

## The Swan Public House, Worlingworth – Committee Meeting No 2

Minutes of the Meeting held on 21<sup>st</sup> April, 2016 at Chris Goddard's house

<b>Attendees:</b>	<b>Email Addresses</b>	<b>Phone Numbers</b>
Peter Allen	<a href="mailto:peterallen@btconnect.com">peterallen@btconnect.com</a>	01728 627730
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Chris Goddard	<a href="mailto:cw.goddard@btinternet.com">cw.goddard@btinternet.com</a>	01728 628215
Lavinia Wells	<a href="mailto:laviniawells@btconnect.com">laviniawells@btconnect.com</a>	01728 628762/07767 870989
Adrian Smith	<a href="mailto:superflyer69@icloud.com">superflyer69@icloud.com</a>	01728 628177
Karen Osborn	<a href="mailto:karenosborn@btinternet.com">karenosborn@btinternet.com</a>	01728 628485/07903 571622
<b>Informed:</b>		
Matthew Hicks	<a href="mailto:matthew.hicks@suffolk.gov.uk">matthew.hicks@suffolk.gov.uk</a>	01728 628661
Maxine Southwell	<a href="mailto:fib@live.co.uk">fib@live.co.uk</a>	

### **Key Points from the Meeting related to the Committee structure**

- Please note the correct email address for Jan, highlighted in yellow above.
- Chris, as Chair, issued the agenda.

### **Update on Agreed Actions from 5<sup>th</sup> April:**

- Chris to make contact with Mr Boolaki to arrange a face to face meeting. We should try to make this a local meeting but Peter and Lavinia offered to join Chris should this be in Yorkshire – Outstanding but see minutes below
- All attendees to contribute £20.00 to the expenses float via Adrian – Discharged.
- Adrian to complete Land Registry searches and communicate findings to all – Discharged.
- Adrian to pay Maxine for the hire of the Community Centre on 30<sup>th</sup> March – Discharged. Maxine declined the money for the booking.
- Jan to confirm that the Community Centre is booked for 26<sup>th</sup> May – Discharged.
- Adrian has confirmed that the details of the next meeting have been included in the Parish magazine – Discharged.
- Chris to confirm date of next committee meeting (after the meeting with Mr Boolaki) - Discharged
- Karen to forward on to everyone the article from the Diss Express - Discharged

### **General Update**

Chris has had a conversation with Commercial First. The letter, which has been previously circulated, is more concise.

The Swan has been repossessed but Commercial First has a duty of care to look after the mortgagee / owner, in this case Mr Mendoza. An amount of £300,000 was quoted by Commercial First, but Chris confirmed this was excessive. Chris has been re-directed to make contact with the asset managers of Commercial First.

Chris has completed a company search of Burnt Ash, owned by Mr Mendoza. This company's assets are The Swan and part of his own personal property. Burnt Ash was struck off the Companies

Register in 2012, but Mr Mendoza successfully fought to get the listing reinstated. He is the only shareholder and only director.

Chris has been in contact with Matthew Hicks, who can provide his backing but there is no financial support available at present.

Adrian has completed some investigations and reveals that research suggests that the average male now wants to go to the pub with his family rather than go to the pub to watch TV. There is a change in the drinking habits of the average male.

## **Survey**

Peter – we need to understand what the property would be worth once it is renovated and how much it would cost to get it to that point, ready for business.

Actions:

- Lavinia to investigate whether Nick Westwood might know someone who could help with the survey.
- Jan to make contact with Clarke and Simpson to find out whether we could get a price for doing the survey.
- Chris to make contact with Spicerhaart and find out when and how we can get into the property to undertake a survey. Who has a set of keys etc.?

## **Options for The Swan**

Lease The Swan for 3 – 5 years

Ownership

- Public Works Loan Board. This is one of the favoured routes so far. Parish Council could take out the loan. The requirements involve the pub being listed as a community asset. A business plan would need to be drawn up and then the pub would need to be run by the Parish Council or a manager chosen by the Parish Council. The Parish Council cannot apply without overall support from the community and legal costs would need to be borne by the Parish Council.

A Third Party buys the pub

- The committee would welcome interested parties.

## **Funding**

Actions:

- Peter will contact Plunkett. They offer a free half hour advisory meeting. He will also contact them in relation to any funding they can provide for survey costs.
- Adrian will approach Camra to understand what is available.
- Karen to complete a funding application for the Parish Council to understand whether they will underwrite the costs of the feasibility work involved, especially as the Parish Council listed The Swan as an Asset of Community Value.

- Also need to ask attendees of the next meeting to provide some voluntary funding – all committee members have already donated £20.00 each.

### **Communication**

- Karen to ask the Parish Council for a dedicated page on the Parish Council website
- Jan to monitor facebook and communicate to non-facebook members.
- Jan to post any “SOS – Save Our Swan” activity on her facebook page and on the Worlingworth / Debenham buying and selling pages.
- Adrian has offered to be our representative on the Community Centre Committee and will make contact with Rosemary Ingate to organise.

### **Other Actions:**

- Karen to make contact with The Punch Bowl at Battsford to gain some insight into setting up a Community Pub.

### **Planning for 26<sup>th</sup> May Meeting**

- Communications have been completed.
- Hall and bar booked
- Only half an hour between the end of the Zumba class and the start of the meeting, so we will need to be organised in setting out chairs etc.
- Meeting to be properly chaired
- Questions will need to be taken in an orderly way. Anyone with a question will be asked to stand and give their name and whether they reside in Worlingworth.
- Need to have a run through of presentations at the next meeting on 10<sup>th</sup> May.

**Next Meeting to be hosted by Adrian and held on Tuesday 10<sup>th</sup> May at 7:30pm, at 10 Cordy's Meadow – please note that parking at Cordy's Meadow might be limited.**