



**THE FUTURE OF THE IVY INN**





# THE IVY INN HEDDINGTON

- Built in the 17th Century
- Opened as a beer house in 1885
- Grade II listed since 1986
- Currently owned by Wadworths Brewery, Devizes
- Asset of Community Value status confirmed 2014
- What does this mean?





# WHAT IS AN ASSET OF COMMUNITY VALUE (AOCV)?

- Established on The Ivy Inn in 2014 and renewed in 2019
- Registered by Wiltshire Council
- Owner has to notify Wiltshire Council of their wish to sell.
- This triggers an “interim moratorium” where the seller is not allowed to proceed for 6 weeks
- During the initial 6 weeks, the Community Group that requested AOCV can ask to be considered as a bidder.
- If this is done the moratorium is extended for 6 months from the date of the “intent to sell” notice being received by the Council.
- The Community Group must have formed itself into an “approved legal entity” for this request to bid to be accepted by the Council.
- Owner is not forced to sell to the Community Group

# THE IVY INN, RECENT DEVELOPMENTS

- Friends of The Ivy Community Group set up in 2019
- Wadworths announce their intention to sell on 2/5/2024.
- FOTI now listed as a Company Limited by Guarantee.
  - can be changed to another legal entity in due course if we wish to do so.
- Company status required to requested to be considered as bidders.
- This has been done.
- Wadworths now unable to sell to anyone else until 2/11/2024.
- No REQUIREMENT to sell to FOTI/community group.

# CONSEQUENCES FOR THE VILLAGE IF IT LOSES ITS PUB

- **Highly unlikely to ever re-open.**
- **Loss of a historical site of longstanding village traditions and fond memories.**
- **Loss of a hospitality venue.**
- **Loss of a community hub where friends and groups can meet.**
- **Reduction in house valuations of 7-10%. (CAMRA UK)**
- **Potentially unpopular re-development of the site.**

# SO WHAT HAPPENS NOW?

- Village has to decide whether it wants to try to keep the pub open.
- If so, how do we do it?
- Do we just hope someone/company buys it and keeps it running?
  - village then has no way of influencing the services offered.
  - the new owner may then apply for “change of use”
  - we would have to reapply for another AOCV Order very quickly.

— OR

- Do we want to buy it and manage it ourselves?
- If so, on what basis?

# CURRENT SALE CONDITIONS

- Will be advertised for sale as a “vacant Public House”
- Price Guide...in excess of £450,000 + VAT = £540,000
- No structural survey has been carried out...sold “as seen”.
- Current Landlord has a tenancy agreement in place until the end of December 2024
- The pub will remain “open” until that date unless a sale is completed before then or the landlord leaves.
- If the existing tenant leaves before, the pub will not be reopened prior to any agreed sale.

# POSSIBLE OUTCOMES

- **Sold to another brewery/pub co**
  - **same problems, different owners**
- **No sale agreed to anyone**
  - **pub becomes derelict and is eventually sold on the cheap for re-development**
- **Sold to an individual who applies for CoU planning permission**
  - **would need support of PC to challenge the planning consent.**
  
- **Sold to local wealthy individuals who have the village's best interests at heart.**



# **PUB IS SOLD TO LOCAL PERSON/PEOPLE/PLC?**

- **Wealthy individual/s possibly in the village buy the pub and run it as a business.**
- **Issue shares for the village and others to purchase.**
- **Votes dictated by number of shares owned.**
- **Can lead to “domination” by those who put more money into the project.**
- **Unable to access community based funding.**
- **Commercial Business, any profit belongs to the owners/shareholders.**
- **If the venture fails, back to square one.**
- **As a result, FOTI would need to reapply for AOCV status immediately after the sale.**

# VILLAGE FORMS A **COMMUNITY** OWNERSHIP GROUP

- Theoretically preserves The Ivy as a village asset for as long as we want it.
- The most successful way to “rescue” a village pub.
- Everyone has an opportunity to influence what services are provided.
- Allows access to Government/Charity backed Community Funding
- Possible long-term support from experts.
- Requires genuine **COMMITMENT** from the people in the village.
- Lots of different models, most would attract funding/support.



# **MUST HAVE ONE OF THESE STRUCTURES**

- **Charity - usually not considered suitable for running a pub**
- **Community Interest Company (CIC)**
- **Company Limited by Guarantee that is not profit making**
- **Community Benefit Society**

# COMMUNITY INTEREST COMPANY (CIC)

- **Company exists to benefit the community, not the shareholders.**
- **Works like a normal company so needs directors, secretary, etc**
- **Limited by Guarantee so protects the directors from personal liability.**
- **Approximately 20 community pubs across England have adopted this model.**
- **Does not qualify for help from specialist organisations.**
- **Can be time consuming to establish.**



# COMMUNITY BENEFIT SOCIETIES (CBS)

- **By far the most common community pub ownership model.**
- **Significant number of local people need to be involved, typically 100-200.**
- **Requires a Community Share issue, cost decided by a “steering committee”.**
- **Gets support from Plunkett UK and Co-operatives UK - other models might not.**
- **Easy to access grant and supported loans.**
- **Everyone that buys a share gets a vote.**
- **Shares can be withdrawn but not sold or transferred.**
- **Requires a committee which is re-elected intermittently and holds regular shareholder meetings.**
- **If it dissolves the remaining assets can be transferred to another local group.**

# WHO ARE PLUNKETT'S UK ?

- **Charity supporting community owned pubs.**
- **Groups expected to join as “members” which helps to fund the charity.**
- **They have already offered 2 hours of remote consultation via Zoom/Teams.**
- **They will advise the steering group on share issue, price etc.**
- **They offer free legal advice.**
- **Also part of Co-operatives UK.**
- **Only support the CBS model.**



# THE SEVEN CO-OPERATIVE PRINCIPLES

- Adoption required by CBS and, probably, CICs.
  - 1) Owned and controlled by it's members.
  - 2) Democratic - 1 member, 1 vote.
  - 3) Every member contributes financially - usually by buying a share.
  - 4) Independent.
  - 5) Offers training and education to all members, making it sustainable.
  - 6) Works co-operatively with other co-ops.
  - 7) Supports the wider community.

# TOP TIPS FROM OTHERS.

- Make it more than a pub.
  - Add on a community shop/post office/cafe etc - it will help it attracting funding.
- Get as many demographic groups involved as you can.
- Make people aware that this will need **COMMITMENT** but, if done well is extremely **REWARDING**.
- Don't try and run it yourselves, appoint an experienced manager...and pay them!
- Make sure that people will use the new facility by doing local questionnaires.
- If the village appears apathetic, don't be afraid to pull out, this cannot be achieved by just a few individuals, it requires the **WHOLE COMMUNITY** to be behind the project.
- It could be the best thing that's ever happened to help unify the community.



# CASE HISTORY 1

- **Anglers Rest, Bamford, Derbyshire**
- **2013 became the first community owned pub in the county.**
- **Also developed a cafe and a post office.**
- **Sold by Admiral Taverns after a series of unsuccessful tenancies.**
- **Getting “rave reviews” on TripAdvisor.**
- **Started with several people taking out the AOCV.**
- **Now involves the majority of the village.**

# CASE HISTORY 2

- **Bell Inn, Walcott Street, Bath**
- **Community purchase driven by the wish of the regulars to keep the dedication to live music and artisan produce when the longstanding landlord departed.**
- **Has agreed to having the 7 co-operative principles driving it's business model.**
- **In 2013 was the largest pub buyout project in England.**
- **Now owned by over 500 of its customers and fans.**
- **Open to helping other local start up co-operative/CBS groups.**



# WHAT MIGHT IT LOOK LIKE IF WE GET IT RIGHT?

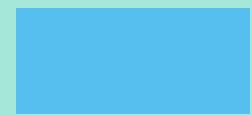
- Pub open more regularly AND as a Free House.
- Alcohol price SIGNIFICANTLY cheaper ...eg pint of real ale at approx £3.50.
- Community shop/hub.
- Music venue for local/chosen acts.
- Meeting space for local groups.
- “Deals” with/for local businesses.
- Capitalise on being on the National Cycle Path.
- A happy, vibrant atmosphere in a social centre.
- A rewarding experience for everyone and a sense of autonomy.

# WHAT DO WE NEED TO DO TONIGHT ?

- **Decide if there is enough motivation to try.**
- **Agree the model we wish to adopt.**
- **Decide who will be on the steering committee - usually no more than 6-8 people.**
  - **ideally needs to be representative, diverse and with appropriate skills.**
- **Agree to adopt the 7 Co-operative Principles as a guide to how we will do business.**
- **Supply contact details if you want to be on the WhatsApp Group to keep in touch.**
- **Agree to FOTI applying for membership of the Amenities Committee.**
- **Agree the need for another meeting when we have received specialist advice.**

**THANK YOU FOR COMING.**

**QUESTIONS**





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