

## Minutes of Save The Bell Meeting

**Date:** 15 Jun 2023 @ 8pm

**Venue:** The Elms Hotel

**Present:**

Toby Wise	TW (Chairperson)
Rob Gready	RPG
Lisa Bailey	LB
Nick Crabbe	NC
Julian Godwin	JG
Dan Grant	DG
Andrew Gillett	AG
Luke Grant	LG

		Responsible Person	Time Limit	Outcome
<b>1.0</b>	<b>APOLOGIES</b>			
1.1	Stephen Osborne			
<b>2.0</b>	<b>MINUTES OF LAST MEETING AND MATTERS ARISING</b>			
2.1	The minutes of the meetings held on 5 <sup>th</sup> May, 18 <sup>th</sup> May and 8 <sup>th</sup> June were circulated for review  All to provide update on any open actions at next meeting	<b>ALL</b>	<b>TBC</b>	
2.2	<b>Matters Arising from Minutes of 12-Jan-23:</b> <b>4 .11</b> It was agreed that a strategic development plan would be required for The Bell which might include developing more dining space. This to be considered at a future meeting.  <b>Matter Arising from minutes of 23-Mar-23:</b> <b>3.3</b> Prepare a demo of other functionality available in the WIX platform  Publish Rules as shared with Plunkett  NC's article on 'Why Community Pubs work' <b>3.4</b> Get details of any CAMRA contacts <b>3.5</b> Engage with survey respondents and FB posters keen to organise events. <b>3.6</b> TW will contact other possible grant funding sources.	<b>TW</b>   <b>DG</b>  <b>NC / DG</b>  <b>NC / DG</b>  <b>ALL</b>  <b>SO</b>  <b>TW</b>	<b>24/01/2023</b>   <b>ASAP</b>  <b>30/03/2023</b>  <b>30/03/2023</b>  <b>ASAP</b>  <b>ASAP</b>  <b>30/03/2023</b>	

	<p><b>Matter Arising from minutes of 30-Mar-23:</b>  <b>3.2</b>  Working Group members to share a picture and brief bio to be added to the website</p> <p><b>7.0</b>  Publish the draft rules on the website.</p> <p><b>Matter Arising from minutes of 13-April-23:</b></p> <p>Who we are section with photos required on the website. Everyone needs to send a portrait photo to Dan with a short connection to the pub and working group</p> <p><b>Matter Arising from minutes of 20-April-23:</b>  <b>4.1</b>  AG/LB to work on a draft framework documents and present to the group at a future meeting</p> <p>Question 1 – What is the expected admin process for shares and handling money during the life cycle of the purchase? RG to talk to Plunkett and come back to the group next week</p> <p>Question 2 – Do we need a soft launch? A small group to help road test? TW to put some thought into how this could work</p> <p><b>5.1</b>  Each owner identified is required to put some thought in to how their topic could work, devise a plan and work with individuals who could support to execute.</p> <ol style="list-style-type: none"> <li>1. Breweries - TL</li> <li>2. Local Property Developers – section (106) - DG</li> <li>3. Widening the STB demographic – Isaac/Abbie?</li> <li>4. Local businesses - AG</li> <li>5. High Net-Worth – RG</li> <li>6. Volunteers – TW</li> <li>7. Survey individual who said they would pledge – DG</li> <li>8. Grant Funding – TW</li> <li>9. CAMRA groups - SO</li> </ol> <p><b>Matter Arising from minutes of 5-May-23:</b>  LG still to send Bio details for website</p> <p>Planned Comms not yet circulated via email</p>	<p><b>ALL</b></p> <p><b>NC / DG</b></p> <p><b>All/DG</b></p> <p><b>AG/LB</b></p> <p><b>RG</b></p> <p><b>TW</b></p> <p><b>ALL</b></p> <p><b>LG</b></p> <p><b>TW/NC</b></p>	<p><b>13/04/2023</b></p> <p><b>ASAP</b></p> <p><b>ASAP</b></p> <p><b>ASAP</b></p> <p><b>27/4</b></p> <p><b>TBC</b></p> <p><b>ASAP</b></p> <p><b>ASAP</b></p> <p><b>ASAP</b></p>	
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<b>3.0</b>	<b>UPDATES</b>			
3.1	<u>Community Ownership Fund Round 3</u>  TW confirmed that specialist advisers had been allotted to STB in support of a COF application. An initial meeting with these two advisers was scheduled for Friday 16 <sup>th</sup> June. NC and TW to meet with them via MS Teams.  The deadline of July 12 <sup>th</sup> was seen as being tight but achievable.	<b>TW/NC</b>	<b>16/06/2023</b>	
3.2	<u>Volunteers' Event @ Oldfields Cider</u>  DG confirmed that ~130 email addresses had been contacted regarding the event to be held at Oldfields Cider tap-house in Frith Common.  The purpose of this meeting is to update key supporters who had volunteered their services on the status of the project as the ACV Moratorium period ended.			
3.3	<u>Valuation</u>  NC had spoken with Mike Hughes who was engaged to provide a valuation of The Bell in Q1/23. Mike confirmed that his valuation remained valid and that it had been conducted using the well-defined 'red book' process.			
<b>4.0</b>	<b>DISCUSS RESPONSE TO OFFER LETTER</b>			
4.1	<u>Comms</u>  TW to update Malvern Hills D.C on the offer that had been made to the owners of The Bell prior to the end of the Moratorium period and the response received  TW to respond to the owners of The Bell specifically covering the key points raised around the valuation and reiterating that the STB Working Group was available for face to face discussion.  NC to draft email 'Update #2' with a focus on the project status at the end of the ACV moratorium period. It was agreed that the valuation figure and level at which an offer had been made should be explicit in the email.  DG to update the website to reflect recent development e.g. in 'The story so far'	<b>TW</b>  <b>TW</b>  <b>NC</b>  <b>DG</b>	<b>19/06/2023</b>  <b>19/06/2023</b>  <b>19/06/2023</b>  <b>19/06/2023</b>	

4.2	<p><b>Marketing</b></p> <p>LB to look at options for a new sign with a focus on the key objectives of the STB Working Group (to ensure that The Bell remains as a traditional country pub not a restaurant or residential development)</p> <p>LB to create some 'myth-buster' content for Facebook</p> <p>NC confirmed that orders for over 100 'Save The Bell' mugs had been received by his Father. It was agreed that the last remaining mugs would be purchased by STB WG to be given to key supporters.</p> <p>The short film being created by a local video company was scheduled to have the voiceover recorded on Tuesday 20<sup>th</sup> June.</p>	LB	ASAP																	
5.0	<b>AOB</b>																			
5.1	<p>The issue of The Bell being used as residential accommodation whilst closed was raised. There are differences of opinion based on initial research as to whether this is permissible. There is a risk that if it continued for a sustained period it might make a change of use planning application more likely to succeed.</p> <p>NC to prepare a summary of relevant planning law and any case studies for input to a group discussion about any appropriate action</p>	NC	29/06/2023																	
5.2	<p>Repayment of personal expenses The following were approved for repayment to LB:</p> <table border="1" data-bbox="300 1373 954 1615"> <thead> <tr> <th>Date</th> <th>Payee</th> <th>Amount</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>09/03/2023</td> <td>SB Print</td> <td>£50.40</td> <td>Replacement banner</td> </tr> <tr> <td>20/03/2023</td> <td>Veldonn Printers</td> <td>£75.00</td> <td>Print of flyers/posters - pop up event</td> </tr> <tr> <td>10/05/2023</td> <td>Veldonn Printers</td> <td>£35.00</td> <td>2 x printed valuation reports</td> </tr> </tbody> </table>	Date	Payee	Amount	Description	09/03/2023	SB Print	£50.40	Replacement banner	20/03/2023	Veldonn Printers	£75.00	Print of flyers/posters - pop up event	10/05/2023	Veldonn Printers	£35.00	2 x printed valuation reports	TW/NC	ASAP	
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6.0	<b>NEXT MEETING</b>																			
6.1	TBC																			