# SAVE THE CHANDOS ARMS GROUP MEETING MINUTES

## Date: Monday 21st June 2021

## Start Time: 7pm

## Meeting held in Oakley Village Hall

## Item 1 – Where are we up to?

## Stuart Joy tenant at The Chandos has been given a letter from Punch Taverns informing him he has to vacate the pub by 4pm on 30th June 2021.

## Punch Taverns plan to go in on 30th June 2021 at 4pm and board the pub up and close it. They are willing to fight to have the pub delicensed even if it takes 3/4 years.

## It was agreed that buying the pub would be much better if it were bought as a going concern.

## It was agreed that it could be very difficult but not impossible for Punch Taverns to delicense the pub.

## AS said that he has been told Saddles will be going to visit the pub on Wednesday this week on behalf of Punch Taverns to do a new valuation.

## JS informed all that he had circulated two quotations for Surveyors the best quote was from Battram Ass of Tring at around £1.5K and they are available to do the survey on 30th June 2021, this survey would be on the building and cover works that would need attention of the next five years. It would not give a valuation.

## JG brought AS up to speed on what has been happening so far and explained the Loan circumstances and the fact that after speaking with The Plunkett Foundation, we do not need to survey the village on if they agree with the way forward, but to inform them of what is intended to take place, explain the Precept, and ask them to email their comments.

## Item 2 – What tasks do we need to do?

##  When do the tasks need to be completed?

##  Who will complete what tasks?

## It was agreed that AJ will tomorrow put in a verbal offer to Punch Taverns for the pub. The offer will be for £350K subject to a survey and the pub remaining open until the transaction is completed. If it is needed, he will inform Punch Taverns that we will “pause” the process of the application to make The Chandos a Community Asset. Depending on the reaction when AJ reports back to the Parish Council it will be decided if the Parish Council need to hold an Extraordinary Meeting before the next Parish Council meeting which is due to be held on July 6th, 2021. If the offer is rejected, then AJ will inform Punch Taverns that we will need to organise a survey before we place another offer.

## JS will organise for the surveyor to attend on 30th June 2021.

## JG will simplify the Leaflet to be distributed around the village and PP will print the leaflets off on Friday 25th June 2021 to be distributed over the weekend commencing 26th June 2021.

## If all goes according to plan, we can make the resolutions and have them passed at the Parish Council Meeting on Tuesday 6th July 2021 – PK and JS cannot attend this meeting, but their vote will be minuted as “voting by proxy”.

## Item 3 – Deadlines on any tasks, any inter-dependencies

## As stated in Item 2

## Item 4 – Possible risks and issues?

## It was agreed that as far as risks concerned, there does not seem to be any risks involved with taking on this project and the PC using the Works Loan to buy the pub. If the pub did run at a loss in the coming years, then yes the Precept would have to cover the cost of paying back the loan on a short term basis (this would work out at around £40 per year per household in the village) but in the long term then the pub would be delicensed by the Parish Council and the building sold at a higher rate than the loan taken out so costs would be covered and profit would be made.

## PK produced figures showing best and worse case scenarios (please see attached figure sheet and comments made)

## Item 5 – How do we keep the village informed of progress

## As explained in Item 2 – delivery of leaflet to each household in the village – It was agreed to set up a new email address for residents to send their comments to.

## Item 6 – To decide on date of next meeting and a meeting schedule

## As stated in Item 2 the next meeting depends on the outcome of the verbal offer that is being made to Punch Taverns tomorrow.

## A meeting schedule was not discussed at this stage.

## Item 7 – Any Other Business

## JS offered to speak with Fields Ass in Thame to see what sort of demand there is from Tenants wanting to run pubs. It was agreed that he should go ahead.

## Meeting closed at 08:28pm