

The Swan Public House, Worlingworth – Committee Meeting

Minutes of the Meeting held on 5th April, 2016 at Worlingworth Hall

Attendees:	Email Addresses	Phone Numbers
Peter Allen	peteralen@btconnect.com	01728 627730
Jan Hammond	nunnthericher@msn.com	01728 627735/07733 244400
Chris Goddard	cw.goddard@btinternet.com	01728 628215
Lavinia Wells	laviniawells@btconnect.com	01728 628762/07767 870989
Adrian Smith	superflyer69@icloud.com	01728 628177
Maxine Southwell	fib@live.co.uk	
Karen Osborn	karenosborn@btinternet.com	01728 628485/07903 571622

Informed:

Matthew Hicks	matthew.hicks@suffolk.gov.uk	01728 628661
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Key Points from the Meeting related to the Committee structure

- Chris has been appointed as Chairman
- Adrian has been appointed as Vice-Chairman and will act as the Treasurer
- Karen has agreed to act as secretary but will call on Jan and Lavinia to deputise if and when necessary.
- All of the above attendees, with the exception of Maxine, to contribute £20.00 each to the float. This will ensure items such as Land Registry searches can be conducted and personal expenses can be reimbursed.

Minutes

Maxine's Research

Maxine confirmed that the pub has been re-possessed and is owned by Commercial First. Maxine has been speaking to a representative from Commercial First, Mr Boolaki.

Commercial First did offer the pub to Les and Teresa for a reported sum of £220,000 some time ago (not disclosed the timeline of the offer).

Mr Boolaki has not had any communication with Rob and Julie, previous tenants, for 2 months.

Mr Boolaki has suggested he will wait for the outcome of the community, however, we don't really know what he has in mind in terms of retaining or disposing of the pub.

Teresa will let Maxine have the trading figures from when she was the landlady. Some of the key figures are as follows:

- Teresa had a non-repairing lease
- Rent was £2,000 per month
- Teresa paid Mr Mendoza a nominal rent of £100 per annum to rent the beer garden
- The Swan has no fixtures and fittings
- License can cost £600

The chairman and the committee would like to thank Maxine for all her work on this to date and for instigating the initial meeting at the Community Centre on 30th March.

What is the view of the Parish Council?

Karen confirmed that the Parish Council are keen to see the pub continue, whether that is as some form of community asset or through private ownership. However, they are keen to point out that the plan must incorporate something which is different to the previous model(s) and must have a viable and robust business plan. The pub has been listed as an asset of the community and therefore any potential sale to a private individual / organisation cannot take place until the community has had a chance to respond. This is generally thought to be for a period of 6 months but Karen will need to check out the start date for this with the Parish Clerk.

Grants Available

Pub is the hub – government run initiative

Camra – they have refocused their campaign strategy from saving real ale to saving pubs

Can we ask Matthew Hicks – County Councillor for the Thredling Division – for any grant funding?

People Who Could Help / Have Offered Help

Jan – The lady who runs the Step Dancing Day has offered her assistance with any publicity that may be required

Peter – He has a friend who would be willing to draw up plans for the renovation / refurbishment of the pub at a later stage.

Could we approach James Alexander for help with fundraising activity?

More publicity and communication could also be directed through the Parish Council website and facebook accounts.

Next Public Meeting

This is to be held on Thursday 26th May at the Community Centre. At the next meeting we need to confirm to everyone:

- Options available
- Costings
- Recommendations

Agreed Actions:

- 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.
- All attendees to contribute £20.00 to the expenses float via Adrian
- Adrian to complete Land Registry searches and communicate findings to all
- Adrian to pay Maxine for the hire of the Community Centre on 30th March
- Jan to confirm that the Community Centre is booked for 26th May
- Chris to confirm date of next committee meeting (after the meeting with Mr Boolaki)
- Karen to forward on to everyone the article from the Diss Express

Next Meeting to be held at Chris's – Bungalow on the right, at the bottom of Worlingworth Hall drive, with the smart garden.