

Minutes of Save The Bell Meeting

Date: 5 Sep 2023 @ 7.30pm
Venue: Zoom only
Present: Toby Wise TW (Chairperson)
 Stephen Osborne SO
 Dan Grant DG
 Andrew Gillett AG
 Rob Gready RPG

| | | Responsible Person | Time Limit | Outcome |
|------------|---|--------------------|------------|---------|
| 1.0 | APOLOGIES | | | |
| 1.1 | Julian Godwin, Nick Crabbe; Rob Gready; Lisa Bailey | | | |
| 2.0 | MINUTES OF LAST MEETING AND MATTERS ARISING | | | |
| 2.1 | The minutes of the meetings held on 13 th July and 3 rd August are still pending circulation | | | |
| 2.2 | <p>Matter Arising from minutes of 20-April-23:</p> <p>4.1 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>5.1 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"> 1. Breweries - TL 2. Local Property Developers – section (106) - DG 3. Widening the STB demographic – Isaac/Abbie? 4. Local businesses - AG 5. High Net-Worth – RG 6. Volunteers – TW 7. Survey individual who said they would pledge – DG 8. Grant Funding – TW 9. CAMRA groups - SO | TW | TBC | |
| | <p>Matters Arising from minutes of 15-June-23:</p> <p>4.1</p> | | | |

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| | DG to update the website to reflect recent development e.g. in 'The story so far' | DG | 19/06/2023 | |
| | LB to create some 'myth-buster' content for Facebook | LB | 19/06/2023 | |
| | Matters Arising from minutes of 3-Aug-23: | | | |
| | 4.1 Send sample Tenancy agreement(s) | RPG | ASAP | |
| | 5.1 DG to look at options for National Lottery funding | DG | TBC | |
| 3.0 | UPDATES | | | |
| 3.1 | <u>Share Offer Document</u> If Pensax Parish Council was to consider investing in the Share Offer they would need to review the final Share Offer document in good time. Given that the Parish Council meets at a fixed frequency, is it feasible to get the document to them in a suitable time-frame. To be reviewed once dates of final doc and potential share offer are clearer. TW confirmed that RPG hopes to submit a final set of documents (Share Offer, amended business plan and financial projections) to 241 Co-operators for review on 6.Sep | | | |
| 3.2 | <u>Malvern Hills Rural Fund</u> NC confirmed he has been working on a submission to the Rural Fund and expects to have the full application completed by 7.Sep Successful applicants will receive up to £25,000 in grnt funding towards their projects. | | | |
| 3.3 | <u>Purchase of The Bell freehold</u> TW updated the group that there had been some additional terms proposed by the vendor's solicitors which would add significant costs for shareholders. The working group agreed that these were not acceptable and that no further progress with the | | | |

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| | transaction (including the survey) should be made until they were removed. | | | |
| 3.4 | <p><u>COF Application</u></p> <p>TW updated the group that the expected date for the announcement of successful bids was the end of September.</p> <p>A campaign asking supporters to write to the Secretary of State for Levelling-Up, Michael Gove MP, had resulted in 37 letters being sent and these had all been passed to Harriett Baldwin MP to take to Parliament.</p> | | | |
| 3.5 | <p><u>Donations</u></p> <p>The campaign asking for donations to assist with forthcoming costs such as the professional survey and conveyancing fees had been very successful so far reaching a total of ~£4,000 out of the £6,000 target.</p> <p>DG explained that 'Stripe' had been chosen as the payment provider and had been integrated with the website providing a straightforward experience for those looking to make a donation.</p> | | | |
| 4.0 | POP-UP BELL #2 | | | |
| 4.1 | <p><u>Status and Actions</u></p> <p>SO shared a progress update on planning for the event to take place on 9th September.</p> <p>The bar and local bands were confirmed and catering was to be entirely run by volunteers.</p> <p>Mugs will be on-sale and a stand for registering volunteers will be set up as well as a donation station and all of the 'History of the Bell' materials once again on display.</p> <p>Various actions to ensure all runs smoothly</p> | ALL | 09/09/2023 | |
| 5.0 | OPENING THE BELL | | | |
| 5.1 | <p><u>Project Plan</u></p> <p>DG working up a detailed plan for key renovations, preparation and re-stocking ahead of the pub re-opening.</p> | DG | TBC | |

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| | <p>AG had a contact in the insurance business who is a broker for Public Liability and other key insurance products for businesses.</p> <p>AG to share contact details of insurance broker.</p> <p>The expectation is that the offering would be 'wet-only' initially, possibly with very limited food offerings such as filled baps.</p> | AG | ASAP | |
| 5.2 | <p><u>Timings; Short-lease</u></p> <p>The pros and cons of taking on the pub under a short-term lease were discussed. This would be an option if contracts were exchanged with a delay before the completion date (e.g. due to a wait for grant funds to be released).</p> <p>No decision was made; will be raised again when more information available around timings.</p> | | | |
| 6.0 | AOB | | | |
| 7.0 | NEXT MEETING | | | |
| 7.1 | TBC | | | |