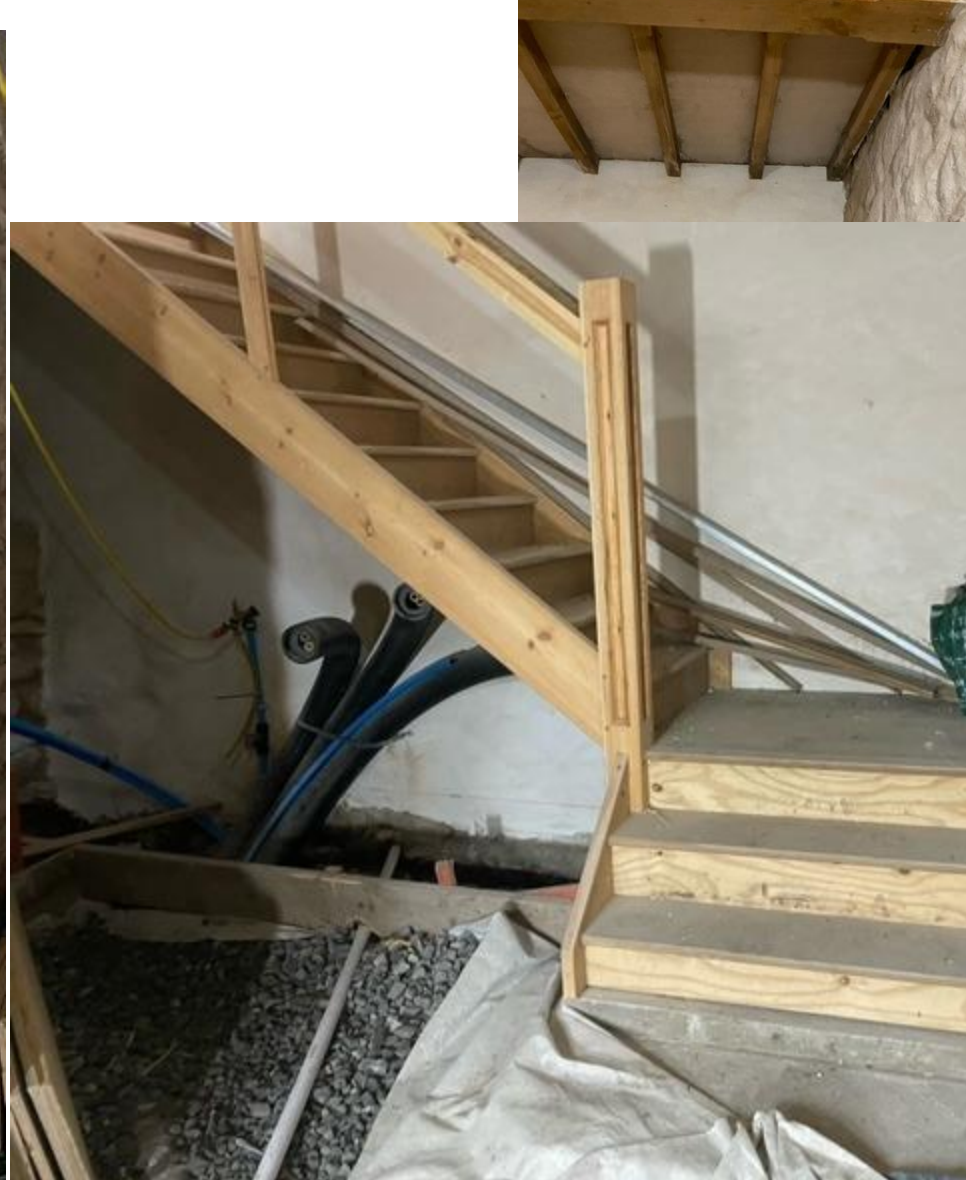
Ground Floor access corridor between Room One & Two 1.39m x 2.52m. Stone floor, brick block wall, new window fitted.



Ground floor Section Rear of Room Two 4.63m x 5.16m (maximum). Door leading outside with exposed block wall (needs finishing), some exposed stone walls, stone floor.







Ground floor Rear of Room Two 4.63m x 5.16m (maximum). Door leading as link to storey attached building, some exposed stone walls, stone floor removed.





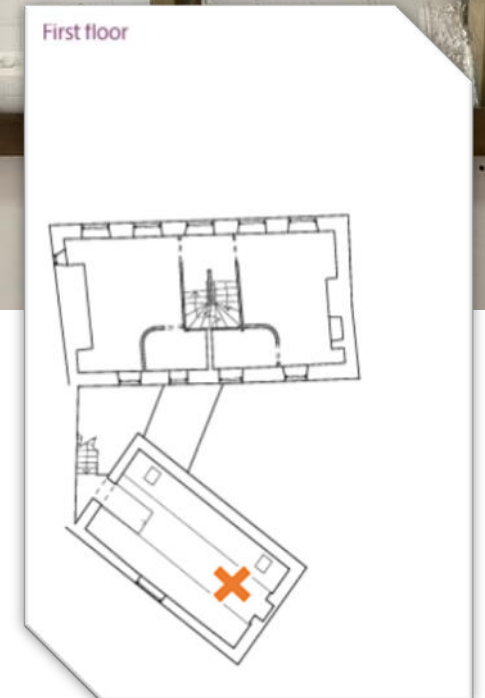
Ground Floor Room Three (to rear) 2.91m x 3.191m. Exposed stone wall, old window, further small old window. Doorway currently boarded.





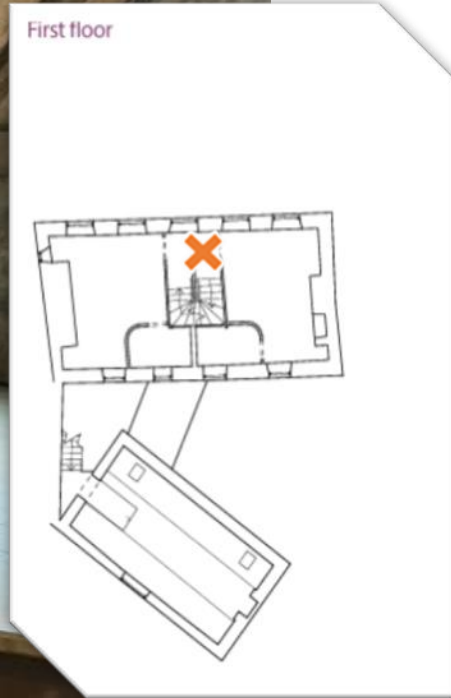
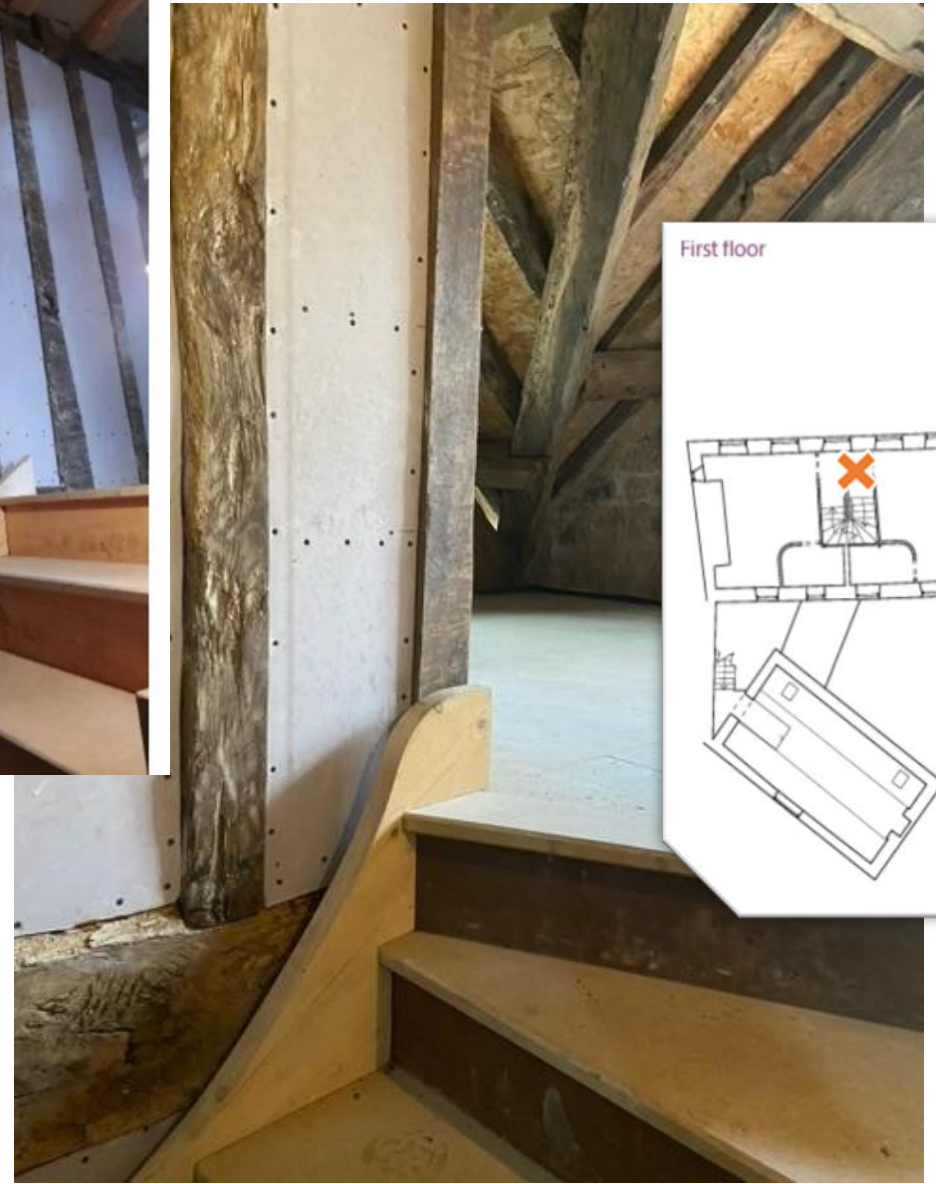
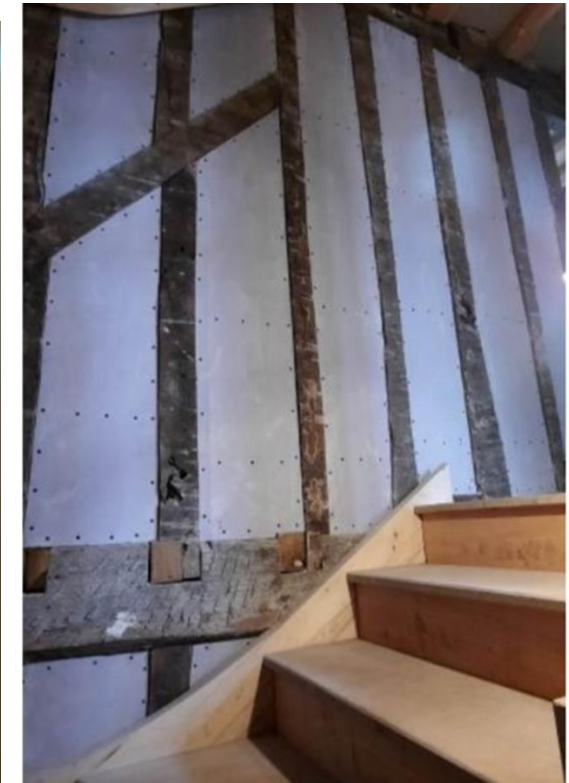
Ground Floor Room Three (to rear) 2.91m x 3.191m. Exposed stone wall, old window, further small old window. Doorway currently boarded.





First Floor Room One 8.21m x 4.23m. Two large windows and beamed insulated and boarded ceiling. New floor joists and chipboard floor to complete. Note – stairwell to complete needed to this space.





**New stairs to main building from Ground & 1<sup>st</sup> to 2<sup>nd</sup> floor. Exposed beamed wall & ceiling, plywood floor, exposed stone walls, new fitted window.**



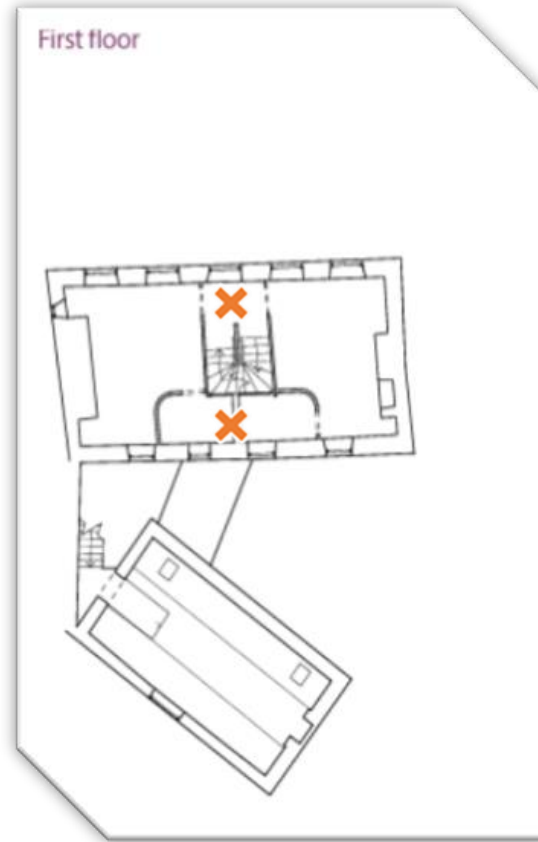


First Floor Room Two 4.82m x 5.78m. Triple aspect room with four new windows and one old window. New beamed ceiling, exposed stone walls, plywood floor.





Stair Corridor exposed stone walls, exposed beamed walls, new beamed ceiling. Rear ensuite bathroom layouts.







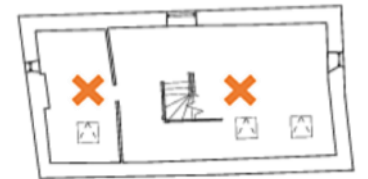
First Floor Room Three 5.11m x 4.16m. Fireplace, exposed stone walls, new beamed ceiling, exposed beamed walls and plywood floor.





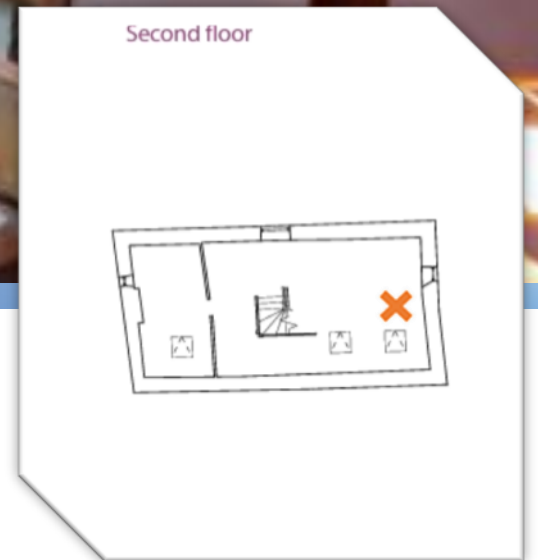
Second floor Room new window, two old windows, three Velux windows with chipboard boarded roof space, exposed beam ceilings, boarded floor.

Second floor



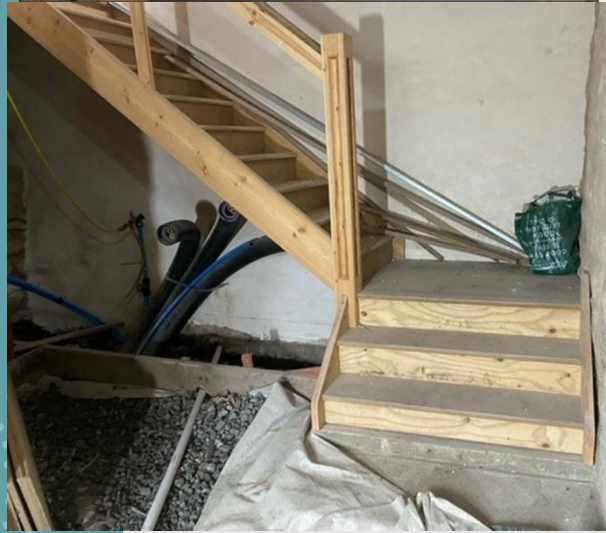


Second Floor Room 5.18m x 10.14m.





# MEP First Fix Examples

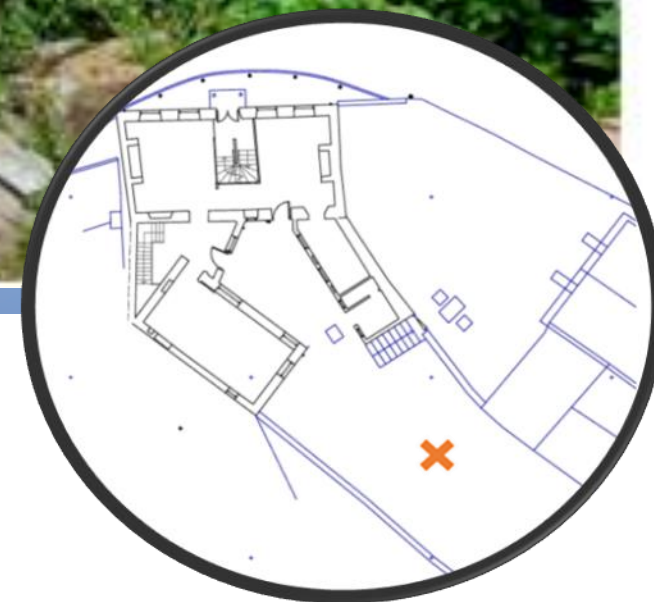






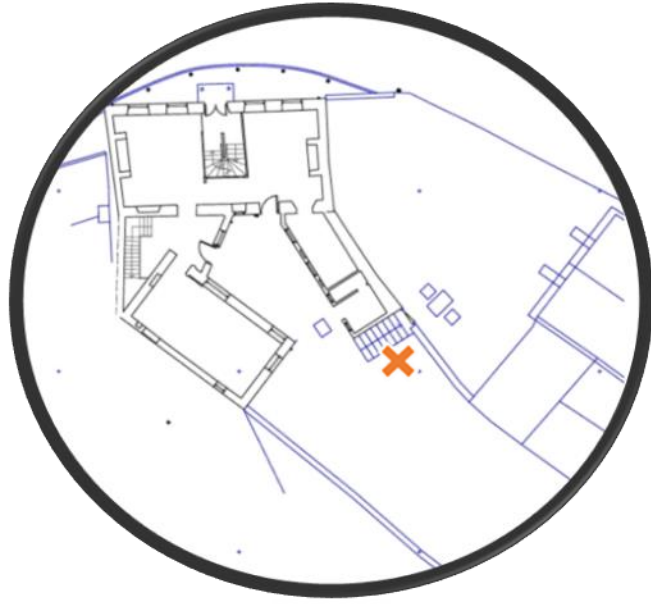
Exterior Rear Elevation Area including flat roof single storey extension.





Rear Garden 24.3m x 7.2m (maximum) Overgrown and partly patioed.

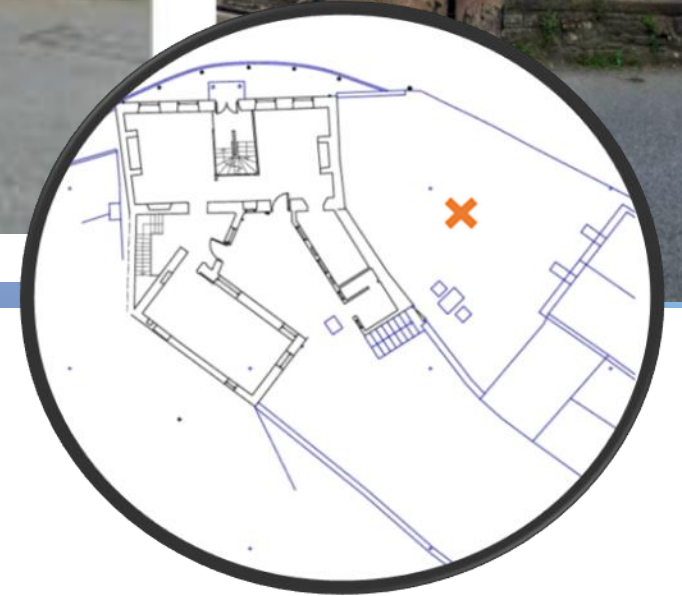




Direct external stair access between garden and car park

Rear Flat Roof single storey toilet block extension





OUTSIDE FRONT Car Park 17m x 4.2m. Space for four or so vehicles.

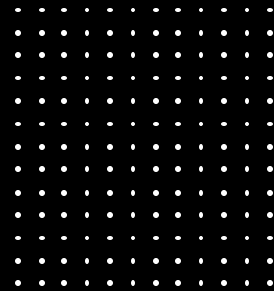
# Condition Summary

- The previous owner has carried out considerable works to the building envelope and structure, the majority of the interior is incomplete but is a good base build.
- In order to create a space from which the business can sustainably trade there is a need for considerable targeted expenditure which will include (but is not limited to):
  - Works to walls, floors, ceilings, joinery, electrics, hot & cold water, heating, fire safety (alarms etc), new décor and FF&E throughout the building.
  - Works to incoming utilities, a catering kitchen, works to upgrade/extend toilets, drainage and exterior landscaping.
  - Spare material contributions that can satisfy any of the above items will be most welcome now we have a building to store them in.





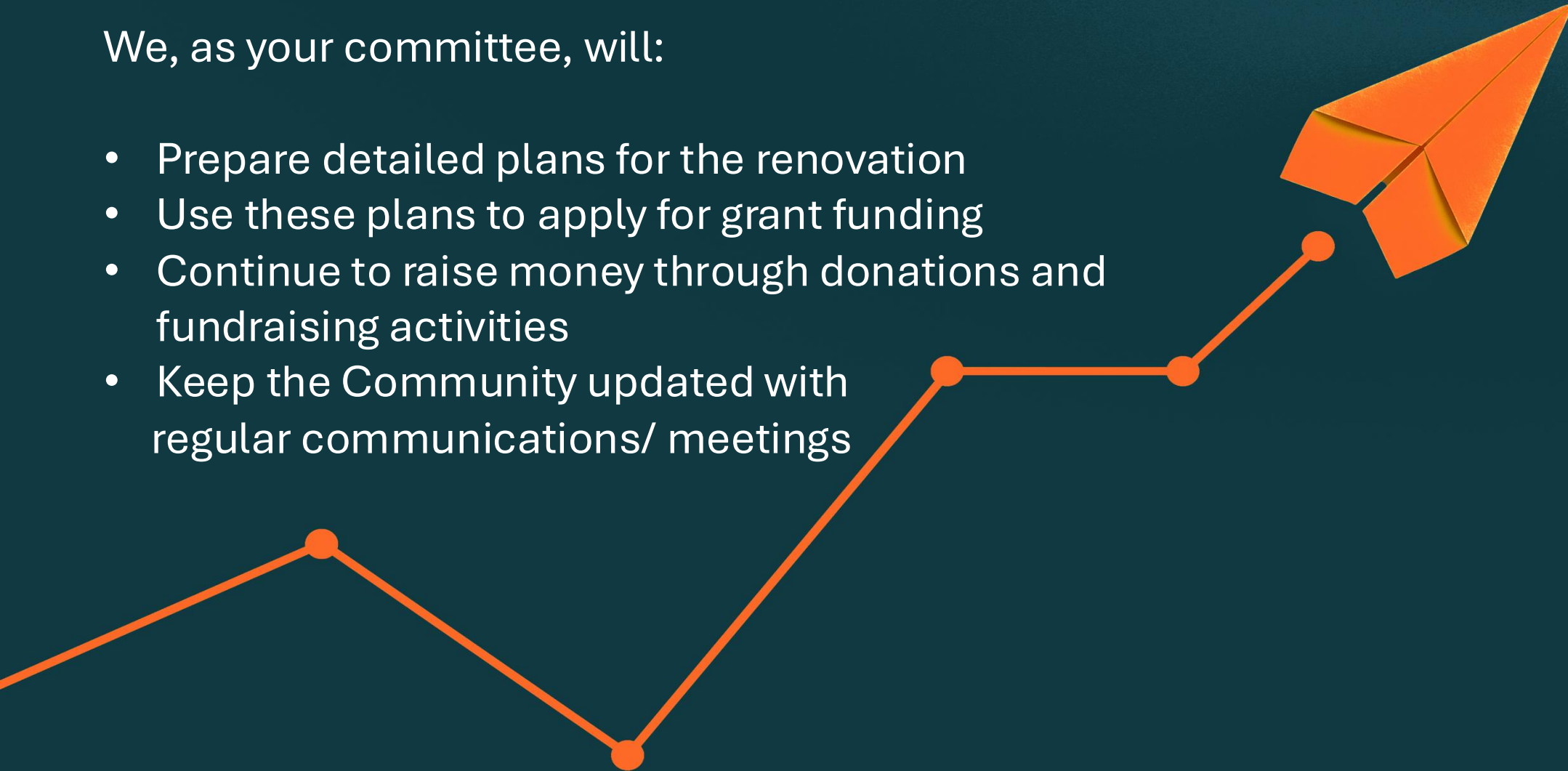
# The Brock's Space Mix Future?



# Next Steps

We, as your committee, will:

- Prepare detailed plans for the renovation
- Use these plans to apply for grant funding
- Continue to raise money through donations and fundraising activities
- Keep the Community updated with regular communications/ meetings





# **Events For the Future- to Note...**

**ABBA extravaganza & 70s night  
event- 15th Feb -7 til Late.  
Interactive fun for all.**

**Bar & 70s nibbles.**

**Ticketsource £12 per head.**