

Meeting: White Horse Community Hub.

Date: 18/01/2018

Venue: Ulleskelf Arms

Attendees: Helen McHugh, Sue Babington, Nigel & Mandy Thirkill, Ross Higham

Agenda	Discussion		Actions
Builders Quotes	Seen two this morning - MD construction, quote already in around 100K, Bird Homes and Scothern's construction visited TWH today & should have quotes by 30th Jan. Bird unable to start work until August. Scothern's could start within weeks	Nigel	Chase up quotations as we need asap
Tenants business plan	Very enthusiastic, keen to market aggressively - numbers very optimistic. Ask to revisit Evidence of loan in place? Need pessimistic, realistic and optimistic projections or 1-3 year projection. Need to know the venture can succeed - and pay rent - at lowest projected turnover figure Other prospects - Nigel & Ross have one other lead each to follow up. Ross has contacted CAMRA - following up. Do we need more than one business plan?	Nigel	Feedback first impressions Arrange meeting. Wednesday 7pm - Venue to be confirmed
Ongoing management of business	How will it run - PC owned - who is point of contact after, PC could employ an agent to oversee. price for Agent to oversee to be factored in to recommendations.		Price for Agent to oversee to be factored in to recommendations.
Plunketts	Helen did not contact Plunketts as she did not feel they could help us at this stage. Feel that if the PWL does not go ahead then their help will be vital to help with share options or other options.	Lesley	Contact on return from holiday, if necessary.
Feasibility study	Feasibility study classed as finished? move on with more detail for option 2 as Proposal. Andrew Spencer, fleurets suggests 30K pa lease District valuer will judge the value		Do we need a value for land? possibly get from Poulter? DV to value as going concern or as security. Check with PC Chair if we can instruct the DV before we put in an application?
Licence	Premises licence - Sarah Chester checked with SDC is it		

	still in tact? May have lapsed? Should be easy to re-establish?		
Lease & Legals	Lease - needs to be agreed - cover costs V's commercial, Agreement that car park can be used for pick up and drop off at school. Costs for insurance, service charges to be agreed. repair and renew agreement?		Helen to speak with Liz Banks re lease & legals and arrange a meeting.

Next meeting: Wednesday 24th January 7pm - venue TBC