

Appendix 4c.

Please see a response from Mr Pete Turner following the meeting between Cllr. Felton, Woodward and Berrisford.

Hi Denise

I met with the Chair, Phil Berrisford and Phil Woodward regarding the proposed purchase of the Car park by the CIC

These members of the council expressed the view that they would like the CIC to pay back the deposit made by the Council "up front" in addition to the repayment terms. I explained that the CIC does not have any cash available to do this as we have had to repair and upgrade the pub as we have gone along just to keep it open after decades of a lack of maintenance. We additionally have significant more unexpected costs due to the recent activities of the Government. This Includes 16k more national insurance an additional 15k in wage costs and we now have to pay rates on the unoccupied premises upstairs and the rate relief has additionally been removed. However it is not all bad news as the pub has been well supported with people visiting from far and wide which has meant we have been able to survive our first year of trading.

`Nigel and myself understand the councils position regarding your desire to have an up front payment to cover the deposit but clearly we are not in a position to offer this. Nor are we able to commit to say paying it over the first 5 years because of the uncertainty of future trading in that period. After all the British Institute of Innkeepers is expecting (after talking to its members about their plans) 20 % of **all** pubs and inns to close within the next 18 months and they are already closing at a rate of 46 a week since January.

However despite the uncertainty our business model does seem to be more robust than others locally and with the plans we have for the future we are confident that we can prosper, Our original plans of providing, community toilets and changing rooms for our three football teams as well as extending the opening hours to provide more community "Hub" space during the day has been developed by our planners but is on hold due to the financial uncertainty (again the government has closed the community ownership funding) however we can see it coming to fruition in the next few years. Public toilets on the village has long been an ambition of the Parish Council with a specific sewer connection provided for that very reason but did not ever come to fruition because of the lack of the means to be able to cover the management and maintenance. Therefore if it was possible we would undertake to revisit the agreement to see if we could pay the deposit in the future.

You will know the financial situation with the pub because although we are not obligated to do so, we intend to make the accounts available to the community at the annual parish meeting.

We would just like to remind you that as yet we do not know how much any payments are, as no one has communicated any repayment terms to us or the size of the deposit. Lets Keep Going

Peter Turner
Director