

THE FUTURE OF THE IVY INN

HOUSE RULES

- **Please turn your phones to silent**
- **Please don't chat during the presentation, some people might struggle to hear**
- **Reserve questions for the end**
- **Please stay afterwards if you can and join us for a cup of tea/coffee**

CURRENT SITUATION

- **To be sold by Wadworths**
- **Friends of The Ivy Ltd formed 21/5/2024**
- **Terms of AoCV invoked**
- **Extended Moratorium triggered**
- **Ends on 2/11/2024.....134 days away!!**
- **Friends of The Ivy now members of Plunketts Foundation**
- **Registering with the Information Commissioners Office**
- **Renewing the ACV**
- **Initial discussions with Wiltshire Council conservation/planning officers**
- **In the process of changing into a Community Benefits Society (CBS)**

WHAT IS A COMMUNITY BENEFITS SOCIETY ?

- The **ONLY** model supported by Plunketts
- Governed by Model Rules which dictate how the “business” conducts itself
- Rules can be changed but at significant cost
- Trading principally for the benefit of the community not for private profit
- Overseen by the Financial Conduct Authority (FCA) rather than Companies House
- Owned by its members who must be shareholders
- 1 completed share = 1 member = 1 vote
- Members have a voice in the running of the society
- Elect a management committee

MEMBERSHIP MEETINGS

- Number and frequency decided by the Management Committee
- Must have an Annual Meeting - accounts, elections etc.
- Accounts must be published and latest balance sheet displayed
- Annual return must be sent to the FCA
- Auditors can be internal or external but must have appropriate qualifications
- Members can request additional meetings
- Requires written request and is subject to conditions
- Procedure is formalised as is voting

SHARE ISSUE

- Can only be done when the business plan has been written and accepted
- Will specify a price per share (eg £100)
- Method of purchasing shares usually is written request to secretary
- Sets minimum share ownership to become a member
- Also sets a maximum share holding limit
- Cannot be withdrawn for three years after purchase
- Management committee may specify a maximum total withdrawn per year
- Again subject to complex rules set by the FCA that are difficult to change

IMPLICATIONS OF SHARE OWNERSHIP

- You are unlikely to get rich as a result!!
- You may not see your money back if the CBS folds
- You can buy more than the minimum number of shares but you still only get one vote
- You may be able to receive your share price back if you move or die but...
- It is all at the discretion of the Management Committee
- Primary aim is to keep the CBS solvent and able to trade
- Interest on shares can be paid per share
- Only if the Management Committee is satisfied that the CBS can afford to do so
- Much more detail when we get to that stage - prospectus etc

HOW BIG IS THE CHALLENGE AHEAD OF US?

ONLY

1 in 10

**community-pub ventures get as far
as starting to trade**

source: Plunketts

ARE WE MAKING PROGRESS ?

- Next step after the previous meeting was a survey....

SAVE THE IVY

SAVE THE IVY

Your chance to influence the future of The Ivy Inn

Wadworth Brewery, the current owners of The Ivy Inn, have announced they intend to close the pub and put it up for sale later this year.

The village has activated our "Asset of Community Value" order which prevents any progress with the sale until 2 November 2024.

This gives time for the local community group to decide if we would like to explore a way to buy The Ivy and run it as a 'community-owned pub' and village shop.

Before we proceed, we need to know how much support exists in the village for such a venture.

Please complete this questionnaire as honestly as you can, so we can gauge how likely it is that the community pub and shop will be actively supported in the future.

You can either complete and return this printed form, submit your answers online at <https://bit.ly/IVYHEDDI> or scan the QR code to complete it on your smartphone—please only use one method per household.



The next Public Meeting is at 7.30pm on 21 June 2024 at Heddington Village Hall
Please come along if you can and have your say

Completed paper questionnaires will be collected from your house in approximately a week's time.

If you are likely to be out or going to be away, please either leave with a neighbour or hand back to one of the following locations by 18 June:

- 8 Hillside Close, Heddington
- Glenwood, Stockley

We hope to be able to share the results of this survey at the next public meeting.

We have the support of Plunkett Foundation, a charitable organisation that assists communities to obtain and run community-owned businesses with free, expert advice, training and funding. See plunkett.co.uk for more details.



If you have any questions at this stage or are interested in getting more involved please contact a member of the Ivy Steering Committee (see back page). Thank you very much for your time and your support—no doubt there will be further surveys or questionnaires we'll seek your help with as we progress.

Village Survey #1

The Results

as at 23:00 on Tuesday 18 June 2024

Your chance to help establish a community-run pub in Heddington

229 hand-delivered in Heddington + Stockley

184 responses:

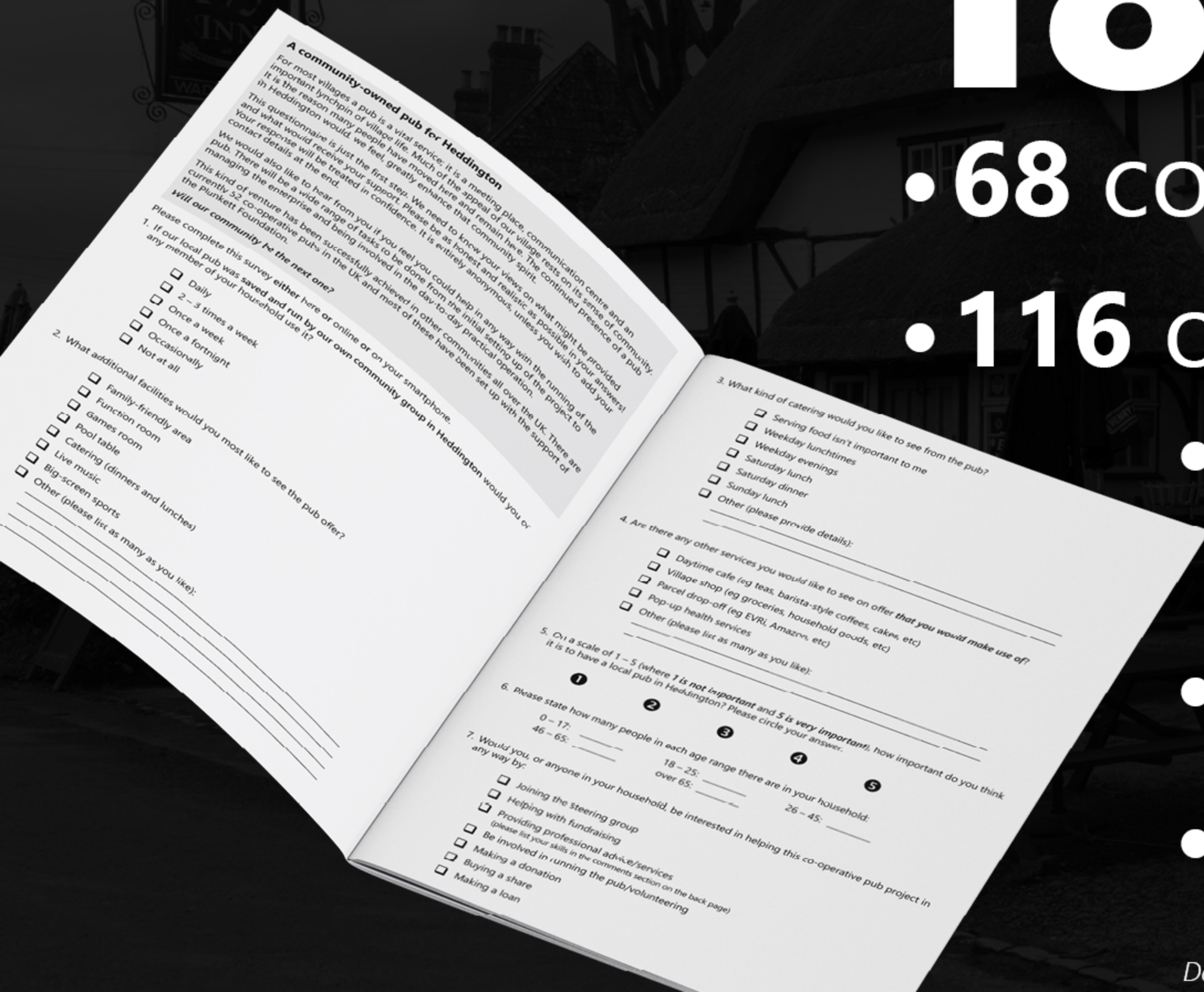
- 68 completed paper questionnaires

- 116 online entries:

- 24 scanned QR code on printed survey (or followed the bit.ly link)

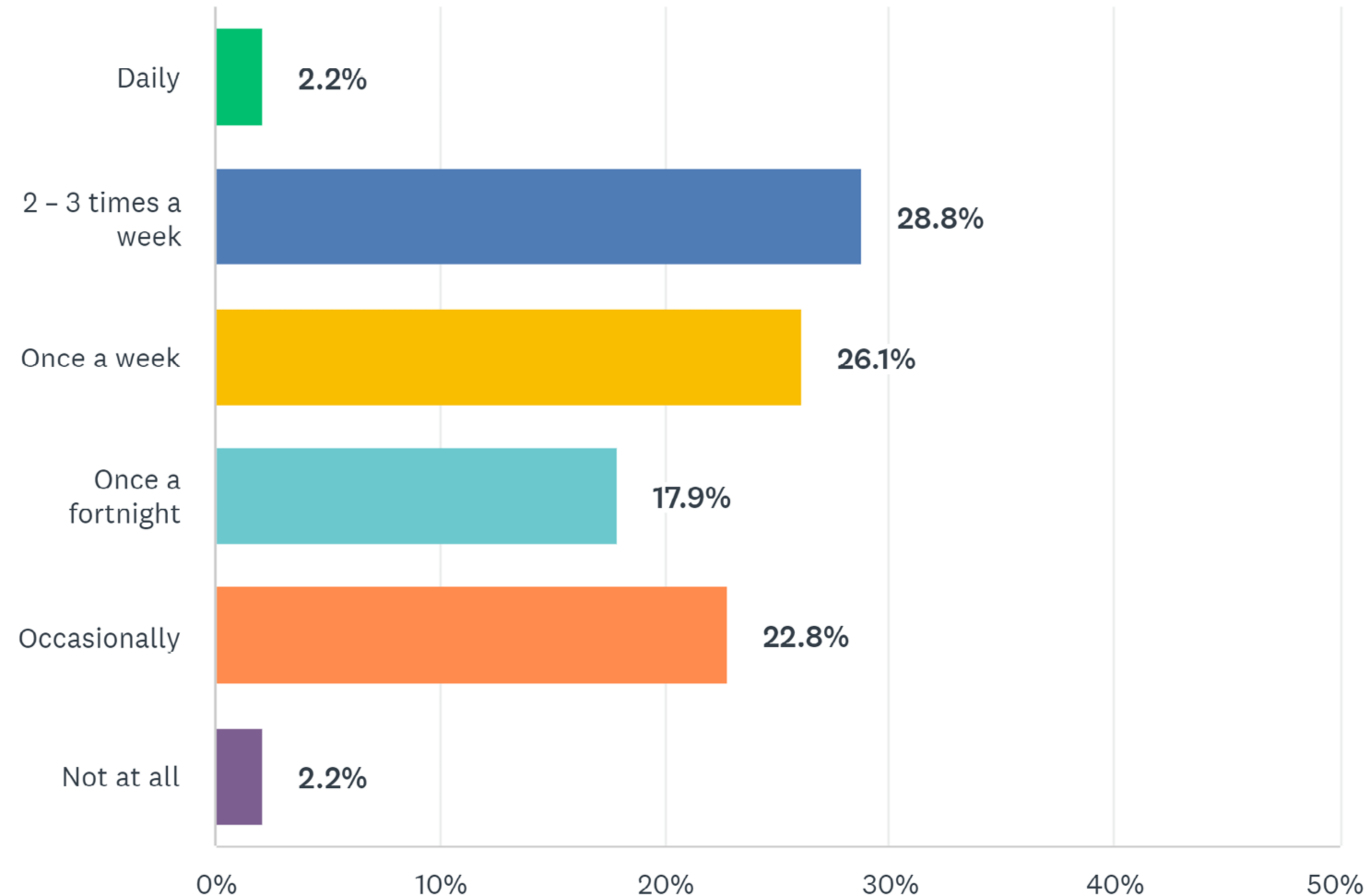
- 34 from link on Facebook

- 58 from link in WhatsApp group



If our local pub was saved and run by our own community group in Heddington would you or any member of your household use it?

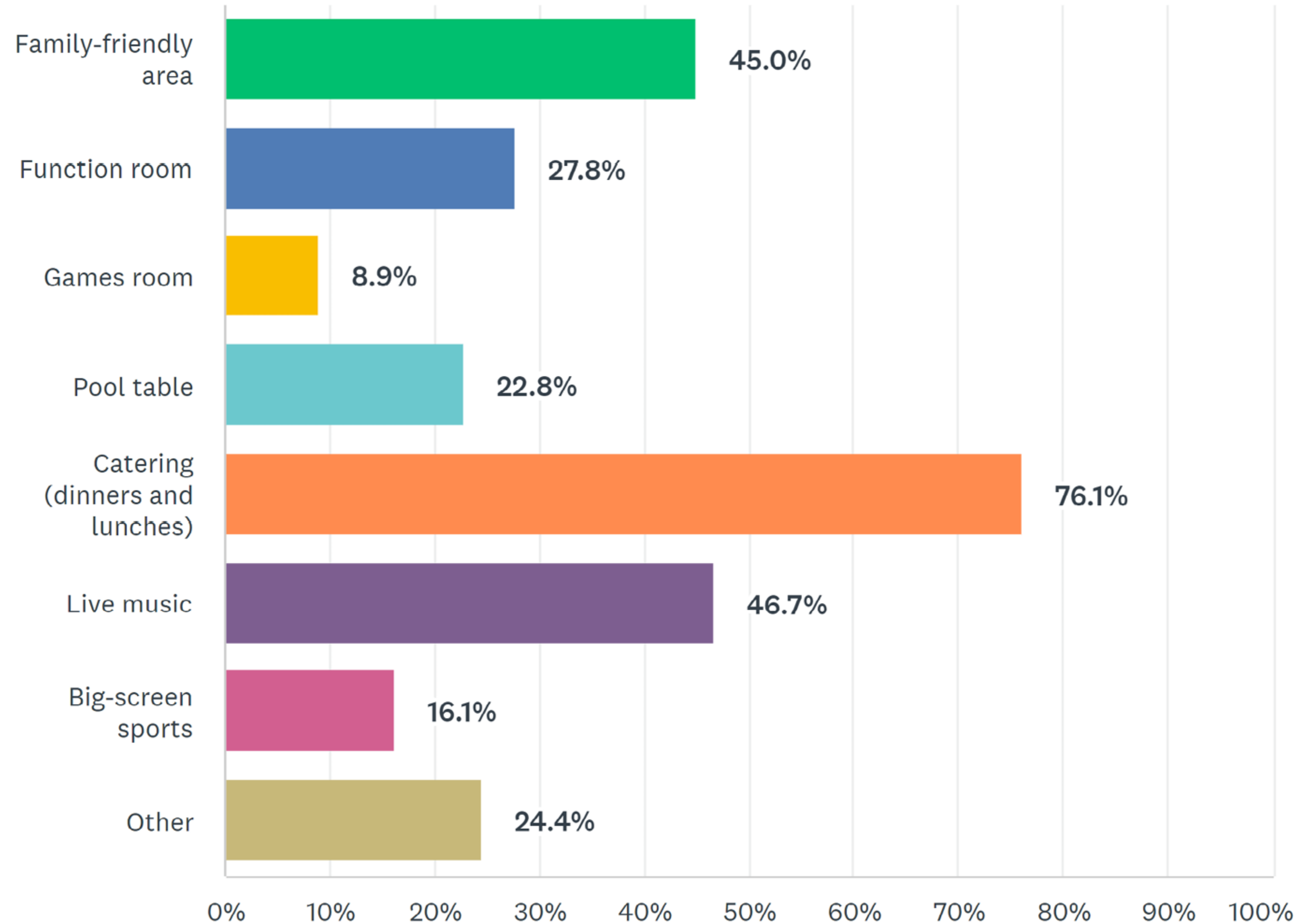
Answered: 184 Skipped: 0



Data as at 23:00 on Tuesday 18 June 2024

What additional facilities would you most like to see the pub offer?

Answered: 180 Skipped: 4



Data as at 23:00 on Tuesday 18 June 2024

What additional facilities would you most like to see the pub offer?

Dart board

Sofas/comfortable seating area

Summer BBQs

Pet friendly

Disabled facilities

Hot desking area for homeworkers

We do not need a pub that serves alcohol this has too many negatives

Quiz nights

Groups meeting place

Heated covered outdoor area

Bike rack

Best to keep it simple

Cash point

Real Ale carry out

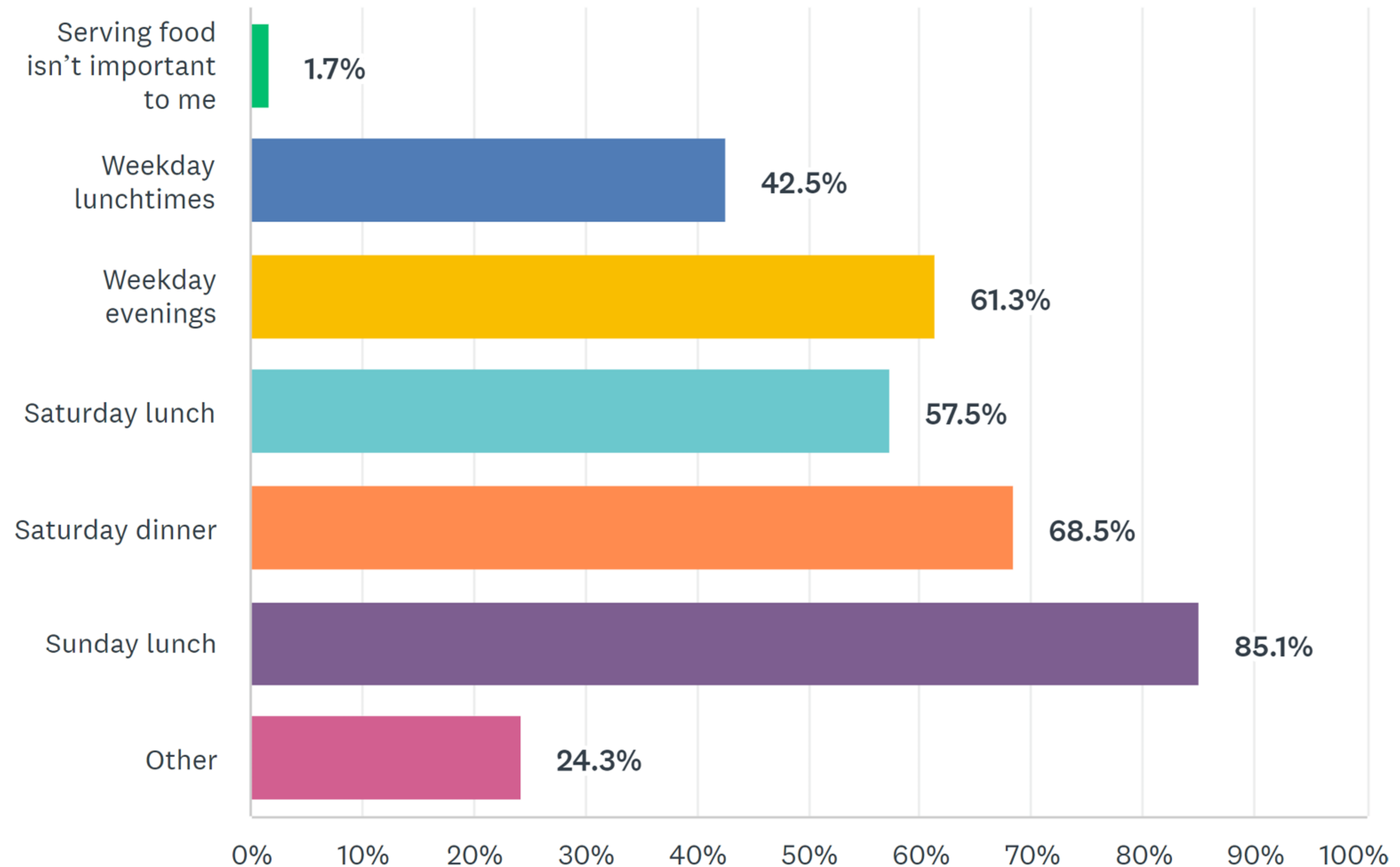
Board games

Wheelchair access

*These are just a sample of the 'other' responses to this question.
All responses have been recorded and will be reviewed by The Steering Committee.*

What kind of catering would you like to see from the pub?

Answered: 181 Skipped: 3



Data as at 23:00 on Tuesday 18 June 2024

What kind of catering would you like to see from the pub?

**Vegan/
vegetarian
options**

Decent bar snacks

**Home made
dishes**

**Compact
menu**

**Themed menus:
curry nights/
Italian etc**

**Takeaway food
(pizzas etc)**

**Friday evening
specials
(e.g. Pie and a pint)**

**Vending
machines**

**Locally
sourced
produce**

**Saturday
cooked
breakfasts**

BBQ

Wine tastings

**Take away food
eg Friday night fish
and chips**

**Simple food
(sandwiches)**

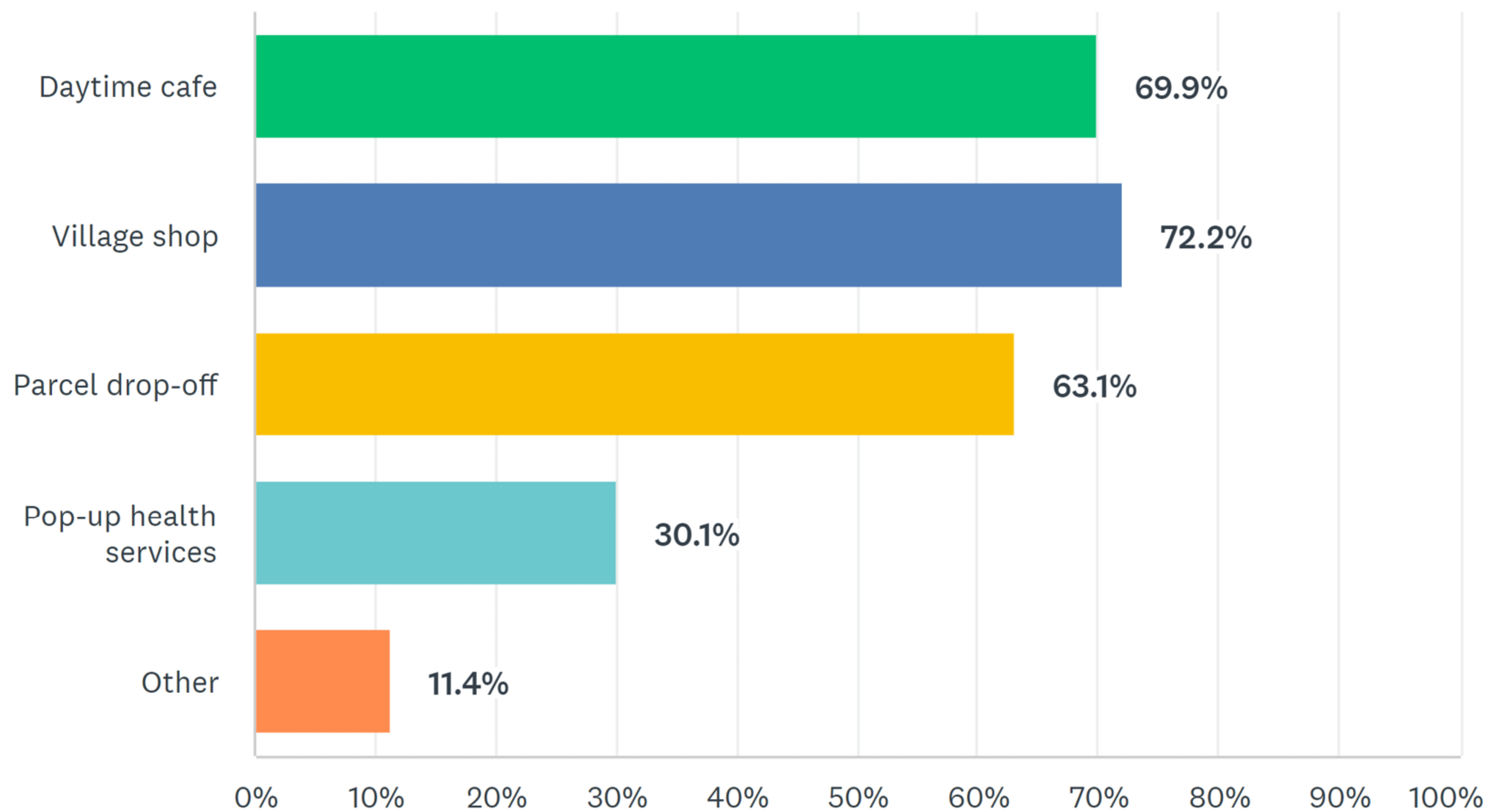
**Kid-friendly
snacks**

**No fancy food, just
decent pub grub**

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Are there any other services you would like to see on offer that you would make use of?

Answered: 176 Skipped: 8



Are there any other services you would like to see on offer
that you would make use of?

Post Office

*Plant and
produce swap
shop*

*Community
services*

*EV
charging
points*

*Fresh fruit
and veg*

*Magazines/
newspapers*

*Educational
courses*

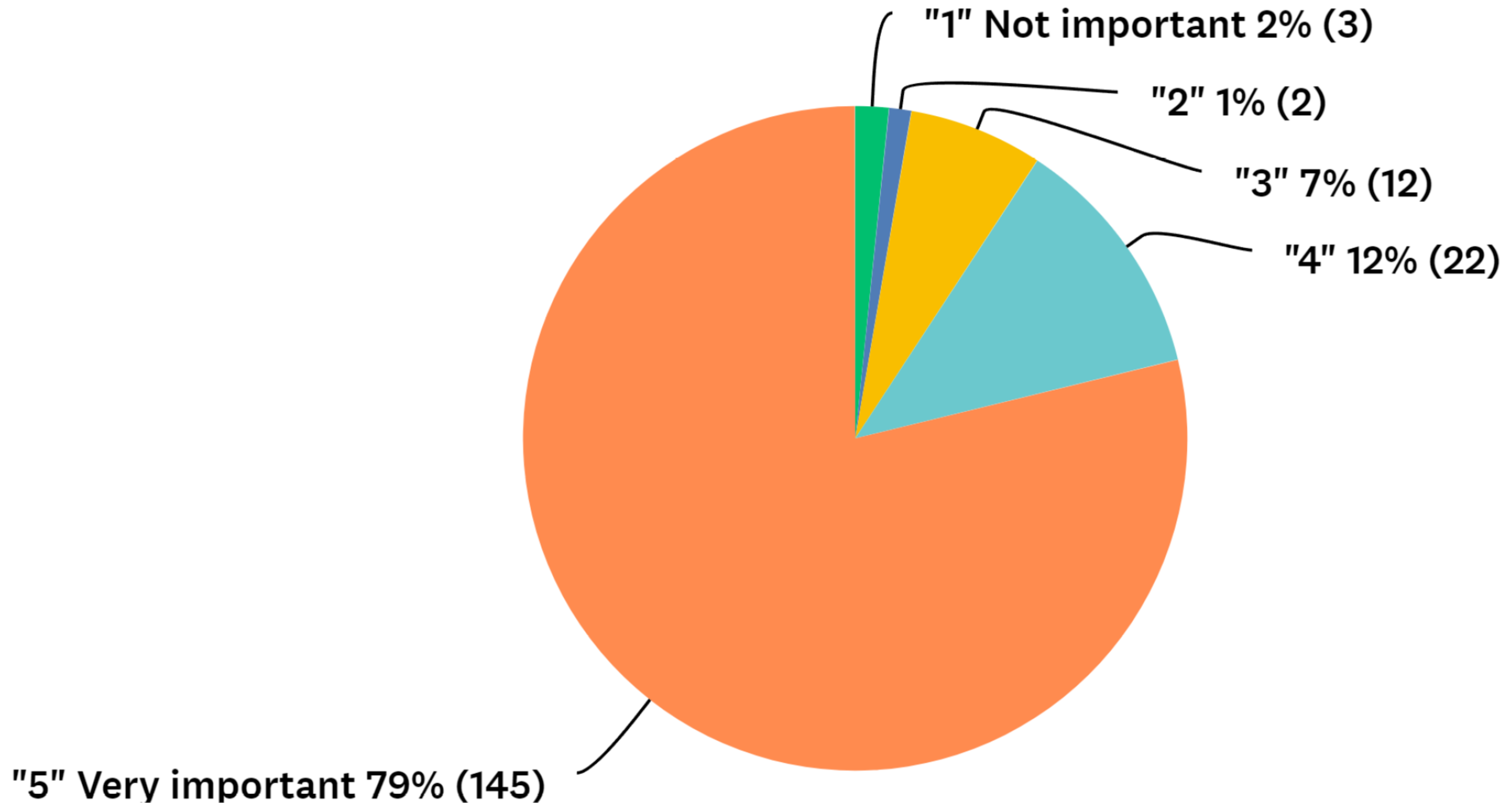
Film nights

*Book
club*

*Fresh farm
shop*

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On a scale of 1 – 5, how important do you think it is to have a local pub in Heddington? *(where 1 is not important and 5 is very important)*



Please state how many people in each age range there are in your household?

0 – 17: **85**

18 – 25: **46**

26 – 45: **111**

46 – 65: **140**

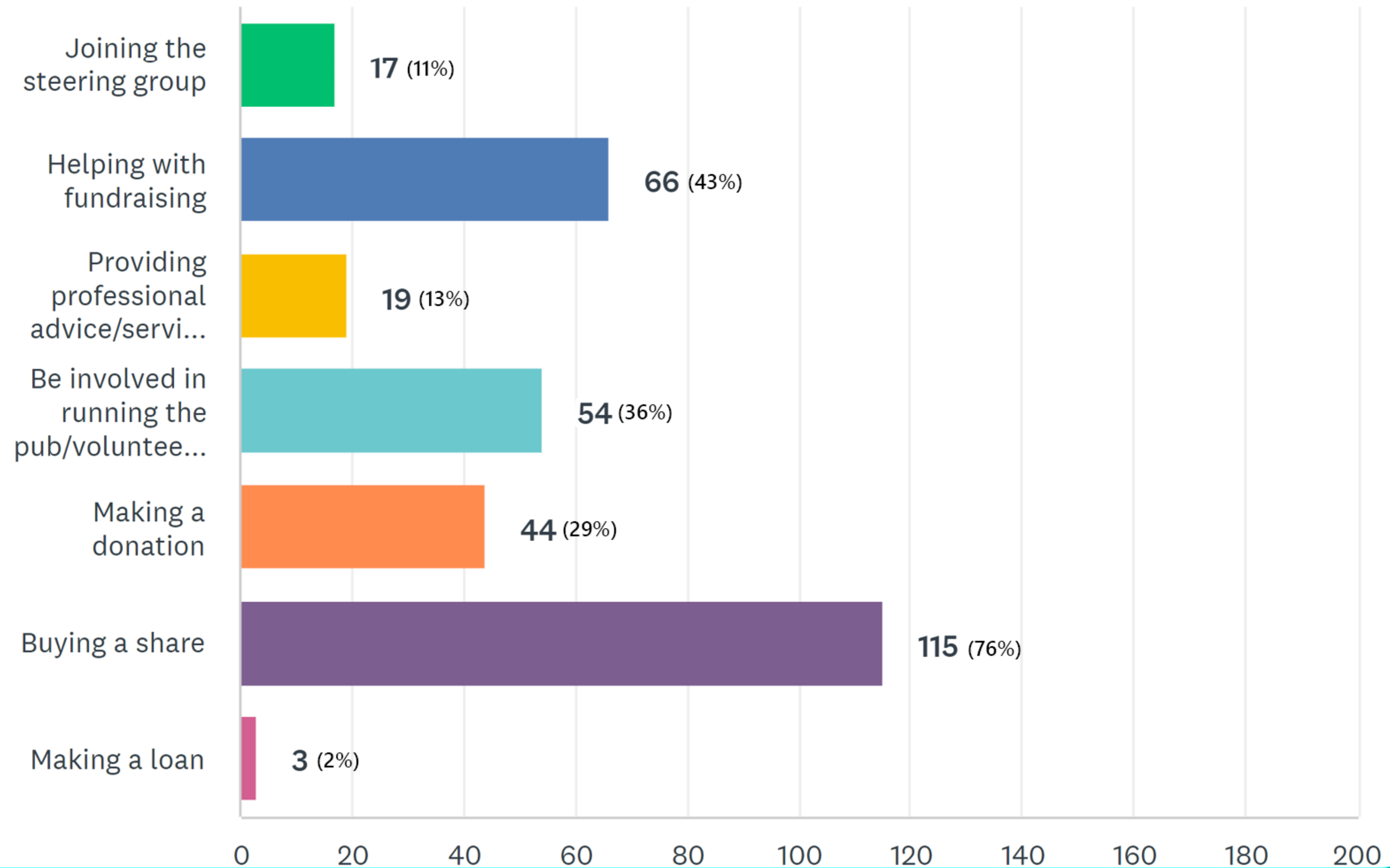
over 65: **121**

Total: 503

(of which 418 are of legal drinking age!)

Would you, or anyone in your household, be interested in helping this co-operative pub project in any way by...

Answered: 152 Skipped: 32



Data as at 23:00 on Tuesday 18 June 2024

Thank you for participating.

We'll be seeking your help with more detailed surveys as the venture progresses...



WHAT NEXT?

- Do we carry on?
- Is the appetite there in enough people to achieve what we want to?
- Lots of offers of help
- Positive “unofficial” conversations with suppliers
- Need to make rapid progress now in certain areas
- We will need your help
- So....

THE BUSINESS PLAN

- **Absolutely crucial**
- **Sub-group of the Steering Committee established to deliver this**
- **Headed by Dave Denny and Rob Robinson**
- **Several offers of help with this so far**
- **We will be following these up now**
- **Templates/support available from Plunketts**
- **Offers of support from other Community Pubs/Shops**
- **Please speak to Dave/Rob direct if you can help**
- **Fill in your contact details on the forms at the end of the meeting**

OUR HISTORIC USP!

- **Anglo Saxons and Romans had settlements here**
- **The Battle of Roundway Down in 1643**
- **General George S Patton allegedly stayed in Heddington for 6-8 weeks in 1944 and visited the Ivy Inn on several occasions**
- **Potential “game changer” - if we can get the evidence**
- **National Archives have provided helpful links and suggestions**
- **We now need a “History Sub-group” to help with the research**
- **Headed by Matt Wheeler and Dave Mort**
- **Contact them direct or fill in your details on the forms**

PUBLICITY

- **Banners ordered and will be sited in four separate locations**
 - we will need help putting them up, see Dave Mort or fill in a form
- **Village fete**
 - we need help running our coconut shy stall
 - see Matt Wheeler or fill in a form
- **Media involvement**
 - not yet but starting to make low level contact
 - see Doc or fill in a form
- **Local events**
 - eg Calne Carnival, contacts? Fill in a form if you can help

FUTURE PUBLIC MEETINGS?

- **Monthly?**
- **When there's something to say?**
- **Happy with this as a venue?**
- **Publicised on the banners and the FOTI WhatsApp group**
- **Facebook.....**

FOTI FACEBOOK GROUP

- **Please, please, please tick the box accepting the “rules” when you apply**
- **When initially set up we had multiple attempts to join that were fraudulent**
- **Ticking the box allows us to remove unacceptable people**
- **Unless you accept the rules, you will not be accepted to join.**

WE DON'T HAVE A BANK ACCOUNT SO THANKS ARE DUE TO....

- **Sarah Hudd for paying Companies House fees to get FOTI Ltd set up**
- **Jeff Brown for the banners**
- **Laura Veale for paying the ICO registration**
- **As well as the monetary gestures, all the hard work by the Steering Committee**

YOU

- **For your support and trust...so far!**

This is not the end, it is not even the beginning of the end..

But it is, perhaps, the end of the beginning

Winston Churchill, 1942, regarding the Battle of El Alamein



QUESTIONS / COMMENTS