

**Stoke St Gregory**  
**Heart of the Village Steering Team**

5th Preliminary Meeting

Nov 26<sup>th</sup>, 2018

Present: Chris Reah, Mike Blair, David House, Graham Glead. Sara Sollis, Heather Venn, Nick Sloan, Lawrence Baldwin

No members of the public

Apologies: Sam Smith

- 1. Approval of Previous Meeting Minutes:** The minutes of the meeting held on 13<sup>th</sup> November 2018 were approved.
- 2. Status of Commercial Enterprises**
  - 2.1.** There were no additional comments on the status of the commercial enterprises in village
- 3. Buyers Survey**
  - 3.1. General Comments:**
    - 3.1.1.** The survey does not cover the fabric of the building and a separate structural survey will be needed. Services in particular will need to be checked.
    - 3.1.2.** It is not possible to read the P&L attached to the report. A clearer copy will be requested (GG)
    - 3.1.3.** The merits of a tenant vs a landlord was briefly discussed. It was agreed that further clarification around the salary would be required
    - 3.1.4.** It would be helpful to have plans of the property to facilitate further discussions (GG)
  - 3.2. Corrections** Several corrections were noted and will be forwarded to the author so that the final draft can be issued.
- 4. Next Actions Arising from the Survey.**
  - 4.1.** There was a strong sentiment in the meeting that the longer the current situation continues, and the further away from the survey we drift, the project will become more difficult to energise.
  - 4.2.** It is important that a clear direction is set and to this end it was agreed to start a fund-raising campaign in Q1 2019 given the proximity of Christmas and New Year.
  - 4.3.** For any credible fund-raising effort there should a well-defined provisional plan of what the establishment should look like and how it could be run (i.e. as discrete businesses). For the purpose of this exercise it was agreed that the shop should be included. The availability of plans will make this discussion easier.
  - 4.4.** In addition to the Pub, a shop and café should be included. The bowling alleys will be maintained as this is a key source of revenue.
  - 4.5.** The input of an architect will be important in developing plans.
  - 4.6.** Further advice should be sought from Plunkett on options to resource funds and potential contingencies in the event of a worst-case scenario.

## **5. Bursary Expenditure**

**5.1.** The Buyers Survey cost £1040 of our allocation of £2500. The cost to register as a Community Benefit society will also be charged against this account

**5.2.** It was agreed that the cost of meetings should also be claimed, any residual funds should be used to pay for further consultancy from Plunkett

## **6. Bank Account**

**6.1.** A Bank account has is now active.

## **7. Communication**

**7.1.** Communication on the next phase of the project will be critical. What information and how it should be communicated will be a key Agenda item for the next meeting

## **8. Next Meeting**

**8.1.** The next meeting will be mainly focussed on developing a scope which can support a fund-raising initiative. It was agreed that this meeting would be best held in the RO. The possibility of organising this on a Monday should be explored. If not, then the 12<sup>th</sup> December was proposed a date for the next meeting.