

## Minutes of Save The Bell Meeting

**Date:** 3 Aug 2023 @ 7.30pm

**Venue:** Shelsley Hill Climb (Committee Room)

**Present:**

Toby Wise	TW (Chairperson)
Stephen Osborne	SO
Lisa Bailey	LB
Dan Grant	DG
Andrew Gillett	AG
Luke Grant	LG
Rob Gready	RPG

		Responsible Person	Time Limit	Outcome
<b>1.0</b>	<b>APOLOGIES</b>			
1.1	Julian Godwin, Nick Crabbe			
<b>2.0</b>	<b>MINUTES OF LAST MEETING AND MATTERS ARISING</b>			
2.1	The minutes of the meetings held on 13 <sup>th</sup> July are still pending circulation			
2.2	<p><b>Matter Arising from minutes of 20-April-23:</b></p> <p><b>4.1</b> 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>	<b>TW</b>	<b>TBC</b>	
		<b>ALL</b>	<b>ASAP</b>	

	<p><b>Matters Arising from minutes of 15-June-23:</b></p> <p><b>4.1</b></p> <p>DG to update the website to reflect recent development e.g. in 'The story so far'</p> <p>LB to create some 'myth-buster' content for Facebook</p>	<p><b>DG</b></p> <p><b>LB</b></p>	<p>19/06/2023</p> <p>19/06/2023</p>	
<b>3.0</b>	<b>UPDATES</b>			
3.1	<p><u>Share Offer Document</u></p> <p>It was agreed that the group will aim to be awarded the Standard Mark offered by the Community Share Unit to qualifying Share Offer documents.</p> <p>A company called 241 Co-operators will provide assistance with the documents and assess the STB group's submissions for award of the Standard Mark</p> <p>The proposed target levels for the Share Offer are £210k minimum, £250k target and £300k maximum</p> <p>The aim is to have the documents ready for a Share offer to commence on 1.Oct</p>			
3.2	<p><u>Discussions re. purchase of The Bell</u></p> <p>NC confirmed that a price to purchase The Bell including fixtures and fittings has been agreed and the written offer accepted.</p> <p>The owners have requested that the price is not made public at this stage and the working group has agreed – but made clear that it <b>would</b> have to be explicit in the Share Offer document once published</p> <p>TW updated that a firm of solicitors (mfg) has been engaged and is commencing due diligence on the sale</p>			
3.3	<p><u>Pensax P.C.</u></p> <p>AG confirmed that Cllr Gould is running the working group relating to Save The Bell</p> <p>The group discussed that the Parish Council operates under some constraints around how it can invest proceeds of the village hall sale but hopefully this</p>			

	does not prevent participation in the Share Offer (which is open to Companies and other organisations as well as individuals)			
<b>4.0</b>	<b>PLAN FOR RE-OPENING PREPARATION</b>			
4.1	<p><u>Project Plan</u></p> <p>DG is preparing a list of key actions. It would be useful to have a 'show and tell' at The Bell, possibly to coincide with a professional survey?</p> <p>DG has obtained a maintenance list from a contact who is a publican and is making a draft plan for working parties to perform various tasks both inside and outside the pub.</p> <p>The practicalities around taking on a short-term tenancy were discussed.</p> <p>Send sample Tenancy agreement(s)</p>	<b>RPG</b>	<b>ASAP</b>	
4.2	<p><u>Survey</u></p> <p>AG suggested a chartered surveyor option</p> <p>TW will follow up on this and also check with Mike Hughes (who performed the valuation) and The Brewers' Arms for possible contacts</p>	<b>TW</b>	<b>ASAP</b>	
4.3	<p><u>Septic Tank</u></p> <p>JG offered to liaise with a number of local firms to get some idea of the likely cost to replace the septic tank.</p>	<b>JG</b>	<b>ASAP</b>	
4.4	<p><u>Pop-up Bell event</u></p> <p>Venue agreed as Abberley Village Hall again.</p> <p>Hopefully one or more local bands will play and Magic Bars have offered to provide and run the licensed bar again for free.</p> <p>It was agreed that it would be good to have a "Volunteers' Station" for sign-ups.</p>			
<b>5.0</b>	<b>FUNDING</b>			
5.1	<p><u>Additional Grant Funding</u></p> <p>Malvern Rural Fund application still pending.</p> <p>DG to look at options for National Lottery funding</p>	<b>DG</b>	<b>TBC</b>	

<p><b>5.2</b></p>	<p><u>Donations</u></p> <p>It was agreed that supporters might be willing to help cover forthcoming project costs such as legal fees and professional survey costs by making small donations.</p> <p>Investigate payment providers and website integration.</p> <p>Draft comms to go to all supporters and on Facebook.</p>	<p><b>DG</b></p> <p><b>TW</b></p>	<p><b>10/08/2023</b></p> <p><b>10/08/2023</b></p>	
<p><b>6.0</b></p>	<p><b>AOB</b></p>			
<p><b>7.0</b></p>	<p><b>NEXT MEETING</b></p>			
<p>7.1</p>	<p>TBC</p>			