

# Heart of the Village



# The HOTV Team

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Graham Gleed Sam Smith

Heather Venn Nick Sloan

Chris Reah Mike Blair

David House Sara Sollis

Sophie Harris



# How did we get here?

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The survey – 40 % completion

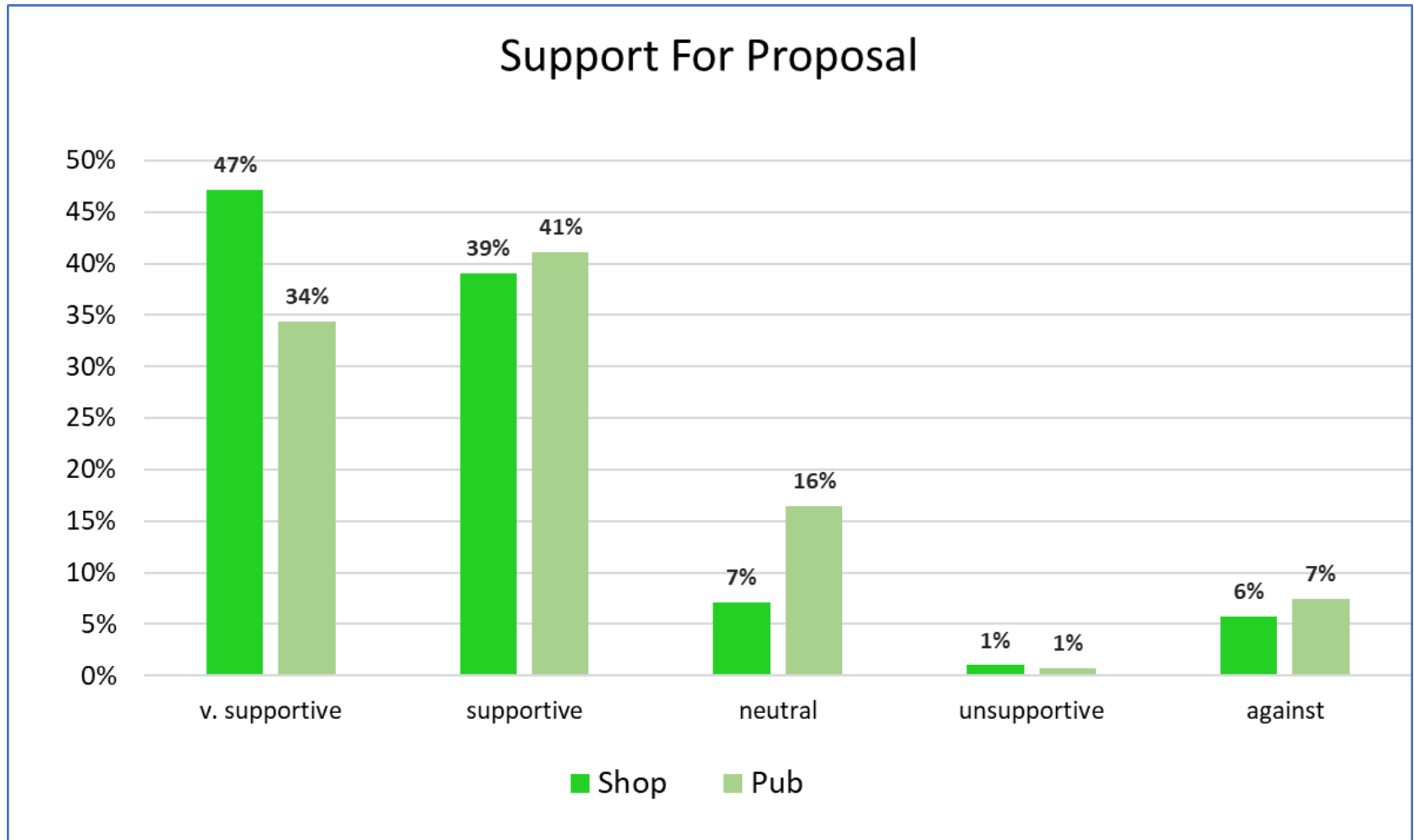
300 completed

86% supportive of the shop

75% supportive of the pub



# Survey Results



# Current Situation

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The Rose & Crown

The Royal Oak

The Village Stores



# The Vision

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Our proposal is to buy the Royal Oak on behalf of the village, keep half as a pub and café, and use the other half to house the Village Stores.



# What will this cost?

Item	Cost
Royal Oak Freehold	£345,000
Legal Fees/Stamp Duty	£13,000
Villages Stores Fixtures and Fittings	£30,000
Separation of the Businesses	£20,000
Repairs and Refurbishment	£60,000
Working Capital (Stock)	£14,000
<b>Total For Acquisition</b>	<b>£482,000</b>

# How Will This be Funded?

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Share issue through a Co-operative  
benefit society

Local fund raising

Grants and Loans





# The Community Benefit Society

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Members will be able to buy shares

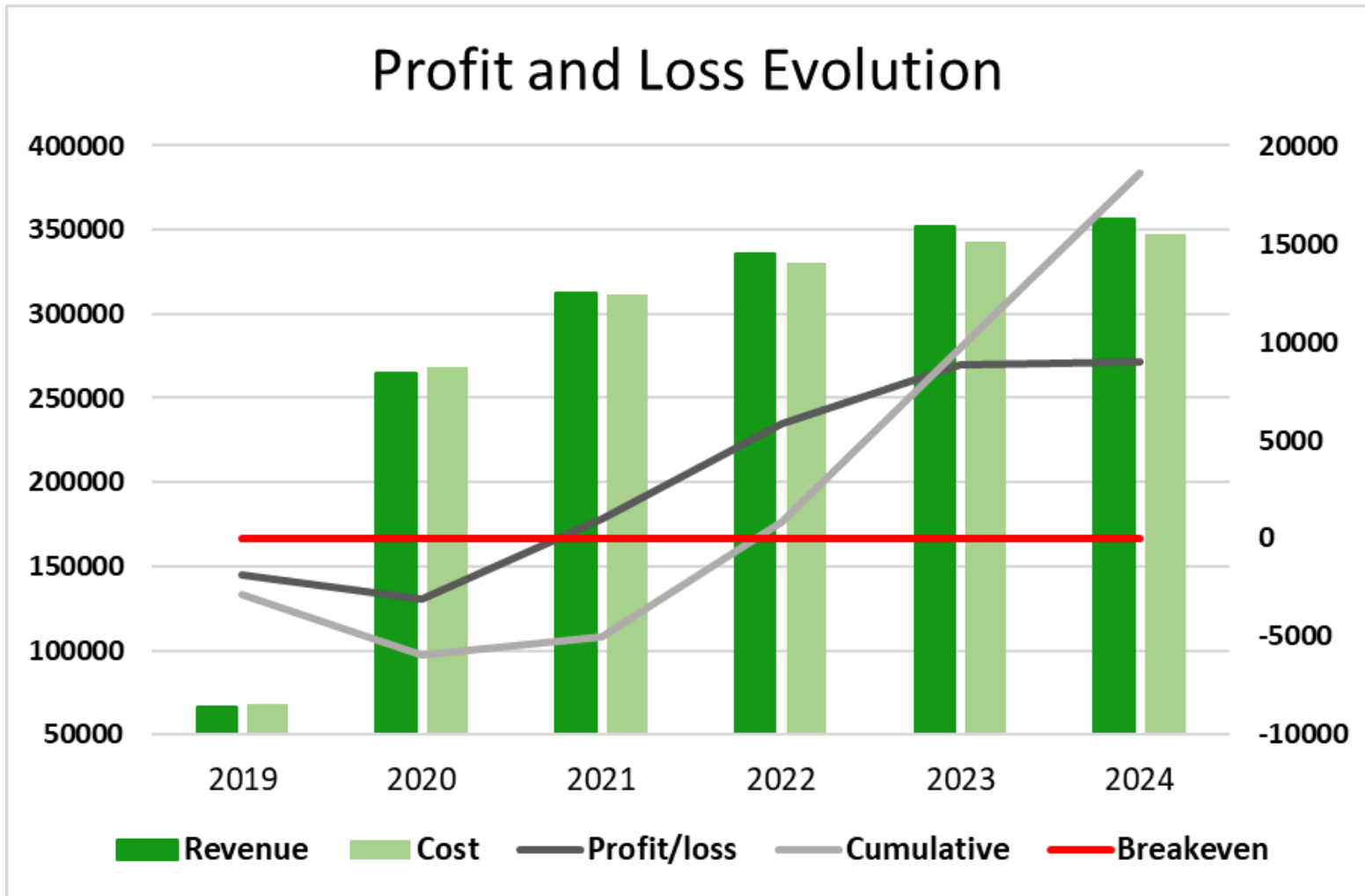
Plan is to raise at least £250K

Minimum Holding

4 x £25 shares



# How much money will we make?



# Your Village Needs You!

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What we need before we can open the doors?

How can you get involved?



# Summary

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“It’s unfortunate to lose  
one pub, it’s careless to  
lose two!”

(After Oscar Wilde)



# Questions Raised-1

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- How will the heart of the village guarantee an increase in custom going forward and business growth? Answered by Sam
- Where have the financial trading figures come from? How have they been obtained? And do they take into consideration both The Royal Oak and The Village Shop? Answered by Graham
- How do you see sustaining the 3 businesses profitably? Answered by Graham and Sam
- Do people have the expendable income to be potential customers? Who is going to be there? (the demographic) Who will work there? Answered by Sara and Sam
- Why did we lose the Post office? Would it be a viable possibility to operate a PO within the business proposal? The team collectively agree this could be an option for the future
- What would happen to the beer garden? How would different parts of the business be accessed? Possible extension/renovation works? Answered by Sam
- What would happen with the Skittle alleys? Would the pub still be able to accommodate large teams within the designated pub part of the building? Answered by Sara
- Is there an idea of what the layout / floorplan of the pub will be and how it will house the different aspects of the proposal? Answered by Sam

# Questions Raised-2

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Will the HDTV be a registered charity? Will it be expected to pay rates? Due to a larger area per sq ft and if it was to have parts rented to occupants would it still be exempt from paying rates? Answered by Sam

Could another use for consideration be that it was used for a drop off point? For example internet shopping? The team collectively agree this could be another idea for the future

What will happen to the jobs of the current employees of the pub? Answered by Sara

Will there be paid members of staff? Or salaried management? Is this included in the P&L forecasting? Are there already examples of combined shop/pub viable businesses? Answered by Graham

Is there the data from the survey for volunteers and contributors? Answered by Nick

It was requested that there was a show of hands to visually see of those present who would support or volunteer for the enterprise. Roughly 70% raised their hands in support, 1 person was against

# Questions Raised-3

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Is it essential to buy the pub or can the village hall not be utilised or extended?

Answered by Sam, Sara and Nick

Is 350K a fair valuation of the pub? What would it cost a developer? Where did the purchase figure come from? Answered by Chris and Graham

How many people actually support the pub in its current format? Answered by Sara