

The Pheasant, Great Chishill – What next?



Introduction

As most of you will now have seen our village pub, The Pheasant, is officially for sale. You may have already seen the results from the first survey carried out in the summer by the “Pub is the Hub” working group either in the Parish Council minutes or from the village newsletter. The survey was designed to understand the collective view of our community on whether in the absence of a professional Landlord acquiring the pub we as a community should explore purchasing The Pheasant. Some key headlines from the original survey are:

- 85% of respondents that had a view wanted the Community to explore a bid for the Pheasant under a Community ownership arrangement
- 82% of respondents that had a view stated the bid should be via co-operative shareholdings supported by loans from The Plunkett Foundation

As a result of the survey we have started the process of exploring the viability of purchasing The Pheasant.

As a reminder, The Pheasant is listed as an Asset of Community Value under the Localism Act 2011 therefore there are restrictions on the vendors, this means that (unless the Parrish Council agree) The Pheasant can only be sold to an organisation such as ours who will commit to running the pub for the benefit of the community. The restriction lasts for a six-month period (ending 16th March 2021).

This gives us a short period of time to raise the necessary finance before the moratorium ends.

The attached questionnaire is intended to gather more detailed feedback on your opinion about our village pub, The Pheasant. It is being undertaken by Great Chishill Community Pub Group.

It will enable the group to create a Business Plan and ultimately a Prospectus for Investment plus also a Community Impact plan which will enable us to apply for any relevant grants.

Included in the pack is a pledge form which is in no way binding, but it will enable the working group to understand the number of potential investors in our community, the size of total investment likely and the preferred type of investment such as shares, loans, or donations. This information will be treated confidentially but is essential for the working group to be able to create a business plan and prospectus that they can then share with the Community and seek any commercial loans if required.

QUESTIONNAIRE

Thank you very much for taking the time to complete this questionnaire.

The more information, feedback and suggestions you provide the better able the working group will be to create a plan to successfully purchase and re-open The Pheasant and ensure it is a genuine asset to our community now and for generations to come!

Name:

Address:

Phone / Email:

I wish to receive updates relating to The Pheasant.

1. Please indicate the number of people this survey represents by age group:

Under 18 18 to 25: 26 to 40: 41 to 60: 61 +:

2. How long have you lived in Great or Little Chishill?

Less than 5 years 5 – 10 years 10+ years All my life

3. How often did you use the Pheasant when it was open?

Daily 4+ per week 2/3 per week Weekly Monthly

Now and Again Never

4. What did you visit the Pheasant for? (Tick all that apply)

Drinks Food Darts Special Occasion Petanque Quiz Night

Watch Sport Meeting point / socialising Post-Match Review (Football/Cricket)

Group gathering

Other (Please state).....

5. When the Pheasant was open:

a) What did you like most about it?

.....
.....
.....
.....

b) What did you like least about it?

.....

.....

.....

.....

6. If the Pheasant reopened as a pub would you use it?

Yes No Maybe

If yes roughly how often

7. Which of the following features would attract you to a newly opened Pheasant? (please tick all that apply)

General		Menu Type	
All day opening		Gastro pub menu	
Family friendly atmosphere		Good pub grub	
Real ales		Children's menu	
Extensive wine list		Food and Dining	
Dog friendly		Breakfast	
Beer garden		Lunch time dining	
Morning coffee/afternoon teas		Evening dining	
Bar Snacks		Pizza oven	
Wi-Fi		Takeaway food	
Better Parking		Children welcome all times	
		Children welcome pre 8pm	
Activities and Uses		Events	
Book Club		Garden events (BBQ, Hog Roast)	
Cookery school		Functions (birthdays, weddings, funerals....)	
Televised Sport		Live Music /Local Bands	
Meeting point for groups		Occasional themed nights (quiz, race night etc.)	
Darts / Petanque		National Celebrations/Jubilees	
Children's play area in garden			
The old youth club get togethers			
Remote working			

Others (Please specify)

.....

.....

.....

8. Would any of the above discourage you from using the pub? (Please specify)

.....
.....
.....

9. Is there anything you would like to change about The Pheasant if it reopened as a pub? (Please specify)

.....
.....
.....

10. Are there any community services you would like to see on offer at the pub?

For example, after-school clubs, walking groups, coffee mornings, lending library, remote working space or somewhere to pick up basic groceries or prescriptions. Please include when and how would you like these services to be part of the pub's offering?

.....
.....
.....

11. Please add any other comments:

.....
.....
.....

12. Would you or anyone in your household be interested in helping a co-operative pub project in any way by:

Joining the steering group

Helping with fundraising

Providing professional advice/services and my profession/skills are:

please detail

Donating time or services when renovating/refurbishing the Pheasant e.g. decorating, tiling, plumbing, electrical work, gardening

please detail

Be involved in running the pub/volunteering once open

This kind of venture has been successfully achieved in other communities all over the UK. There are currently over 120 co-operative pubs in the UK of which none have failed and most of these have been set up with the support of the charity Plunkett Foundation (www.plunkett.co.uk). Will our community be the next one? If you wish to speak directly to someone about this project, please contact one of the following:

Tim or Sarah Scott tim@fx20.co.uk or clerk@greatchishillpc.com

Peter Homent peterhoment@yahoo.co.uk

John Gandy john.s.gandy@gmail.com

Vyckie Staines vyckiestaines@outlook.com

Jamie West westjamie@hotmail.co.uk

A web site is in development and is where news and information can be found.

The web address is: www.greatchishillcommunitypub.co.uk

Thank you for participation.

Please deposit your completed form in the Green box near the Bus Shelter or email to:
clerk@greatchishillpc.com

The questionnaire responses will be collated and analysed after the closing date of 20th November
2020

Our "Privacy Notice" is available from the Parish Council website. If you submit any personal information, we will not use this information for any other purpose except contacting you about the sale of The Pheasant. If you provide your email address this and any notice you may provide will be securely electronically stored. You can withdraw or change your consent at any time by contacting Sarah Scott or emailing clerk@greatchishillpc.com

Great Chishill Community Pub Company Limited

PLEDGE FORM

The village will need to raise substantial funds if it is to acquire the Pheasant. We hope to obtain some grants and possibly a commercial loan, but the majority of the money can only come from ourselves.

The share rights are governed by Community Benefit Society rules so will only be transferable on death, but a shareholder can request the return of their initial investment from the company after three years. The repayment will be at the discretion of the company management and will be dependent on surplus funds being available. The intention is to pay an interest return to shareholders but only after year three. Shares should be considered a long-term investment.

Currently it is undecided whether the new company will operate the business itself, employing a manager or whether it will let the premises to a tenant. Should the in-house trading model be adopted then it is hoped share subscriptions will be eligible for 30% tax relief under the EIS scheme.

Loans will be unsecured, they will carry interest and it is hoped that the loans can be fully repaid within ten years but this will be dependent on the trading success of the pub, so the timescale cannot be guaranteed.

A full prospectus will be issued in due course but in the meantime the steering committee do need to establish what monies are likely to be raised from the local community. Please could you therefore give an indication of the level of support below, at this stage this is not a binding commitment.

Financial Pledge

I would in principle be prepared to:

	Total amount
Purchase shares eligible for tax relief (30%)	£
Purchase shares not eligible for tax relief	£

NB please enter figures for both share options as only one will be adopted

Make a loan £

Make a donation £

Name

Address

.....

Email

Preferred method of contact