Great Gransden Community Benefit Society Limited Great Gransden Community Benefit Society Ltd AGM Meeting- MINUTES

Tues 30th June 2026- Great Gransden Reading Rooms

Attendees-

Presenting- GGCBS committee members: Alan Wynn, Darren Gallagher, Linda Gallagher, Nick Collett, Tim Higgenbotham- Guest speak Nick Ginn

Committee apologies- Rob Newbold

Attending- GGCBS members

Members apologies- Mike Turnock, Lee Price, Jon Severn, Sarah Severn, Terry Curwell, Sue Curwell, Vikki Murphy, Peter Keeling, Greg Cooke, Louise Liu, Danny Brooks, Ainsley Cox

Item 1- Chairmans report and update of progress – Nick Collett (see slides)

Item 2- Treasurers report- LInda Gallagher- (see slides)
A vote was conducted and agreed that we would do a lay audit for the accounts for 2027 due to the small amounts of cash currently sitting in the GGCBS account.

Item 3- Membership and Membership Strategy- Alan Wynn (see slides)

Item 4- Election of New Committee Members - All

Will Howat, Simon Elkington and Ainsley Cox were put forward, and the Committee & members voted unanimously to accept the 3 new committee members.

Item 5- Presentations

- Impact of "Community Right to Buy" legislation on ACVs – Tim Higginbotham (see slides)

- Community Shares etc - How do we buy the Pub? Alan Winn (see slides)

- SEIS/EIS tax relief - Advance Assurance, Qualifying Business etc – Nick Ginn (see slides)

Item 6- Open Discussion

The need to encourage extra committee members who will have a vote at committee meetings and create strategy and decision making going forward. Need people to push the process along. It was discussed that 6-10 members would be ideal, but we need min 3/ max 12.

Questions from members:

Q- Can you MAKE the owners put the pub up for sale? There is an avenue for compulsory purchase which is part of the new legislation that can make this possible. This would be lead by District Council in conjunction with the GGCBS. They cannot be forced to sell, however, if they don't, they must maintain the building- It is ACV & listed and the new legislation has also been strengthened in this area.

Q- Is HDC prepared to enforce? Indications are that HDC are now moving in the right direction to make the right decisions and with the new laws, they now have more power, with more teeth. We have a new ally in the new District Councilor Stephen Claffey, who believes saving the pub is extremely important and is very enthusiastic to help move this forward. This ally will show benefits going forward and hopefully encourage HDC to move forward. HDC have advised the landlords they are in breach.

Q- What can HDC do? - Potentially give them 6 months' notice to move out.

Q- If they do not maintain the property, what can HDC do? HDC can enforce. The more the landlords dont upkeep, gives us more power to ask HDC for a compulsory purchase, alongside the GGCBS funding.

Q - it still considered one property, despite the landlords attempt to carve off part of the carpark? – yes it remains one property - they can gift it, but it is still part of the ACV.

Q- Why has the new timeline not kicked in? Put up for sale before new legislation. 6 March 2027 the new rules will kick in.

Q- What about the upcoming Local Government Reorganisation, affecting HDC? The reorganisation will not change the new rules.

Q- What exactly is HDC's current position? Up until now, they have been quite vague and unwilling to share much information regarding their standpoint but recently that has been improving, and they are more active and interested. Retaining community assets is in HDC's mission statement, so they are looking for a solution. If they can encourage the landlords to sell, with such an active community group willing and able to buy, it will avoid HDC having to get into any lengthy enforcement situations. We need to help them do their job.

<u>Summary-</u>

At the very first meeting held at Little Gransden village hall, there seemed to be a large mismatch between the landlords' expectations and reality. The CBS have continued to express interest with landlords and estate agents and create dialogue and conversations to come to an agreement, but they have always declined. We offered the landlords their asking price, subject to a full survey, but they declined and HDC have recently requested the responses that we received from the landlords Real estate agents. These have been forwarded to HDC.

What happens NEXT

Since the new laws, HDC have been asking for information from us based on what we have done rather than us chasing them, including what offers we have made to the landlords. It's an open case right now, with them. We know HDC is reviewing if there has been a breach. HDC has also just received training from Ivy legal, relating to enforcement on ACV's, which is encouraging. The GGCBS have used Ivy legal in the past for legal guidance on the pub relating to ACV and law.

On 15 May 2026 a Planning Contravention Notice was issued by HDC to the landlords. The Landlords were allowed 3 weeks to respond. We are currently awaiting an update from HDC, in relation to this notice.

Q- Is there something HDC can do to make it more palatable for the current owners?

2 reasons might not support enforcement- 1- Human rights & 2- Homelessness.

1-No child under 16 will be in residence by March 2027; therefore, this does not apply.

2-HDC are not in business of making people homeless - but you are not making someone homeless if someone wants to buy the property. The offer of a fair market price that was offered to the landlords, plus a little extra for goodwill, will possibly work in our favor and hopefully HDC are doing their legal due diligence right now.