Being More Than a Pub



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Accommodation, Land & Outbuilding Utilisation



I Introduction

Some community owned pubs are fortunate enough to either be situated on a reasonably sized plot of land, or they may have an outbuilding that is larger than any premises required for core pub activities. Making use of this extra space is an ideal way to introduce more activities and services for the community to enjoy; these will help to increase footfall and can generate additional income streams.

Research by the Plunkett Foundation shows that developing extra space or land is usually done after the core business has been established, and it is usually considered as a later phase of the project once further funding and finances are in place. This may be through grant funding, a further community share offer, or as and when the business shows enough profits to support the extra development.

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Below are three short case studies featuring community pub groups that have converted or developed their accommodation, land or outbuildings to diversify or provide alternative premises and facilities.

I The Red Lion, Northmoor, Oxfordshire

Shepherd's hut accommodation

The Red Lion, Northmoor was purchased by the community in 2013 and is run by tenants, who won the tenancy on merit and have remained the same since that time, winning many prizes along the way.

"It's a small, rural pub but it attracts many visitors to the area, particularly at weekends, and we needed to create bed and breakfast capacity to meet demand", said Graham Shelton, Community Pub Chairman. So the community group raised the funds to purchase three shepherd's huts, and The Den, The Nest and The Burrow now offer guests a unique bed & breakfast experience to visitors. It has been a game-changing development for tenants Lisa and Ian Neale.

"The washing machine is going full-tilt every day and it is a substantial amount of extra work to keep everything fresh, spotless and sanitized", said Lisa. "But this has made a material difference to the sustainability of our business through the hut rental and the extra meals and drinks purchased. We have worked hard in collaboration with the Community Company to focus Google ads and AirBnB to attract people from all over the country and from overseas. Importantly, we are in the hospitality business, and I love welcoming everyone to our lovely pub; I really enjoy the wonderful feedback people give us."



- The community pub ownership vehicle is a Company Limited by Shares with over 80 shareholders and special provisions in the Articles regarding the ownership and sale of shares
- Population of Northmoor is around 500 in the winter, at least treble in the summer as a result of a large, seasonally occupied mobile home site and many walkers, cyclists and visitors from home and abroad
- The Community Company purchased three en-suite, luxury shepherd's huts about 2 years ago. These are rented to the tenants and sited in their large, rural garden
- The purchase price for the shepherd's huts, including landscaping, installation and substantial upgrading of electricity, water, drainage and broadband services was approximately £142,000
- Funded by a LEADER grant of £36,000, reserves from the community company, and community fundraising



- Full-year income from the rental of the shepherd's huts to the community business is estimated to be in the region of £15,000. The income to the tenants is substantially larger than that, however, Covid-19 unfortunately has had a massive impact on income
- The running costs are covered by the tenants and there is currently very little additional cost to community shareholders, although some minor maintenance may be needed from time to time in the future. Expected lifespan in the region of 15 – 20 years
- Website: http://theredlionnorthmoor.com/index and
- Shepherd's Huts: <u>http://theredlionnorthmoor.com/bed-and-</u> <u>breakfast</u>
- Social media pages: <u>https://www.facebook.com/</u> <u>TheRedLionNorthmoor/</u>
- https://twitter.com/theredlionoxon
- https://www.instagram.com/ northmoorshepherdshuts/





Photo: Martin Booth

I The George and Dragon, Hudswell, North Yorkshire

Allotments and community orchard

The George and Dragon was the only pub in the village of Hudswell, an isolated community with a population of about 200 people and no other facilities apart from the village hall. The doors of the pub closed in August 2008, and the property was marketed intermittently over the following year, however, no buyers came forward. The Hudswell Community Pub Initiative was formed in June 2009, with the aim of seeing this traditional pub reopened and run for the benefit of the village. After a long campaign, Hudswell Community Pub Ltd (HCP Ltd) was formed, and in February 2010 the freehold of the George & Dragon was successfully acquired for £209,950.

This multi-award winning pub has become a vibrant hub for the local community and also for the many tourists and walkers that visit. It hosts a wide range of community events and activities from live music to beer festivals, and the tenancy lease also allows HCP Ltd to operate a small village shop from the premises, which is staffed by volunteers. The 'Little Shop' is located in a small room in the pub but with its own street access. It is thought to be the smallest community shop in the country and it sells bread, milk, eggs, vegetables and other groceries.

HCP Ltd has also established 10 community allotments, an apiary with six hives, a community orchard and a spinney within the land at the rear of the pub; an outbuilding is also being converted into accessible toilets.

- The George & Dragon is registered as a Community Benefit Society in the name of Hudswell Community Pub Ltd
- Pub opening date: 2010
- Population of Hudswell: about 240
- Website: <u>https://www.</u> georgeanddragonhudswell.co.uk/
- And <u>https://www.richmond.org/</u> community/page.php?groupId=68
- Social media page: <u>https://www.facebook.</u> com/georgeanddragonhudswell



Credit: Joan Russell Photography.

I Exelby Green Dragon, Bedale, North Yorkshire

Beer garden igloos

Exelby is a small rural community with about 80 households in the lower dales of North Yorkshire only a few miles from the historic market town of Bedale.

Inspired by the growing number of successful community owned pubs, and when the pub was under threat of closure in 2016, the Exelby Green Dragon Group was formed with the aim of purchasing and revitalising the Green Dragon.

The pub and associated land were registered as an Asset of Community Value, and with no interest from other potential purchasers, the community came together to mount a successful bid for the property. The Exelby Green Dragon is much more than a pub, and it is firmly established in the hands of local community for now and the future.



With the continuing challenge of the pandemic and Covid-19 guidelines all kinds of partly open outdoor structures have popped up at pubs and restaurants around the country, for example: yurts, pods and gazebos. Owners and pub tenants have turned to these structures as a lifeline, in order to help accommodate diners and offer people a safer dining experience. With that in mind The Exelby Green Dragon decided to purchase three high quality igloos.



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- The Exelby Green Dragon is registered as a Community Benefit Society in the name of Exelby Green Dragon Community Pub Limited
- The pub opened in 2018
- The population of Exelby is 200
- The three igloos were purchased in 2020 for a total cost of less than £3000
- They were paid for by the tenant with support from the Community Benefit Society
- Before lockdown all three igloos were fully booked for 3 months
- Websites: <u>https://www.</u>
 <u>exelbygreendragonpub.co.uk/</u>
- and https://www.exelbygreendragon.co.uk/
- Social Media Pages: https://www.facebook.com/Exelby-Green-Dragon-330892327513569/ and https://twitter.com/pubexelby



Arts, Music & Leisure

THE IVY HOUSE DELIVERS

SUPPORT YOUR LOCAL FRESH DRAUGHT BEER, COCKTAILS & WINE DELIVERED TO YOUR DOOR



I Introduction

An interest in art, local history or active participation in music, social recreation and leisure activities are all known to play an important role in communities. Their many benefits also include improving our health and the wellbeing of individuals and contribute to community cohesion.

In some urban and rural communities there may be no designated places for local people to spend their leisure time, such as a community centre or sports club, so increasingly people now depend on the local community pub to provide flexible spaces for social events and inclusive activities. Lockdown has had an impact on our mental health; it has brought social isolation to many individuals, particularly those people who are shielding or living alone, so these activities and services are vital. They help people to acquire new skills, they promote social interaction and individuals are given the opportunity to link up with people who enjoy similar hobbies and interests. One of the most important contributions a pub can make to local community life is that it can act as a hub for the development of social networks between local people.

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I The Ivy House, Nunhead, London

Music room with stage

The Ivy House Pub was closed in April 2012 with only one week's notice. In response, local residents, who were keen to avoid the Grade II listed building being converted into residential accommodation, registered the pub as an Asset of Community Value in order to gain enough time to raise the funds and purchase the freehold. This was achieved in 2013 and The Ivy House became the first community owned pub in London. The building retains most of its original 1930's features and 1970s red and gold lamé draped stage in "the ballroom" which has been the venue for many artists and performers over the years. The lvy House is blessed with an outstanding stage and music room – full of character, making it an excellent venue for live music, comedy, and theatre. Since coming into community ownership, this space has been used to hold a wide range and activities, and it continues to offer an established repertoire of music and comedy, Irish music sessions and big band jazz. As well as live performances, the pub hosts various community events such as weddings, parties, Christmas fairs, and clubs and society meetings

The Ivy House is run as a traditional pub and its unspoiled interior makes you feel as though you have stepped back in time. It was for this reason that the pub was chosen as an ideal location for a film about The Kray Twins. It provides local employment, and supports the local economy by using local suppliers. In addition, Peckham Rye and Nunhead has retained an important cultural asset and is an example of what can be achieved when the community works together.



Source: Sally Rose Photography

- Ivy House Community Pub Limited is registered as a Community Benefit Society
- The pub opened in: August 2013
- Local population: 13,620
- Music room with stage and dining room
- Other services and activities include:
- Full food menu and speciality pizzas
- Online shop selling drinks and snacks
- Artists' Gallery Space
- Dance sessions
- Yoga classes
- Knitting circle
- Staff led service
- Website: <u>https://www.ivyhousenunhead.</u> com/our-story
- Social media pages:
- <u>https://www.facebook.com/</u> ivyhousenunhead/
- https://twitter.com/ivyhousenunhead
- <u>www.instagram.com/ivyhousenunhead/</u>



Photo: © Ewan Munro (Creative Commons licence) https://www.flickr.com/photos/55935853@N00/5478867910



Photo: Michael Croxford





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I The Abingdon Arms, Beckley, Oxfordshire

Community meetings

Beckley & Area Community Benefit Society was established in 2016 to save The Abingdon Arms, a beautiful 17-century pub right in the heart of Beckley, to the northeast of Oxford. The founding members listed the pub as an Asset of Community Value and over 300 shareholders raised the funds to purchase and re-open the pub in 2017.

One of the main requests that came out of local consultation was for the pub to provide a flexible

space for meetings, in order to explore topics of interest as identified by the community. As a result, the pub hosts monthly events for local residents, and these cover subjects ranging from literary talks, scientific topics and local history to poetry readings and much more. In addition, the pub also hosts monthly jazz evenings.

The tenants enjoy hosting these events as part of their commitment to the community, and local people benefit from the opportunity to meet up and make new friends, as well as taking part in a stimulating and interesting activity, and of course having a friendly drink.

- The Abingdon Arms is owned by Beckley & Area Community Benefit Society Limited (BACBS)
- The pub was purchased by the community in 2017
- The population of Beckley and the surrounding villages is around 1500
- The pub hosts monthly events virtually by Zoom or in the pub premises
- The tenants make the space available free of charge as part of their community commitment
- These talks help to increase footfall and attendees may become regular customers
- Websites:
 - https://www.theabingdonarms.co.uk/ and https://bacbs.org/
- Social media pages: <u>https://www.</u> facebook.com/TheAbingdonArms/ and <u>www.facebook.com/Beckley-</u> <u>Area-Community-Benefit-</u> <u>Society-1801705896709176</u>
- https://twitter.com/abingdonarms
- https://www.instagram.com/ theabingdonarms/

I The Hive Live, Winsford, Cheshire

Venue for social, cultural and leisure activities

The Hive was established in 2011 to support festivals that were being delivered by De Bees Music and Comedy Bar in Cheshire; The Hive also works with college students on work experience to enable them to participate fully in every aspect of staging events and running projects.

In May 2019, a Charitable Community Benefit Society was established, and The Hive Live was granted a temporary tenancy; this gave them some time to raise the funds required to purchase the premises, and the sale was completed in January 2020. This was a wonderful achievement from a community that is in an area classed as in the top 2% of deprivation in the country. Once the funds were raised, the premises were closed for refurbishment just as lockdown started.

To meet a growing and urgent demand, they have launched a new local service called What's For Tea? This service delivers freshly cooked meals and essential groceries to vulnerable people who are self isolating at home. Damon Horrill, a founder member of The Hive Live, said, **"It's really taken off and we have delivered 1,000s of meals so far and demand is still growing. A lot of furloughed hospitality staff have volunteered to work with us as chefs or drivers; we don't make any money from the service but it's generated a lot of goodwill."**



The service has been made possible with great support from The Weaver Valley Co-op, who contribute a significant amount of staff and volunteer time. A close working relationship has also been developed with the Cheshire Food Bank who make referrals every week to the service from families or individuals who have been identified as vulnerable or in need of a helping hand. A nutritious and freshly prepared meal is always a very welcome treat and any surplus meals go out to the most vulnerable people.

If anyone is unable to pay the full amount for a meal, it's not a problem and they can just pay what they can afford. No-one is excluded and support is given to the people who need it most; for example, the recent floods have recently left many homes and families without power and cooking facilities.

The Hive Live has ambitious plans for the premises. The pub and café will become an all-round 7-daya-week cultural venue, hosting performances, showing movies, holding workshops and developing community projects. It will also house facilities such as recording and rehearsal rooms and they will continue to offer training and work experience opportunities. The main aim is to create lifechanging experiences for young people through arts-based career development while helping them to feel good about where they live.



Image: Miles West Photography

- The Hive Live Ltd is registered as a Community Benefit Society with the following charitable objectives: the development of young people, tackling social exclusion and furthering community cohesion.
- The Hive opened in 2020
- Winsford has a population of 33,700
- The main aim is to provide a flexible, multipurpose community facility that enables participation in social, cultural and leisure activities by the whole community and;
- A performance & dance venue

- A café bar serving quality beverages and street food
- A working place for students on work experience working on modules under mentor supervision
- A facility for musicians to rehearse and record
- Venue for exhibitions with dedicated gallery space
- Website: https://www.thehivelive.org/
- Social media page: <u>https://www.facebook.</u> com/partyatthehive/

I The Bell Inn, Bath, Somerset

Live music venue

The Bell Inn is a very popular pub on the edge of Bath city centre, converted from an eighteenth century coaching house. Back in 2012, the future of this historic free house and music pub was in doubt when the previous owner put the property and business on the market. Two public meetings, as well as a great deal of hard work and passion, created the momentum which helped to raise £700k through a community share. The Bell Inn (Bath) Ltd was established as an IPS Co-operative; this was the easiest way for the community to undertake a share issue, and it was felt a co-operative structure would best reflect the ethos and community of The Bell.

The Bell runs free live music sessions, three to four times a week, ranging from jazz to blues and folk to roots. There is also a performance and meeting space with a piano, a sound engineer and state of the art equipment for hire. The day-to-day running of the pub is in the capable hands of professional and properly paid management and staff. No-one working at The Bell receives less than the real living wage, as defined by the Living Wage Foundation, and visiting musicians and other artists are valued due to the organisation maintaining accreditation on the Musicians' Union's Fair Play Venue database. The Bell is also fortunate in that many members of community contribute to the cultural life purely for the love of it all, or for costs only.



Photo: The Bell Inn (Management Team)

"The Bell has always been a key part of Bath's live music scene, often giving musicians their first break and always providing music that is vibrant, diverse and free." Peter Gabriel



- The Bell Inn (Bath) Ltd is an IPS Cooperative; when the members bought the pub they did so under the provisions of the Industrial and Provident Societies (IPS) Act 1965
- The pub was purchased and opened in 2013
- Website: https://www.thebellinnbath.co.uk/
- <u>https://www.thebellinnbath.co.uk/vinyl-dj-sets</u>

Social media pages:

- https://business.facebook.com/thebellinn/
- <u>https://twitter.com/thebellinnbath</u>
- https://www.instagram.com/ thebellinnbath/
- https://www.youtube.com/user/ TheBellvideos/featured



I The Bull, Great Milton, Oxfordshire

Local history hub and TV location

The Bull Inn is a picturesque 17th century thatched building, first registered as a pub in 1684, and it is the only pub in the Oxfordshire village of Great Milton.



A few years ago it nearly closed for good, however, when a group of local residents heard in November 2012 that the brewery was selling the pub, they called a public meeting and decided to set up a community benefit society to raise the money to buy it. At the end of April, only 145 days later, the pub was bought after a successful share issue that raised £300,000 from 157 investors. Although there have been some changes, the pub still has around 160 local investors. The Great Milton History Society houses an extensive collection of photographs, letters, maps and many other historical records archives in the History Room at the pub. Visitors are welcome to access the archives each Wednesday and the Society also publishes booklets and holds regular displays.

In July 2013, The Bull was used as a TV location for the Christmas episode of Midsomer Murders. It was temporarily renamed The Blacksmith's Arms and, on the hottest day of the year, it became a winter wonderland.



- The Great Milton Community Pub Limited is registered as a Community Benefit Society
- The pub opened in: 2013
- Population of Great Milton: 1072
- Local History Hub and TV filming location
- Hosts other services and community activities:
- Including harvest fruit and vegetable auctions, apple-juicing sessions and occasional live music for village events
- Recently extended outdoor dining space, marquees and Children's Play Area
- Website: <u>www.greatmiltonpub.com</u>
- Social media page: <u>https://www.facebook.</u> com/greatmiltonpub/



Environmental – Think Global, Act Local

I Introduction

Even the simplest environmental actions can deliver a number of benefits, and increasingly we are all more aware of how the climate emergency means everyone is taking steps to lead greener, more sustainable lives. Simple steps and raising awareness can help to motivate and engage people in a range of environmental initiatives and community groups start to realise that they can make a powerful difference.

Planting some colourful window boxes, installing solar panels, setting up a recycling scheme, running a repair shop or installing a wind turbine - every action helps the environment. There has never been a stronger appetite for environmental change. Collective community action can deliver a number of important benefits as well as making a significant impact; it improves our health and wellbeing, strengthens community pride and supports training, jobs and the local economy.

Community owned pubs are committed to helping the environment and continually seek to improve their energy usage and performance. For example, The Auctioneers Arms in Caverswall, Staffordshire, has had solar panels, LED lighting and a more energy efficient boiler installed. The Fox and Goose in Hebden Bridge, West Yorkshire and The Dog Inn, Belthorn in Lancashire have both had new boilers and LED lighting installed; they purchase and promote local produce and ales, and they also encourage and host recycling schemes.

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I The Abingdon Arms, Beckley, Oxfordshire

Electric car charging point

Beckley & Area Community Benefit Society was established in 2016 to save The Abingdon Arms, a beautiful 17-century pub right in the heart of Beckley, to the northeast of Oxford. The founding members listed the pub as an Asset of Community Value and over 300 shareholders raised the funds to purchase and re-open the pub in 2017. Electric and plug in hybrid vehicle sales are increasing rapidly, with most new vehicles set to be electric by 2030, this growth is only going to rise. This change is being driven by the need to improve air quality and reduce carbon emissions, and in order to help meet this increasing demand a number of community owned pubs are now installing a charging point.



- The Abingdon Arms is owned by Beckley
 & Area Community Benefit Society
 Community Benefit Society Limited (BACBS)
- Purchased by the community in 2017.
- Population of Beckley and the surrounding villages is around 1500.
- Installation of an electric car charging point in February 2021
- Set up costs for installation is £2,000
- Funded by a grant from Power to Change
- Websites: <u>https://www.theabingdonarms.</u> co.uk/ & https://bacbs.org/
- Social media pages: <u>https://www.facebook.</u> com/TheAbingdonArms/
- https://twitter.com/abingdonarms
- https://www.instagram.com/ theabingdonarms/

I The Anglers Rest, Bamford, Derbyshire

Installation of solar panels

Bamford Community Society saved the last pub in the village from closure, raising the funds mainly through a community share offer, supported by loans, grants and donations. Their vision was to develop a sustainable and inclusive community business with a reputation for good customer service that also contributes to a vibrant and thriving village.

When the Society purchased the pub it was in a poor state of repair with annual bills of around £20,000 per year, just for gas and electricity - the biggest cost after staff. As a result of this, they secured a grant to have an energy saving study carried out on the premises and the findings helped them prioritise the importance and order of the work needed.

The pub was 150 years old and needed a new roof, so they applied to Power to Change for a grant to help make the business more sustainable. Reducing energy costs went a long way towards this aim, and they were awarded a grant that covered the costs of the replacement roof. While the work was in progress, they sought planning permission to install ground mounted solar panels.



The M & S Community Energy Fund is a competitive funding scheme for community projects which relies on people voting for a project run through Crowdfunder UK. An application was made to cover the costs of installing the solar panels and the judges' prize of £6,000 was secured. Volunteers constructed the frames and they now have a ground mounted 4KW array. With a pub that is open most of the day, and with staff living on site, they have found the solar panels a worthwhile investment.

Further energy saving initiatives include insulation as part of the new roof, PIR lighting, a new boiler, pipe lagging and double-glazed windows, and as a result of all of this, including the solar panels, gas and electricity bills have been reduced by about 20% or £4,000 per annum. Members are very interested in these energy saving projects and look forward to updates at the AGM.

- The Anglers Rest
- Registered as a Community Benefit Society (Bamford Community Society Ltd.)
- The pub open in 2013
- Population of Bamford: 1240
- Installation of solar panels: winter 2016/17 with an official opening in March 2017
- Set up cost for service: Around £6,000
- Funded by Marks and Spencer's Community Energy Fund
- Savings per year: approximately £500 per annum - a mix of energy saved and feedin-tariff
- Website: https://www.anglers.rest/
- Social media pages:
- https://www.facebook.com/The.Anglers. Rest/
- <u>https://twitter.com/</u> anglersbamford?lang=en
- https://www.instagram.com/ anglersrestbamford/

I The Anglers Rest, Bamford, Derbyshire

Recycling schemes

For many years, Bamford Primary School has been collecting paper and card for recycling and this was collected by a van on a monthly basis. This has now been replaced with a skip situated in the pub car park which is emptied as required and it generates an income for the school. The local community supports the initiative by making sure they collect household paper and card and put it in the skip rather than household collection boxes.

The Anglers Rest is currently paying for commercial glass collection to be used for recycling and the pub is working in partnership with the local gardening club to turn vegetable waste from the kitchens into compost which is used in a kitchen garden at the pub.

The pub also purchases their cooking oil from a company that collects and recycles the oil; it is converted into biodiesel, a renewable, clean-burning diesel replacement suitable for use in existing diesel engines without modification.

- Cardboard recycling scheme volunteer led by Bamford Primary School
- The scheme was set up by the school PTFA
- No income for the pub but it does provide an income for the school
- Website: https://www.anglers.rest/

- Social media pages:
- https://www.facebook.com/The.Anglers. Rest/
- https://twitter.com/ anglersbamford?lang=en
- <u>https://www.instagram.com/</u> anglersrestbamford/



Health and Social Care Provision

I Introduction

Community pubs can be a lifeline for the local community. Besides boosting the economy by employing local people and supporting local businesses, they provide a safe space where various groups of people can meet for friendship, education and training, a coffee and a chat, dementia clubs, cinema clubs, keep fit classes and much more. It is these activities that can improve health and wellbeing and help to reduce social isolation and loneliness. In many cases the social impact that a pub provides is measured not in wet sales, but in the increased health and well-being of the local community.



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I The Never Say Die, Jaywick Sands, Essex

Community hub with an emphasis on health and well-being

Jaywick was deemed the most deprived area of England in 2015 by the Ministry of Housing, Communities and Local Government. Despite this, local people are addressing the challenges they face and they are working with a range of community organisations. With support from Tendring District Council, their local MP and government departments there are aiming to resolve the problems they face and to regenerate the area.

Currently, an undercover market is in development, some small incubator business units, new local housing and the pub is looking to take on a second apprentice. Under the lockdown rules, Jaywick Sands Revival had to suspend the pub's operations, however, the food and clothing bank, as vital community resources, were allowed to continue.





Photo: Foursquare

The Never Say Die public house has been letting goats inside the premises to allow local people, especially the elderly and children to enjoy the therapeutic effects of animal companionship. Alongside this, they use a function room as a community hub to distribute donated clothes, toys and food for those in need, and volunteers help people to complete benefit applications and other forms they may have difficulty with. Age UK visits weekly to support older people with their support needs and the hub also provides referrals.

The community pulls together to create a positive atmosphere. The support hub is run by volunteers who are actively seeking paid employment but some funding is needed for the permanent paid staff. The hub provides local people with a safe and supportive environment whilst dealing with difficult circumstances. Without it, life would be very different.

- The pub is leased from the Jaywick Sands Revival Community Interest Company (CIC)
- The CIC took on the tenancy in August 2020
- The population of Jaywick Sands is around 4,600
- The pub provides a hub for the local community
- Support in the community is the most important priority. The provision of core pub services are available three days a week and sales provide enough income to cover costs and run the community hub
- The service is delivered by volunteers
- The costs for the services provided are covered by the sale of food and drink in the pub
- Website: https://www.jsrcic.com/
- Social Media page: <u>https://www.facebook.</u> com/neversaydie2016/
- News Article: <u>https://www.bbc.co.uk/news/</u> <u>uk-england-essex-55056224</u>

I The Bevy, Moulsecoomb, East Brighton, Sussex

Meals on wheels service

The Bevy is the only community-owned pub situated on a housing estate, and before the Covid-19 pandemic struck, the pub held a twice weekly lunch club for elderly residents along with a Dementia club. Not wanting to stop what had become a very important part of the lives of many vulnerable people, the staff and volunteers worked in partnership with local schools, churches and community organisations.

They combined resources and developed a community response to ensure that help was available to everyone who needed it. As a result, they launched the Bevy Meals on Wheels service and expanded their reach to include local families with health or financial issues, anyone shielding and referrals received from individuals or local community partnerships. Socially distanced chats with the volunteers who are delivering the meals also ensure that crucial contact is maintained.

The meals are made mostly using surplus food supplied by the local branch of FareShare Sussex. The service ensures that recipients benefit from delicious, healthy and nutritious meals, and they also benefit from being given the opportunity to have a friendly chat with the delivery volunteer, who also keeps an eye on their well-being. They have



now provided over 6,000 meals and they are still delivering over 150 hot dinners each week.

Community spirit shone through when it came to support from the volunteers. "We have been so grateful for the amazing volunteers who gave (and continue to give) their time so generously to make sure the food gets to those who need it. From helping in the kitchen to delivering food there is always plenty to do." A major concern when they launched Bevy Meals on Wheels was how they would be able to afford it. They knew that there would be a massive need to get the food out to vulnerable people, and to combat and reduce social isolation, but they were not sure where the funds would come from. However, once they told people what they were doing they were overwhelmed with the local response.



Photo: https://www.thebevy.co.uk/

"It has been extraordinary to see the generosity of so many people who gave their hard earned money through the donate page on our website. We were also incredibly grateful for support from foundations, trusts and other groups including Chalk Cliff Trust, Sussex Community Foundation, Sussex Lions, Rotary Club, the Masons, Andrew Goodall and the Homity Trust and more recently Hall and Woodhouse. Our landlord, the East Brighton Trust, has also been a major supporter of the Bevy project since the beginning and again we were very grateful for their support in this challenging time."

- Purchased and opened by the community in 2014 with over 700 shareholders
- Run by paid staff and a team of volunteers
- The population of Bevendean and Moulsecoomb is around 17,500
- When The Bevy had to close, due to the COVID-19 pandemic, an important community resource was at risk and vulnerable individuals using The Bevy's clubs and services suddenly had no access to good food.
- The response: the Bevy Meals on Wheels Service in 2020
- And when the pub is open they also offer other services which include:
- A weekly lunch club and dementia café
- A writing workshop and an arts & crafts group
- A free IT drop in and job club
- Adult education courses and cookery
 lessons for children
- A walking & running club with a fun run in the local park

- https://www.thebevy.co.uk/2020/03/27/ our-meals-on-wheels-lifeline-to-elderlylocals/
- Website: https://www.thebevy.co.uk/
- Social media pages: <u>https://www.facebook.</u> <u>com/TheBevy/</u>
- https://twitter.com/thebevy
- https://www.instagram.com/the.bevy/



Photo: https://www.thebevy.co.uk/

I The Abingdon Arms, Beckley, Oxfordshire

Social prescribing

Beckley & Area Community Benefit Society was established to save The Abingdon Arms, a beautiful 17-century pub right in the heart of Beckley, to the northeast of Oxford. The founding members listed the pub as an Asset of Community Value and over 300 shareholders raised the funds to purchase and re-open the pub in 2017.

Social prescribing seeks to address people's nonclinical problems (e.g. money, housing issues or loneliness), shown to increase physical and mental ill-health, through a range of activities (e.g. befriending, cultural events, luncheon clubs etc.).

Evidence suggests that social prescribing depends on the availability of local services, which are often based in urban areas. Less attention has been paid to social prescribing for people in rural areas and community pubs could play a vital role in delivering these services.

The potential for social prescribing is often more restricted in rural areas (e.g. due to lack of public transport or reduced voluntary/community activities), and so there may be a greater risk of social isolation and health inequalities.



Wanting to understand how social prescribing should be set up to make a difference to health and well-being across different life stages, The Nuffield Department of Primary Care Health Sciences, at the University of Oxford, approached the Abingdon Arms to discuss community engagement. They held an event at The Abingdon Arms in February 2020 to consult with people living in a rural area to help them develop a programme of research to meet local needs and priorities.

- Pub is owned by Beckley & Area Community Benefit Society Limited (BACBS).
- Purchased and opened by the community in 2017
- Population of Beckley and surrounding villages is around 1500
- Websites: <u>https://www.theabingdonarms.</u> <u>co.uk/</u> & <u>https://bacbs.org/</u>
- Social media page: <u>https://www.facebook.</u> com/TheAbingdonArms/
- https://twitter.com/abingdonarms
- <u>https://www.instagram.com/</u>
 <u>theabingdonarms/</u>

Hosted Services

I Introduction

A community business is often established in order to meet a local need, whether that is to save a local asset, such as a pub, or to protect a service such as a library or a village shop that local people rely on. A number of pubs, particularly in rural areas, are delivering important public services, such as running the local shop, taking over a threatened local post office or providing access to broadband internet.

As the number of community owned pubs grows, the range of services they are able to offer increasingly diversifies. These services and activities support and engage the wider community and may include a shop, post office, library, internet café, cash point or a defibrillator. When communities lose these local services, such as pubs, shops and post offices, they are at risk of becoming dormitory towns and villages, so the retention of local services is vital.

Informal meeting spaces can be adapted for digital hubs, dementiafriendly cafes, exercise classes, and can host many other community activities from singing and live music to 'knit and stitch' sessions.



Plunkett Foundation

I The Thorold, Marston, Lincolnshire

Community hub, shop & café

There is no other pub, shop, café or other communal space In the village of Marston, and no public transport either, so when the pub and shop closed, the community and Parish Council registered the pub and shop as a community asset.

The Thorold Arms Community Benefit Society was set up in 2016 to address the loss of this vital community asset, and today a thriving community hub has been created. The community also approached Pub is The Hub and was successful in securing a Community Services Grant of £3,000 which enabled the pub to develop a cafe.

The primary function of the café is to serve drinks and refreshments during the day, and the community also offers an increased range of social inclusion activities. As well as the café there is also a small shop with a weekly PO service, and they have a meeting room which is home to various groups. These include an IT support group, a book club, meals on wheels, a parcel drop & collection facility and other small support groups as identified and requested by the villagers.



Photo credit: https://thethorold.co.uk/gallery.html

- The pub is registered as The Thorold Arms Community Benefit Society
- The pub opened in 2019
- The population of the village is 360
- The community hub and shop are run by volunteers
- The shop stocks a selection of food, groceries, wine, everyday essentials and locally sourced produce

- An outreach Post Office service is offered Wednesday mornings 9.30 – 12 noon
- Website: <u>https://thethorold.co.uk/</u> community-hub.html
- Social media page: https://www.facebook.com/thethorold/



I The Bell Inn, Bath, Somerset

Outside pizza oven & pizza delivery service

The Bell Inn is a very popular pub in Bath, converted from an eighteenth century coaching house. Back in 2012, the future of the pub was in doubt when the previous owner put the property and business on the market. Two public meetings and a great deal of hard work and passion created the momentum which helped to raise £700k through a community share. The Bell Inn (Bath) Ltd was established as an IPS Co-operative; this was the easiest way for the community to undertake a share issue, and it was felt a co-operative structure would best reflect the ethos and community of the Bell.

The pub is being managed professionally and both the manager and the previous staff team were retained.

The Bell now runs and hosts The Pizza Bike which they believe might be the smallest pizzeria in world. This innovative service is hosted in the garden three times and during the COVID-19 lockdown the service was re-launched with a takeaway and delivery service on Thursday, Friday and Saturday evenings.





- The Bell Inn (Bath) Ltd is an IPS Co-operative; when the members bought the pub they did so under the provisions of the Industrial and Provident Societies (IPS) Act 1965
- The pub was purchased and opened in 2013
- Website: <u>https://www.thebellinnbath.</u> <u>co.uk/</u>
- https://www.thebellinnbath.co.uk/vinyldj-sets

Social media pages:

- <u>https://business.facebook.com/thebellinn/</u>
- <u>https://twitter.com/thebellinnbath</u>
- https://www.instagram.com/ thebellinnbath/
- https://www.youtube.com/user/ TheBellvideos/featured



I Anglers Rest, Bamford, Derbyshire Post Office

The Post Office at The Anglers Rest has become an essential service to Bamford and the neighbouring villages and besides delivering post office services from the pub, and during lockdown it also supplied the village with essential groceries.

Initially an outbuilding was used to host the sorting office for the area, but when the sorting office moved to Chesterfield, it became a welfare base for PO staff and postmen to make refreshments. The Post Office services include business banking, cash withdrawals, letters and parcel postage, foreign currency, mobile phone top ups, PO gift cards, bill payments, licensing and health lottery tickets.

It does take quite a lot of effort and space to install a post office counter, a safe room and a storage facility for the parcels, and delivering the service can take up considerable staff time. The staff are required to have a high level of training and attention to detail and some transactions are complex.

It is debatable whether or not having a Post Office in a pub drives footfall, however, there is no doubt that the addition of the Post Office in The Anglers Rest is a lifeline for the community, especially those without transport, and it is an essential service they would not want to be without.

- The Anglers Rest
- Registered as a Community Benefit Society (Bamford Community Society Ltd.)
- The pub open in 2013
- Population of Bamford: 1240
- Post Office services opened in 2014
- The service is run by paid staff, who also cover the pub and cafe
- The service was funded with a £10,000 grant from the PO to cover building works
- Income per year for service: Approximately £8,000 pa for the PO counter
- Website: <u>https://www.anglers.rest/post-office/</u>

Social media pages:

- https://www.facebook.com/The.Anglers. Rest/
- <u>https://twitter.com/anglersbamford?lang=en</u>
- <u>https://www.instagram.com/</u> anglersrestbamford/

I The Great Bromley Cross, Great Bromley, Essex

Community library

The Great Bromley Cross is definitely more than a pub, offering not only community outreach Post Office and Library services but they also run a coffee shop and manage a recycling facility.

At the end of 2014, the owners of the Cross Inn received outline planning consent to build two houses on the pub garden. The pub had become noticeably quieter over the previous six months and this decline continued. In March 2015, the parish council, with support from Tendring CAMRA, registered the pub as an Asset of Community Value with Tendring District Council.

They formed 'Save the Bromley Cross' and a hardcore of about 20 people, with support from a much wider group and the Plunkett Foundation, setup and registered the pub as a Community Benefit Society. In March 2016, they launched a share issue and, with help from 150 or so shareholders, £210,000 was raised and they bought the pub.



Since then, the building has been completely refurbished and several improvements made. An extension has been added, which includes a "radar key" accessible disabled toilet, available 7 days a week all year round, for regular customers and the public. There is a weekly coffee morning every Wednesday - between 10am and noon - when they host an outreach public library and Post Office facilities.

- The Great Bromley Cross is registered as a Community Benefit Society in the name of The Great Bromley Cross Pub CBS Ltd
- The pub was purchased in 2016 and opened in 2017
- The population of the village is: 1037

Overview of service:

- Outreach Post Office and Library facilities
- A Friendship Club
- A 'Come and Play' Music Club
- A craft club & WI Ladies Darts Team
- CPR training sessions and installation of a defibrillator
- Mobile Pizza Van
- Reflexology, Indian Head Massage & Meditation Sessions
- The pub is managed by a team of volunteers
- Website: <u>https://greatbromleycross.pub/about</u>
- Social media page: <u>https://www.facebook.</u> com/greatbromleycross/

Retail and Local Food Networks

I Introduction

Many community-owned pubs have added a small shop to their business either as an activity of the pub, or they have let some space for either a community group or a private owner to conduct their business activities, providing rental income for the pub. In addition, many pubs include a café, a take-away service or they offer a place for local artists to display their work. Below are three brief case studies which show how Beeston Ploughshare in Norfolk has responded to a need and diversified their core business by adding a shop and a café, The Spotted Cow in Derbyshire has added a café and Post Office and The Kings Arms in Shouldham supplies school meals to the local primary school.

Plunkett Foundation



I The Beeston Ploughshare, Kings Lynn, Norfolk

Shop and cafe

There has been an alehouse on the site of the Ploughshare since at least 1585 and the oldest part of the current building dates back to 1620.

Sadly, the pub closed its doors in early 2016, and planning was sought for a housing development

on the car park. The community wanted to retain the pub as a community asset for the village and surrounding areas, so they worked towards raising sufficient funds in order to purchase The Ploughshare. They realised their dream in January 2019 and, with the support of local volunteers, work started on a major refurbishment project. It is now trading as a traditional pub for the benefit of the local community, and they have added a café and a village shop which is located in an old store room. The café is well used during the day, especially amongst the retired members of the village, and the shop sells essentials such as newspapers, groceries, milk, bread and cakes as well as locally produced fruit, vegetables and meat. It also sells wine, spirits, local beers and cider.

The café is named after the late Miss May Burrell SRN, SCM (1902-1992) who was a very popular midwife. She dedicated her life to Beeston and its inhabitants.





Photos Courtesy of Geoff Sorrell

- The Beeston Ploughshare is registered as a Community Benefit Society in the name of Beeston Community Enterprises Limited
- The pub was purchased by the community in 2019

- The population of Beeston village is around 600
- A café was established in 2019 and a community shop in January 2020
- Both are currently run by pub staff and volunteers, however, they are recruiting more volunteers to run the services outside of the pub core activities
- Set up costs for these services were £8,710 for the café and £7,434 for the shop
- Funded by a Community Services
 Fund grant of £6,000 and community
 fundraising for the remainder.
- Income from the café is part of the pub activities. The shop is a new service and turnover is steadily increasing, partly due to the COVID-19 pandemic, and partly because it is becoming more popular in its own right – the introduction of newspapers has helped.
- The costs are currently absorbed by the pub business but cost centres are in the process of being developed.
- Website: <u>https://www.</u> beestonploughshare.com/
- Social Media: <u>https://www.facebook.com/</u> <u>ThePloughshare/</u>
- <u>https://twitter.com/The_Ploughshare</u>



I Spotted Cow, Holbrook, Derbyshire Café and post office

The Spotted Cow Pub re-opened in 2017 after investment from over 250 investors and grant funding. Initially the pub had a tenant to run the business, which allowed Holbrook Community Society to build up community involvement in the cafe and post office, and both are now open seven days a week. The café and post office are run with a paid member of staff supported by volunteers during the week, and at weekends volunteers are replaced with a band of young people who are gaining valuable work experience as well as some paid work. As well as running a very successful pizza night they also take full ownership and responsibility for the supply and delivery of the pizzas.

The post office has proved invaluable to the local community, and it attracts a different sector of the

community to people visiting the café and pub. This includes local businesses, individuals without transport or people living on a reduced income. It therefore delivers the most social impact of the entire project.

The café prides itself on serving homemade cakes and using locally sourced products; this ensures that the local economy is supported and food miles are minimal. The café and post office are open seven days a week and have now developed into a hub for retired residents, families and walkers. By attracting a different clientele, the pub, café and post office do not compete with each other. The pub is now fully managed by Holbrook Community Society.



Photo: Country Images Magazine

- Pub is registered as a Community Benefit Society with the FCA in the name of Holbrook Community Society Limited
- Purchased by the community in 2017
- Population of Holbrook is around 1,500
- Establishment of a café in 2017 and a post office in the café in 2018
- The café and post office are run by paid staff supported by volunteers
- Set up costs for these services were around £20,000 for the café and the Post Office funded the post office counter
- The entire project, including the purchase of the pub, was funded by grant funding and community shares
- Income from the café and post office is in the region of £80,000 per annum
- At present the café and post office break even.
- Website: https://thespottedcowholbrook.co.uk/
- Social media pages: <u>https://www.</u> facebook.com/TheSpottedCowandCalf/
- <u>https://twitter.com/holbrookspotted</u>

I The King's Arms, Shouldham, Norfolk

Local food and provision of a school meals service

The King's Arms re-opened in 2014 as a community-owned pub after the local community raised the funds needed to purchase and refurbish it. The local school is located opposite the pub which initially seemed the ideal place to supply the school with healthy and nutritious meals using fresh, local ingredients.

However, the success of the lunch menu at the pub meant that the school meals service needed to be prepared and delivered from elsewhere, and so, after fundraising to fit a brand-new kitchen, Shouldham Community Enterprises (SCE) relocated the operation to the village hall from where it now produces 100+ meals a day and employs three part time staff.



Photo: Abbie Panks



Photo: Ian Burt Photography

Shouldham is close to a nearby RAF airbase, and therefore many of the staff/parents are classed as key-workers. The school was able to remain partially open during the Covid-19 pandemic and SCE continues to supply the school meals.

Coming soon! The village of Shouldham is creating a community orchard, a project that is involving the local school children planting trees and creating the artwork for the publicity. SCE is supporting this initiative by holding the lease and paying the insurance premium. It is hoped that SCE will be able to continue to provide support and facilitate other such projects within the locality.

- The Pub is registered as a Community Benefit Society in the name of Shouldham Community Enterprises Limited (SCE).
- Purchased by the community in January 2014
- Extensively refurbished and then reopened in August 2014. Has been commercially successful and achieved several awards including West Norfolk CAMRA Pub of the Year (4 of the last 5 years) and inclusion in The Good Food Guide as a "local gem".
- https://www.thegoodfoodguide.co.uk/ restaurant/kings-arms



Photo courtesy of John McGourty: Recently constructed pagoda funded by a grant from Power to Change with a contribution from the Norfolk Strategic Fund.



Photo: Abbie Panks

- The population of Shouldham is around 600
- Establishment of a school meals service in 2016
- The service is delivered by three part time paid employees who have children at the school
- Set up costs for the service were £25,000 to completely refurbish the kitchens in the village hall
- The refurbishment, done in collaboration with the village hall committee, was partially funded by grants (FCC Communities Foundation Ltd), the remainder coming from profit generated by the pub

- The service initially ran at a loss and was subsidised by the pub. It is now breaking even
- Website: <u>https://kingsarmsshouldham.co.uk/</u>
- Social media pages: <u>https://www.</u> facebook.com/thekingsarmsshouldham/
- https://twitter.com/kashouldham?lang=en
- <u>https://www.instagram.com/</u> kingsarmsshouldham/?hl=en



Photo: Abbie Panks

I The White Hart, Wolvercote, Oxford

Community market

The White Hart Community Pub Limited was set up by Wolvercote residents to run the White Hart as a community hub. As well as hosting a community market every Sunday morning, they offer pizza nights, music nights and encourage sports enthusiasts to get together to watch Premier, FA cup and Champions League football matches. They also have free Wi-Fi, a pool table and two function rooms available to hire for events and parties.

The Sunday market, which was established in 2002, allows the local community and visitors to the area to purchase fresh, affordable and ethically sourced food. In addition, it provides a place to meet, enjoy good pub food and beer and socialise with friends and neighbours.





Photo: https://www.thewhitehartwolvercote.co.uk/



Photo credit: The Oxford Magazine

It is a free marketplace for local producers and crafts people and every week you will find stalls offering fresh vegetables, eggs and baked goods as well as visiting stall holders selling an array of foods, jewellery, ceramics, knitwear and more. Plasticfree wholefoods, toiletries and household items can be pre-ordered for collection every fortnight and ecological cleaning product refills are available every four weeks. The market is a lifeline for some local people who are without transport; it is a hub for the community and they are hoping to expand community provision in 2021 with a repair cafe and a bicycle clinic.

A recent quote from a member of the community: "Thank you so much to you all for the incredible support you've given the Wolvercote community and beyond in this challenging year".

- Pub is registered as a Company Limited by Shares in the name of The White Hart Community Pub Limited
- The White Hart is one of Wolvercote's three surviving pubs and the earliest.
- Although there has been an inn on the site since the mid-17th century, it has been known by other names.
- Leased by the community since 2013
- The population of Wolvercote is around 1,100
- The pub has been hosting a community market since 2016
- Stalls are free of charge to stallholders
- Any costs to provide space for the market are absorbed by the pub business
- There is no income to the pub business other than increased footfall on the sale of food and drink
- Website: <u>https://www.</u> thewhitehartwolvercote.co.uk/
- Social Media Page: <u>https://www.facebook.</u> com/wolvercotecommunitymarket/

Training and Education

I Introduction

A large number of community owned pubs now offer digital hubs, a service that can help people to learn and share information. Having access to a computer, free Wi-Fi and fast broadband can be offered to local learners in a supportive and familiar environment with help from volunteers as and when needed. Digital inclusion in the community and improving digital skills is increasingly becoming more important as our use of technology for health care, shopping and banking purposes advances and more people need to use social media, apps and mobile devices.

As well as supporting youth employment efforts, the provision of training, work experience and volunteering opportunities is also invaluable. Bringing young people together has many benefits and often leads to a sense of increased confidence and personal development in the work place.



Plunkett Foundation

I Raven Inn, Llanarmon-yn-Lal, Denbighshire, Wales

Training of young people

The Raven Inn was built in 1722 and has been run by the community since 2009. Llanarmon-yn-Lal is a very rural community with an 8 to10 mile trip to the nearest alternative facilities. It not only provides a venue for people to meet and socialise, but they also provide valuable training and employment opportunities, both paid and unpaid, which increases community cohesion.

The pub is managed by the community and they employ a chef, an assistant and a bar manager who donates half of her time to the community business. They are supported by a team of part-time paid young people and volunteers. The over-16s benefit from training in the kitchens and the over-18s are offered bar work; training includes front of house, food and drink preparation and health and safety.



Photo: courtesy of Raven Inn



This paid work experience is particularly valuable in a rural community with few opportunities for employment.

The pensioners weekly lunch club is well attended but this service had to stop during the covid-19 pandemic. The Kitchen Team is now looking to offer a Takeaway/Delivery service for the Pensioners during lockdown, as the weekend take-away service is proving to be a huge success, with villagers being happy to collect takeaway food in a Covid secure environment, and volunteers delivering food to those who are vulnerable or shielding.

Sunday lunch can be delivered to the vulnerable and anyone shielding, and all deliveries are made on foot or a bike, keeping volunteers healthy and active! The Village Shop is also staffed by volunteers, and offers a prescription collection and delivery service.

- The Raven is registered as a Company Limited by Guarantee in the name of Ravenmad Limited
- Leased from the owner in 2009
- Population of Llanarmon-yn-Lal is around 700
- The Raven provides training and work experience for young people
- As a response to the COVID-19 pandemic a take-away service was developed in 2020
- Other services include:
- Mobile Post Office Service
- Micro-brewery
- Mobile Youth Club
- Pensioners' Lunch Club
- The pub is run by volunteers with some full time staff
- Website <u>https://raveninn.co.uk/</u>
- Social media pages: <u>https://www.</u> facebook.com/RavenInn/
- https://twitter.com/theraveninn?lang=engb

I The White Horse, Upton, Norfolk

Community shop

The White Horse has been providing locals and visitors to Upton for over 200 years a warm welcome and a comfortable and friendly place to meet, relax and enjoy good food and drink.

There is also a shop which is located next to the White Horse pub, which is staffed by friendly local volunteers. The shop is a great asset to the community, helping the more disadvantaged and elderly residents in the village who are unable to drive to get provisions and so this service also helps to combat isolation.

There is also a family friendly garden and a marquee for outdoor functions, including dining, etc. which can take place in the summer months.







Photograph courtesy of www.pubisthehub.org.uk

- Legal Structure: The White Horse Development Trust CIC (Community Interest Company)
- The pub was formed in 2012
- The population of the village is 610
- The Community Shop opened 2015
- Other services/activities include:
- A very successful annual beer festival
- Creative arts evenings
- Coffee mornings
- Fund raising mornings for local charities
- Bat walks and moth identification evenings
- Indoor and outdoor music evenings
- Bruce's bingo for the older generation
- Weekly quiz
- Weekly walking group
- Website: <u>https://whitehorseupton.com/</u>
- Social Media Pages:
- https://www.facebook.com/ whitehorseupton/
- https://twitter.com/ whitehorseupton?lang=en

I The Swan, Clewer, Berkshire

Education, training and work experience

The Swan opened in 2019 and it is home to The Green Room School's Sixth Form, which is for students who can no longer access mainstream education. The Green Room provides all pupils with opportunities and skills so they can move on to further education, employment or their own business ventures. This initiative makes The Swan unique in the UK.



Pupils running their own homegrown produce stall at The Swan's Sunday Market



Pupils learn barista skills from the assistant pub manager

Rather than channel sixteen year old pupils into making decisions on academic or vocational pathways, The Sixth Form programme (GR6) seeks to provide its learners with experiences that will develop core skills that are more likely to foster success in adult life. These skills are focussed around personal growth, social awareness and those needed in the workplace. (Resilience, Organisation, Communication, Community, Initiative and Teamwork) The environment at the Swan provides daily opportunities for this. It is supportive and nurturing but also provides opportunities for challenge and change in a real-life community pub. The Swan is still going through a period refurbishment after it was saved from redevelopment by the community at the beginning of 2019. During this time the pupils have joined in with some of this work and learnt skills from tradesmen and volunteers. As each area progresses, the students will also benefit from work experience in The Swan's kitchen, bed and breakfast, café/pub or restaurant. The Swan is an old Victorian coaching inn, so it has a courtyard, coach house and stables that house pop up business ventures, a marketplace and an events space. Here the pupils can try out their business ideas as they stand side by side other local businesses as they offer something for everyone in the local community.



The pupils first Christmas Market 2019



The Halloween Spooktacular

The school works in harmony with the community and the pub, for the benefit of everyone. This social enterprise aspect of the business, aiming to give young people with additional needs an opportunity to progress in life is essential to the philosophy and ethos of The Swan Clewer Community Interest Company (CIC).

- The Swan Clewer Community Interest
 Company Limited
- The pub opened in 2019
- Population of Windsor: circa 33,000
- The pub runs a community hub assisting young people with additional needs
- Date the service started: September 2019
- Volunteer or staff led service: Both
- Website: https://theswanwindsor.co.uk/
- Social media pages:
- https://www.facebook.com/groups/ theswanwindsor/
- https://twitter.com/TheSwan_Clewer
- instagram.com/theswanclewer
- <u>https://www.instagram.com/infogr6</u>



I Dunlop Community Hub, Dunlop, East Ayrshire

Merito Pub & Restaurant, Training Kitchen and Study Space

The Dunlop Community Hub (DCH) is the name given to the community group which clubbed together to buy the last remaining pub in the village, turning it into a community space for the wider benefit of local residents.

The idea behind DCH was floated after fears were raised about the possibility of the Merito Bar being purchased by developers and converted into flats – leaving Dunlop without a single hostelry.

An application was made to the Scottish Land Fund and, with the help of a £160,000 grant, the project was underway. After a months-long fundraising campaign to attract local investors, the purchase eventually went through successfully, with DCH reopening in June 2018.





The upper floor of the Hub has now been transformed into an inclusive community space, while the pub itself and all its staff members have been retained on the ground floor. An open space for home-workers has also been created, as well as a study space and a training kitchen to boost employability prospects in the area.

Community activities and events can be hosted in the communal spaces, with the Hub's activities designed to create a source of income and opportunity for the wider community.

Kevin Brown, Director, Dunlop Community Hub Ltd, said: "We are delighted to have been awarded this grant from the Scottish Land Fund. It will secure the future of this historic building, secure existing jobs in the pub and allow us to use the existing business to develop a social enterprise, building on the skills of local people for the benefit of the community as a whole."

- Dunlop Community Hub Ltd
- Pub opening date: 2018
- Organisation's county: East Ayrshire
- Legal structure: Company Limited by Guarantee
- Population of Dunlop 839
- Community hub
- Date the service started: 2018
- Volunteer or staff led service: staff and volunteers
- Website: new site under construction
- Social media page: <u>https://www.facebook.</u> com/meritodunloppub/



ROP-IN IDEAS WORKSHOP Inter 21st Jan. 2019, Brief Brief AAA, AGES: DISCUSS WHAT WE CAN BHARE DEAS, MARK-UP DRAWINGS

DROP-IN IDEAS WORKSHOP Transport 3161 Jun. 2019, Brie-Tone POR ALL AGES, DRICUSS WHAT WE CAN DO, BHARE DEAS, MARK-UP DRAWINGS BUILD & HUB WORKSHOP

SUBJECT A PLUE WORKSHOP SUBJECT 1016 FEB. 2019, 1148-244 FOR WORK FORC DRAW & BUILD A MODEL OF YOUR IDEAL COMMUNITY HUB STDEET, ADT WORKSHOP

STREET-ART WORKSHOP Batumur 16m Feb. 2019, 11an-2m ron veew muck APPLY STREET-ART TO ONE OF THE UPSTAIRS ROOMS WITH IDEAS ABOUT YOUR COMMUNITY HUB

ORAL HISTORY WORKSHOP SATURDAY 2010 MAKCH 2019, 2014-5114 FOR BARR POLI REMINICE ON OLD STORIES OF THE FULL & DUNLOF FROM THE MART, SHARE IDEAS ABOUT YOUR NEW HUB

OLD BUILDING REPAIRS TALK TRUENDAR THE MARCH 2010, BRANTONA TOUR INTERESTORING DAD BUILDINGS TALK GIVEN BY ONE THE HURD DIRECTORIS AND SHARE IDEAS ABOUT YOUR COMMUNITY HUB

HANDS-ON WORKSHOP MINEAR TITE MARCE 2019, Gree-Bear POR ALL ADED DECUSS WHAT WE CAN DO, SHARE DEAS, MARK-UP DRAWINGS

HANDS-ON WORKSHOP Skromar 22no 2019, 2ma-6ma For ALL AGES: DOCUSS WHAT WE CAN DO, SHARE DEAS, MARK-UP DRAWHOS



Wherever you are in the UK, if you are interested in starting or developing a community pub please contact the Plunkett Foundation - **01993 810730**, **info@plunkett.co.uk** or visit **www.plunkett.co.uk** to find out how we can support you.

The Plunkett Foundation helps rural communities UKwide to tackle the issues they face by promoting and supporting community business. In addition to developing and safeguarding valuable assets and services, community businesses address a range of issues including isolation, loneliness, wellbeing, work and training.

If you share our vision for a vibrant rural economy with rural community business as its heart, why not join Plunkett as a member? Find out more about our membership packages **here**. This resource has been made possible through the More than a Pub programme, funded by Power to Change and the Ministry of Housing, Community and Local Government.



business in community hands

Ministry of Housing, Communities & Local Government