



Oakley Parish Council Application for Public Works Loan

Consultation Summary Document

July 2021

Purpose of the Report

This document summarises the consultation process with the community of Oakley, in consideration of our proposed Public Works Loan application in order to purchase The Chandos Arms.

Context for Consultation Process

The village is made up of ~450 houses and a population of ~1100 people. Standard communication routes between the Parish Council and the village are the village noticeboard, local publications The Oakley Informer and The Bernwode News and finally the Oakley Village Facebook group. We have used all of these routes to underpin this consultation process.

We have had to move quickly at times in the process, driven by the position and decision-making process of the present owners of the pub.

There has been around 3 months between the date when we were informed of Punch Partnership's plan to delicense the pub and our application for a Public Works Loan. Within this timeframe, we have aimed to share whatever information was available, as quickly as we can, whilst gathering thoughts and input from the community.

There have been stages where, in an ideal world, we would have been able to leave additional time in the process for the community to think/consider their position. However, based on the responses we have received, our judgment is that giving additional weeks would not have changed the weight of inputs, or the decisions made by the Parish Council.

Summary of Consultation Process

In order to share information and gather feedback effectively, Oakley Parish Council has:

- Maintained a dedicated page on the Oakley Village webpage, kept current with the most up-to-date information and details regarding the proposed purchase
- Held an open village meeting and issued a questionnaire to attendees, in order to understand public opinion on whether the pub should be saved
- Delivered a proposal leaflet to every house, laying out the proposal to request a Public Works Loan and the implications of doing so. This was also available through social media and on the village website.
- Provided the opportunity for the community to submit questions and comments through a dedicated email address or via letter. Over 100 responses were received, unanimously supportive of the proposal.
- Maintained a 'Frequently Asked Questions' document on the village website, answering questions from the community
- Held an Extraordinary Parish Council meeting, open to the public, to answer questions from the community about the proposal and gather feedback
- Held a second Extraordinary Parish Council meeting, open to the public, in order to present the Report to Council and vote on the required resolutions.

As a result of this process, we are confident that we have the broad support across the community to request the Public Works Loan in order to purchase The Chandos Arms.

Further detail of each stage of the consultation process, including links to the appropriate websites, are included below in chronological order.

Conclusion

Oakley Parish Council feel fortunate to have had such clear and vocal support from our community as we developed this proposal and plan.

Throughout the consultation process, the Parish Council have been transparent of both the benefits of the proposal, as well as the risks. These are well understood by the community and are deemed worthwhile to save an important community hub. As one villager said "once it's gone, it's gone – we have one chance to save it for everyone".

The clear need and desire for our village to retain a pub demonstrated within the consultation process is matched with excitement amongst the community that there is a path to move the pub from the shackles of a tied pub, into a freehold community pub with objectives that support the whole village.

Detailed Timeline of the Consultation Process

6th April 2021

Jake Russell, representative of Punch Partnership Ltd (owners of the Chandos Arms) attended Oakley Parish Council and informed the council of their intention to close and apply to delicense the pub. This was minuted in the minutes of that meeting and published to the community – published on the village website, noticeboard and Oakley Informer.

<https://www.oakleyvillagecommunity.co.uk/new-page-3>

4th May 2021

May Parish Council meeting – item relating to the Chandos Arms was published on the agenda & discussed in the meeting. This resulted in a decision to hold a public meeting to understand public opinion on how to save the Chandos Arms (scheduled for 3rd June) as well as apply for the Chandos Arms to be registered as an Asset of Community Value. Note: Covid restrictions at the time meant that it was not possible to hold a face-to-face public meeting any earlier than 3rd June.

14th May 2021

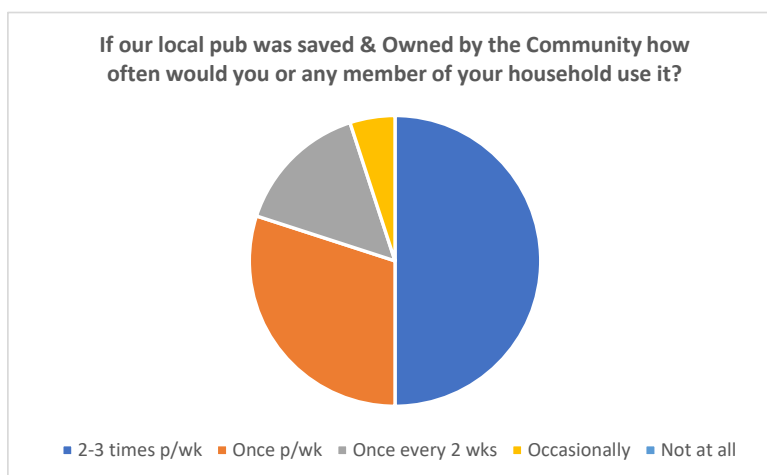
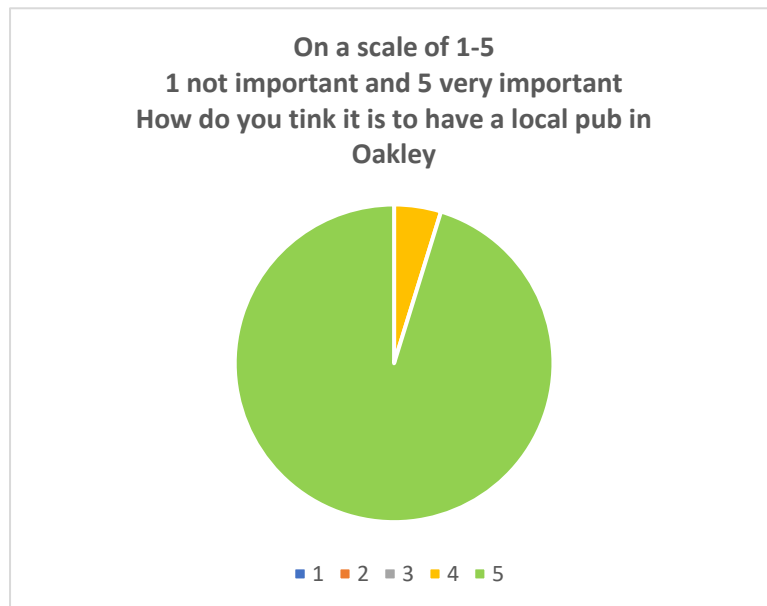
Invitations to the public meeting on 3rd June were posted - this was posted on the village Facebook group, as well delivered as a leaflet to every house in the village (see Appendix 1).

<https://www.facebook.com/groups/462891210564802/posts/1519591671561412>

3rd June 2021

Village meeting held and was attended by 50 people (attendance was limited to 50 people due to COVID restrictions on the venue). Opinions and thoughts were gathered from attendees - in summary, there was wholesale agreement that 'something' needed to be done in order to save the Chandos Arms as a licensed pub for the community.

A questionnaire (Appendix 2) was circulated to the meeting attendees – key answers being:



We also intended that this questionnaire would be circulated to all households in the village. This would give us ideas on “what to do”.

However, the situation with Punch Partnerships moved very quickly, with them setting extremely aggressive timelines (which included them unexpectedly closing the pub in July).

This required the Parish Council to move to produce a detailed proposal for the village to understand and comment on.

26th June 2021

Oakley Parish Council published to the community the proposal to purchase the Chandos Arms, as well as a set of Frequently Asked Questions (Appendices 3 & 4).

The proposal leaflet was delivered to every house in the village and posted on the village Facebook page: <https://www.facebook.com/groups/462891210564802/posts/1547537532100159>.

Additionally, both the proposal leaflet and the FAQ's were published on the village website. <https://www.oakleyvillagecommunity.co.uk/save-the-chandos-arms>

The community was provided with the opportunity to provide their thoughts, opinions and questions on the proposal by letter or to the dedicated email address. Additionally, Parish Councillors sought opinion 'on the street' whilst out and about in the village.

The response to this proposal was astounding! We received over 100 emails & letters, unanimously in support of the proposal, as well as endless positive discussions in the pub and around the village. Examples of the emails received are included in Appendix 5.

This level of vocal support & encouragement is unprecedented in our village – it provides great confidence to the Parish Councillors that the village is overwhelmingly supportive of the proposal to take a Public Works Loan in order to buy the Chandos Arms.

6th July 2021

Punch Taverns closed and boarded up The Chandos Arms.

8th July 2021

An Extraordinary Parish Council meeting was held to provide a forum to take and answer questions from the community. This meeting was called on Thursday 1st July 2021, providing sufficient notice to villagers.

14 villagers attended, in addition to 5 councillors and the clerk. Detailed questions were asked regarding the proposal – with attendees' keen to understand the details about the loan and the obligations on the village. The outcome was extremely positive and again, villagers unanimously supportive of the proposal and with a round of applause for the council in support of the proposal at the end of the meeting.

The minutes of this meeting are attached in appendix 6.

15th July 2021

A second Extraordinary Parish Council meeting was called and held to review the Report to Council and approve the resolutions to the apply for a Public Works loan. Minutes from this meeting accompany this document as part of our application for the Public Works Loan.

Appendix 1 – Community invitation to 3rd June public meeting

SAVE THE CHANDOS ARMS



Jake Russell of Punch Partnerships (PML) Ltd attended Oakley Parish Council meeting in April and told the Council of PML's intention to de-licence the pub. Mr Russell said that, as a community, we do have the opportunity to buy the pub from Punch Taverns and keep it as a pub.

With the recent relaxation of some Covid-19 restrictions, only now is it possible to have a village meeting in the Village Hall, albeit still limited to (currently) 50 socially distanced attendees.

We are inviting the Plunkett Foundation and a key organiser of the village 'buy-out' of The Abingdon Arms, Beckley pub, to give us some guidance and advice.

If you wish to be actively involved with or have ideas for saving the pub, please come to a meeting at Oakley Village Hall on Thursday 3rd June at 19:30

There will be further (hopefully larger) meetings organised to feedback on what is decided, how we will save the pub and how you can support the project

Appendix 2 – Questionnaire circulated to attendees of village meeting

THE CHANDOS ARMS

For most villages a pub is a vital service; it is a meeting place, communication centre and an important lynchpin of village life. Much of the appeal of our village rests on its sense of community and the amenities within it. It is the reason many people have moved here and remain here. Making sure that the village retains its pub, we feel, would greatly enhance that community spirit.

The other thing to seriously consider is the impact on local house prices. There are a lot of articles available that suggest property values can decrease quite significantly in the absence of a good local pub, especially in rural areas. That's not to say that a private buyer or developer won't buy and invest in making it a great pub, which of course would be fantastic, but it's a very real risk. A research report issued by the Plunkett Foundation suggests that local pubs owned by the community are thriving, whereas private enterprises are failing.

This questionnaire is the first step. We need to know your views on what might be provided and what would receive your support. Please be as honest and realistic as possible in your answers! Your response will be treated in confidence. It is entirely anonymous, unless you wish to add your name / address at the end (which will NOT be published in the final results).

Once completed, please either scan the questionnaire and return by email to oakleyparishcouncil@yahoo.co.uk. Or you can post through the one of the following doors:

14 Ashfield Rise, Oakley
95 College Crescent
12 Mill Road
19 Manor Road
3 Little London Green

If you have an issue in returning the questionnaire physically or electronically, please contact us (see number below), your views are important, and we will arrange for collection.

The questionnaire is available to complete online on our website www.oaklevillagecommunity.co.uk just click on the three lines in top right-hand corner of the home page and open "Save The Chandos Arms Pub" from the list. Download the questionnaire complete and return by email.

The results of this survey will be published at a later date.

One of the options open to the village is to attempt to buy the Chandos using a Public Works Loan. This is a government backed low interest loan, and it is anticipated that the repayments would be more than covered by the rent we would receive from the tenant. The interest rate is fixed for the duration of the loan, and the costs for early repayment are low. The loan would be secured by the Council Tax Precept. As the loan is secured by the Precept the village would always own the pub. In the unlikely event of a hiatus of the tenancy the Parish Council may have to temporarily use its reserves to cover the repayments. This would amount to the equivalent of £31.88 per annum (60p per week) for a band D property.

This kind of venture has been successfully achieved in other communities all over the UK and most of these have been set up with the support of the charity Plunkett Foundation. Will our community be the next one? If you wish to speak directly to someone about this project, please contact:

Mr David Cherry – Telephone 01844 237882, or email him on: oakleyparishcouncil@yahoo.co.uk

Community Pub Interest Questionnaire:

About a community-owned pub for our community

1. How often do you currently use the pub and its related activities?

- Daily
- 2-3 times a week
- Once a week
- Once a fortnight
- Occasionally
- Not at all

Comments:

2. If our local pub was saved and owned by the community, how often would you or any member of your household use it?

- Daily
- 2-3 times a week
- Once a week
- Once a fortnight
- Occasionally
- Not at all

Comments:

3. What additional services would you most like to see the pub offer?

- Family friendly area
- Function room
- Games room
- Catering (dinner and lunches)
- Live music
- Big-screen sports
- Drop-in sessions (educational, training, skills)
- Other (use the comments section)

Comments:

4. Are there any community services / activities you would like to see on offer at the pub? For example, after-school clubs, coffee mornings, book clubs, walking groups, pop-up health services, movie / cinema club etc. When and how would you like these services to be part of the pub's offering?

Comments:

5. When would you like to see food served?

- Serving food isn't important to me
- Weekday lunch
- Weekday dinner
- Saturday lunch
- Saturday dinner
- Sunday lunch
- Other (use the comments section)

Comments:

6. On a scale of 1 – 5 (where 1 is not important and 5 is very important), how important do you think it is to have a local pub in Oakley? Please circle your answer.

NOT IMPORTANT <<< 1 2 3 4 5 >>> VERY IMPORTANT

7. Please state how many people in each age range there are in your household:

0-16 number of people:
17 – 25 number of people:
26 – 45 number of people:
46 – 65 number of people:
over 65 number of people:

8. Would you or anyone in your household be interested in helping a co-operative or village pub project in any way by:

- Helping with fundraising
- Providing professional advice/services and my profession/skills are.....
- Be involved in running the pub/volunteering
- Making a donation (see next page)
- Buying a share (see next page)
- Making a loan (see next page)
- I would not be interested

Community Pub Interest Questionnaire:

Pledge in Principal

Whilst we are in the early stages of this project, we are hoping to secure expert advice and financial support from the Plunkett Foundation (www.plunkett.co.uk). The current aim is for enough funds to be raised for the community to buy the pub through grant funding, loans, donations and potentially also the community having the opportunity to buy shares.

Community shares would be backed by the value of the asset (the pub) and as finances permit may pay interest and be redeemable after a settling in period.

However, the group need an indication of potential shareholder investment (or other funding sources available in the village) to understand whether there's enough interest within the community to make this a financially viable project.

NO MONEY OR FINANCIAL COMMITMENT IS NECESSARY AT THIS STAGE

In theory, if a community share offer was proposed to help fund a purchase what value of shares would you potentially be willing to invest in?

- I would not be interested in purchasing shares
- £100-£250
- £250 - £500
- £501 - £1,000
- £1,001 - £2,500
- £2,501 - £5,000
- £5,001 - £10,000
- £10,001 +

Comments:

If you have answered "yes" to the question above would you only be willing to purchase shares if there was an opportunity to profit or receive dividends from your shares as opposed to the "social dividend" of helping save the pub by investing?

~~Yes~~No

Would you be willing to make a loan available or make a donation towards the purchase of the pub?

- Neither
- Loan
- Donation

Comments: (please indicate a value of loan or donation)

As stated previously, no money or financial commitment is needed at this stage, it is purely to help the community interest group to understand the level of interest in financially supporting the potential purchase. If you have indicated that you may be able to offer financial support, please provide contact details below. (This information will remain confidential to the project group members only).

Name:

Address:

Phone:

THANK YOU VERY MUCH FOR TAKING THE TIME TO COMPLETE THIS QUESTIONNAIRE

Appendix 3 – Proposal Leaflet published to the community 26th June 2021

Leaflet to every house, published on village Facebook page and on website:
<https://www.oakleyvillagecommunity.co.uk/save-the-chandos-arms>

Chandos Arms, Oakley **Oakley Parish Council Proposal**

This notice is intended to provide you with information about the proposed purchase of the Chandos Arms by Oakley Parish Council and to request your feedback.

Background

The building that houses the Chandos Arms dates from the early 18th Century and is one of only 14 listed buildings within Oakley. It was first recorded as a public house in 1756 – initially known as the Three Horseshoes and, from 1829, renamed The Chandos Arms.

It is one of the last remaining amenities in our village, becoming the only pub in the village in 2011. The pub is a 'tied' pub – meaning that its tenant is required to purchase much of their stock from the owner. Punch Taverns have been seeking to sell the pub for some time and have recently informed the Parish Council of their intention to apply for planning permission for change of use to residential.

The Proposal

The Parish Council has commenced negotiations with Punch Taverns to agree terms under which the Parish Council would purchase the Chandos Arms. If the deal is agreed, the pub would be wholly owned by Oakley Parish Council.

The Chandos Arms is currently on the market for £365,000. We know that additional money would need to be spent on remediation and refurbishment works, for which Parish Council have commissioned a Listed Building survey in order to get accurate cost estimates. Our offer to purchase the pub is contingent on this survey and its findings.

The Financing

This proposed purchase would be funded by a Public Works Loan. Public Works Loans are provided by the UK Debt Management Office of HM Treasury for capital projects of value to communities.

The loan would be repayable in equal instalments over the 50-year life of the loan and would bear a fixed rate of interest. The rate as of 22nd June is 2.25%. This would equate to repayments of between £13,000 and £20,000 per year (depending on the final amount of borrowing required).

There is no increase in the precept anticipated to cover the cost of the loan. It is our intention that the cost of the borrowing would be covered by income from leasing the pub. In the scenario where the pub is unsuccessful, there is a theoretical possibility that the Parish Council would have to fund the repayments from the precept. However, the Parish Council would also own and control the pub in this circumstance and could sell/use the property in other ways to generate the necessary income.

The Management

Options are being explored to determine the best legal structure in which to manage the pub.

One option is to establish a Community Benefit Society (CBS) which would act as an oversight organisation for the pub. In this model, the Parish Council would grant a long lease (up to 99 years) to the CBS under which they would be responsible for ensuring the successful operation of the pub.

The CBS would have the freedom to decide the optimal way to support the day-to-day operations of the pub. This may be to employ a manager, or alternatively they may choose to sub-let to a tenant/tenant-couple.

In an alternative model, the Parish Council may simply let the pub directly to a new tenant.

Why should the Parish Council purchase the Chandos Arms?

Put simply, to save our last remaining pub!

For most villages a pub is a vital service; it is a meeting place, communication centre and an important lynchpin of village life. It is a space for mark important milestones in our lives – birthdays, weddings and funerals. A great community pub also makes space for the day-to-day needs of the community, whether that's a coffee and cake with friends, or a refreshing drink after a walk or bike ride.

The Chandos Arms is one of the few amenities we have left in our village. Much of the appeal of our village rests on its sense of community, it is the reason many people have moved here and remain here. Making the Chandos Arms a hub of community activity would enhance that community spirit.

As well as being of value to the community, we also believe there is good value and opportunity in the pub as a business too. If the pub was able to move into community hands, it would be Freehold, rather than 'tied' – giving the landlord/tenant flexibility in their purchasing options (both economically important, as well as giving them flexibility to meet the needs of the customers).

A village pub contributes to the desirability of a community for people looking at buying new homes. There are a lot of articles available that suggest property values can decrease quite significantly (estimates are around 5%) in the absence of a good local pub, especially in rural areas.

Oakley Parish Council believes that this is a once-in-a-generation opportunity to bring the pub into community hands. Doing so will ensure the survival of the pub as a thriving business at the heart of our village rather than losing it to dilapidation & potential development of the site.

Ask your questions & share your opinions:

We want to hear thoughts and opinions from across the village on this proposal.

Please take the time to contact the Parish Clerk by Sunday 4th July 2021 by email to savethechandos@outlook.com or by letter to: The Parish Clerk, 14 Ashfield Rise, Oakley.

For more information, you will find a set of Frequently Asked Questions (FAQ's) on the Oakley Village website (<https://www.oakleyvillagecommunity.co.uk/save-the-chandos-arms>). If you require a printed copy of the FAQ's, please contact the Parish Clerk (14 Ashfield Rise).

We will not be taking or answering questions on social media – the FAQ's will be updated to answer all questions that come for the whole community.

This proposal will also form part of the agenda for the next Parish Council meeting (Tuesday 6th July, Oakley Village Hall at 7.30pm).

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Appendix 4 – Frequently Asked Questions published to the community 26 June 2021.

Available from: <https://www.oakleyvillagecommunity.co.uk/save-the-chandos-arms>

FAQ's for The Chandos Arms

How do we know if the current owner will agree to sell it to the community?

The short answer is that we do not know the owner's mind.

The Chandos Arms was put on the open market 2019 and Punch informed the Parish Council in April 2021 of their intention to apply to delicense the pub.

Oakley Parish Council has applied for the Chandos Arms to be listed as an Asset of Community Value, which will provide a moratorium period in which we can discuss and hopefully agree a purchase.

We do know that the pub is being actively marketed, and it may be that it is sold outside of the community as a result of that

Our conditional offer will be a 'fair' price, based on previous independent market valuations reflecting the work needed. Both the owner and his agent are aware of our intentions.

I've heard that Punch Taverns are going to close the pub down – is that right?

As part of our negotiations with Punch, the Parish Council are working very hard to see how the pub can remain trading if at all possible.

Any questions about the operation of the pub should be directed to Punch Taverns whilst under their ownership.

Who would actually own the Chandos Arms under this proposal?

The proposal is that Oakley Parish Council purchase the Chandos Arms on behalf of the village, using a Public Works Loan. This means that the Chandos would be 100% owned by the Parish Council and included within the Parish's Asset register.

The most appropriate legal structure for managing the pub operations is being explored. Options include the Parish Council working directly with a tenant landlord or manager or, alternatively, a more hands-off approach from the Parish Council might be most appropriate. This would require the village establishing a Community Benefit Society group who would take a long lease (up to 99 years) and would be responsible for the successful running of the Chandos Arms through a tenant landlord or manager.

Who will run the pub?

It is not the intention of the Parish Council that the Chandos Arms should be run on a day-to-day basis by a volunteer army of villagers.

To be successful, an experienced tenant/landlord/manager will be appointed, with the aim of enabling them to build a successful business whilst also supporting our community objectives.

How would the Chandos Arms as a community hub and pub benefit Oakley?

Acquisition of the Chandos Arms will benefit the whole community. Experience elsewhere shows people will feel they are part of the project that saved their "local" - and take an active interest in the future prosperity of the pub and hub. Research studies have demonstrated that social cohesion is directly related to the village pub. The same study also noted that for more affluent communities having access to more than one pub helps even more!

As a community enterprise the Chandos Arms will:

- Combat social isolation by providing a meeting place for the community, both as a traditional pub, and also as a place where new and existing groups can meet casually both during the day and evenings
- Support and complement other village facilities such as the Village Hall (e.g. providing catering facilities to support commercial hirers looking for a venue for seminars and training courses) and Church (A meeting place before, or after weddings, christenings and funerals)
- Work closely alongside Oakley community groups (e.g. WI, Afternoon Club) as a convivial venue for events, such as coffee mornings and afternoon teas or regular charity fund raising events
- Encourage the creation of new community groups – ideas of what for Oakley?
- Provide employment opportunities, especially for older teens looking for their first part time job.
- Provide a base for walking and cycling groups to meet and socialise.

What about the potential impact on other community facilities, such as the village hall and the proposed shop?

Village Hall

The Chandos Arms has worked alongside the Oakley Village Hall for decades – there is nothing to suggest that moving the Chandos Arms into community ownership would change that situation.

Proposed Oakley Stores

The proposals for both the purchase of the Chandos Arms and the establishment of a new shop for the village bring opportunity for synergy and co-operation.

The intention is to build working models which enable both the shop and the pub to thrive – through co-operation and consideration. It is still the intention to go ahead with the proposed shop as well as save the pub!

St Mary's Church

The Chandos Arms is ideally located to allow gatherings before weddings, after christenings and funerals, also providing additional parking if necessary.

What is a Public Works Loan?

Public Works Loans are provided by the UK Debt Management Office of HM Treasury in order to undertake capital projects of value to communities.

They are secured against the precept (the amount of your council tax that is paid directly to Oakley Parish Council), rather than the value of an asset. They are used by Parish and Local councils across the country to fund a range of capital expenditure – from playgrounds, infrastructure, pub purchases or village hall upgrades.

More details can be found at <https://pwl.gov.uk/responsibilities/local-authority-lending>

Why would the Parish Council borrow over 50 years?

When a business borrows money, the cash it receives now will be paid back with cash it earns later. A basic rule of inflation is that it causes the value of a currency to decline over time. In other words, cash now is worth more than cash in the future. Thus, inflation lets debtors pay lenders back with money that is worth less than it was when they originally borrowed it.

Interest rates are at historic lows today. Public Works Loan Board interest rates are considerably lower than those available from commercial lenders, and would be fixed at the same low rate for the full duration of the loan.

We believe that securing the loan over a long period of time provides the best value to the village.

How can the Chandos Arms succeed this time when previous tenants have failed?

This purchase by the Parish Council would give us a pub that is owned by the community, for the community. It is not something that is imposed from outside and can be so much more than a 'just' a pub. It will have its roots within the community and bind people together in a way that few other things are able to do.

As a freehold, thus free of any ties imposed by a pub company or brewery, and under community ownership the Chandos Arms will offer a broad range of locally sourced food and drinks and will also be well placed to offer services that are attractive to the numerous cyclists and walkers that frequent the area.

In order to survive and succeed, any business, any pub, has to be commercially viable. Assessing that viability is a vital part of the process and community ownership can contribute significantly to a successful future.

In order to support the aim of creating a social hub for the community, the Chandos Arms must first and foremost be able to succeed as a pub business.

What about the impact of Covid-19? Is it really the time to buying a pub?

The Chandos Arms has served our village community since the early 18th century. Right now, we have a once-in-a-generation opportunity to buy it. More normal times will return and if we fail to take this opportunity through a short-term fear of an uncertain future, then the opportunity will almost certainly be lost forever.

If we grasp this opportunity now to create a community-based asset, the Chandos Arms will continue to serve our community whatever the future holds. In community ownership, the way we use the property can be adapted to meet the village needs as they change overtime. Please support us in taking the long-term view.

What happens if it all fails?

In the worst-case scenario, despite a sound business plan, vigorous and sustained marketing and the support of our community, it is of course possible that the business may not develop as anticipated and the pub could be forced to close.

In that circumstance, the Public Works Loan would still need to be repaid. The Parish Council would still own the Chandos Arms as an asset, and would then make appropriate decisions at the time on how to move forward with it to continue to repay the loan.

In the absolute worst case an increase in precept, potentially in the order of £40 per year for a Band D house, could be necessary.

Appendix 5: Examples of some of >100 emails & letters received in support of the proposal

The Chandos Arms - proposal to buy

Mon 7/12/2021 10:23 PM
To: You

Hope we are not too late to send our support to 'Save the Chandos'

Our village pub is such a wonderful asset to Oakley and we have frequented the pub regularly as a family since Dawn and Terrence took over.

Please save the pub!

Good Luck

Trish & Giles Clempson

We wholeheartedly support the proposal for the Oakley Parish Council to purchase the Chandos Arms.

Oakley has no other amenities- no shop, no other pub - and the Chandos Arms serves as the heart of our community. To lose that would be very detrimental to our village.

Losing the pub would reduce the attraction of Oakley for new residents, and end what little village community we have. Without the Chandos Arms the residents of Oakley would have no amenity within walking distance, and house prices would also be affected negatively.

I hope that we can save the Chandos Arms, with this proposal.

Any further support needed, please just let us know

Best wishes
Craig & Emily Gleeson (Oakley residents)

Sun 7/11/2021 10:17 AM
To: You

To whom it may concern. I would just like to say that I fully support the Parish Council purchasing the Chandos and therefore saving the pub from potential closure.
Aidan Mitchell

Dear John and all on the parish council. I am very impressed with your efforts to save our pub. I fully support the plan you have come up with, which has been presented clearly and with a great deal of thought. This has to succeed! Oakley really needs its pub! Thank you all for your hard work so far!
Yours
Kelvin Turner
5 Brill Road
~ ~ ~

I support the campaign to save the Chandos in Oakley Bucks. Regards, Simon Meakin

Hello

I have read both the "Proposal Leaflet" and "FAQ Leaflet" and we support the proposal of the Oakley Parish Council buying the Chandos Arms.

I think it would be a huge shame for this vibrant village to lose this community asset.

Thank you
Gareth and Tanwen, 17 The Turnpike, Oakley, HP18 9QB

Mon 7/12/2021 10:11 AM
To: You

We fully supported Parish council in their bid to purchase the Chandos PH, which is a vital hub for the village.
Richard and Jackie Bowley

To: You

I am in favour of all the actions being taken to save the Chandos Arms. I feel we must have a pub in our village.
Eileen Slade

To: You

I totally support the Parish bid to buy the pub. The main criteria we had when looking for our house were; a small village with a school, a village hall and a pub. We would be really sad to see this go and it has been struggling on with a series of strange landlords for a while now and deserves to be run properly!

Regards

Sarah Dollah

We consider the Chandos Arms to be a valuable asset for the village and we fully support the work of the Parish Council in their attempts at securing this. We have spent many happy times there eating delicious food, attending the quiz nights, celebrating birthdays and other events. We thank the Parish Council and all whose hard work has gone into this venture.

Angela and Tony Eely

Hi John,

Following a message on facebook we just wanted to offer our full backing towards saving the Chandos Arms pub in Oakley. We are not frequent visitors due to having 1 and 2 year old boys who take up most of our time and are still undertaking pub training. However we appreciate the importance of a village pub and would be very sad to see it go. In fact, without a village pub I don't think we would have moved to the village 7 years ago. We enjoyed a good few drinks at the Chandos before our wedding in August 2014 (they opened early specifically for us). It also proved to be a good starting place for a few drinks before jetting off to Berlin on my stag do.

Thank-you for all the work you are doing to save the pub, you have the full support of Mark, Kate, Oscar and Louie Jones at 2 Mill Road.

Good Luck,

We are writing this email to say that we FULLY SUPPORT The Parish Council's proposal to buy the Chandos Arms.

Having a place like the Chandos at the heart of the village enables the community to come together and it would be a dreadful shame to lose that! It has provided many memories for my friends and family and we hope it will be there in the future for us to continue to enjoy.

Many thanks

Emma and Andy Jones

Sat 7/3/2021 7:39 PM

To: You

We would like to say how pleased we are to hear that the Parish Council have decided to purchase the Chandos Arms. There is hardly anything left in the village compared with when we moved here and a village pub is such an important facility. We feel that it is much better for it to be owned by the "parish" rather than a private individual, a group of people or a company.

We are happy to help in way we can and will support the pub as soon as it is re-opened after the purchase.

John & Rose Creese

I am in agreement with the council about purchasing the Chandos from Punch Inns. As stated it is one of a few assets that the village has and is a centre for the community. I feel sure that it can be leased off at a realistic rent so the tenant can have a decent livelihood and provide us with a good pub and restaurant. I look forward to receiving further information from yourselves regarding the purchase.
Cordially Frank Gill

Appendix 6: Minutes of Extraordinary Parish Council meeting 8th July 2021

<https://www.oakleyvillagecommunity.co.uk/new-page-3>

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**Minutes of the
Extraordinary Parish Council Meeting
of Oakley Parish Council held on
Thursday 8th July 2021 at 7.00pm
in Oakley Village Hall**

The meeting is open to all members of the public and the press. Residents are welcome to attend and can address the meeting during Public Session

MINUTE NUMBER	SUBJECT	ACTION
EO 1	<p>Present: Mr J Mole (Chairman) Mr D Cherry (Vice Chairman) Mr D Pearce (Councillor) Mrs A Staff (Councillor) Mrs J Grey (Councillor) Mrs P Pointer (Parish Clerk)</p> <p>Apologies: Mr J Smith (Parish Councillor), Mr P. Kilpin (Parish Councillor)</p>	
EO 2	<p>Chairman's Welcome and address</p> <p>Mr Mole opened the meeting by welcoming everyone and thanking them for attending. He went on to say that the Parish Council have called the Extraordinary Parish Council Meeting in order for members of the public to raise any comments or questions with regards to the proposed purchase of The Chandos Arms. He went on to say that each house in the village has now received The "Parish Council Proposal" letter, this notice was circulated to provide the village with information about the proposed purchase of the Chandos Arms by Oakley Parish Council and to request your feedback.</p>	
EO 3	<p>Public Forum</p> <p>Fourteen members of the public attended.</p> <p>Mr Mole informed all that during this item the members of the public forum can raise any concerns or comments they have regarding the proposed purchase of Chandos Arms. He went on to inform all that the proposal is that the Parish Council purchase the Chandos Arms by means of a Public Works Loan and at present work is on going to meet the criteria for completing the form for submission.</p> <p>Mr Mole informed all that the pub will be purchased at the agreed price of £350K plus VAT although as part of the building is listed the VAT amount will be £63K and not the full £70K. A Public Works Loan is a loan which would be given over 50 years and the interest rate stays the same for the full 50 years as it is on the day the loan is taken out. The loan is secured on the Parish Council Precept so from day one the pub will be owned by the village.</p> <p>Mr Mole also reported that in the background work that has been completed it has been realised that the potential rent on The Chandos Arms would be a figure between £21 & £25K although we are hoping to charge a lower rent the potential figures the figures would cover the cost of the loan annually.</p> <p>He explained if all goes according to plan then completion date of the purchase would be 16th September 2021</p> <p>He explained that a Survey on The Chandos Arms has taken place and nothing to daunting had been listed in the Survey. It would seem a ballpark figure of around £58K will need to be spent over the next five years, but we first want to concentrate on buying the pub, then we will look at the layout of the pub and what we can spend.</p> <p>A resident asked a question with regards to the Thatch on the roof and JG explained that in the Survey it was stated there is a slight repair needed, but that as the Thatch is a very good quality Norfolk Reed which lasts up to 50 years we estimate there is at least 20 years left before the Thatch would have to be considered for renewal. JM went on to say that of course general décor within the pub will need an update and we would also have to consider updated the living accommodation particularly the bathroom before we could</p>	

	<p>engage a new Landlord/Manager. A member of the public asked about the kitchen – JM reported it is in good condition and has not long been updated.</p> <p>Mr Mole explained that at present if the purchase takes place the plan is to have Dawn & Stewart return to manage the pub in mid-September and they will be under contract to run the pub until mid-January 2022 when the pub will be closed and the refurbishments will take place and we would hope to be ready to open in early spring with a new Landlord/Manager in place ready to open.</p> <p>In the unlikely event that this venture fails for any reason, there are back up plans the PC have already discussed which are:</p> <ol style="list-style-type: none"> The Parish Council would have sufficient funds to cover costs in the short term. As the loan has to be attached to the Precept of the Village, if in the event we had to use the Precept the cost per Band D per household would be 60p per week. We have a large amount of money in the asset of The Chandos Arms and should in the future the venture fails and it has to be delicensed and sold, there is more than enough money to cover the loan payments. <p>Mr Mole also informed all that at present the way forward that has been discussed is that once purchased then a separate Community Benefit Society would be set up to run the pub possibly on a 99-year lease. Or a separate committee set up to run The Chandos Arms either way there will be a member of the Parish Council will sit on the committee and this Society/Committee will run the business of The Chandos Arms.</p> <p>As the Comments and questions came to an end the public applauded and congratulated the Parish Council on all the work that has been put into the proposed purchase of the Chandos Arms. All the public agreed that they are behind the project fully.</p>	
EO 4	<p>Discussions on The Chandos Arms</p> <p>(i) Update on Purchase Progress</p> <ol style="list-style-type: none"> JG informed all that she is in the progress of completing all the forms for the Works Public Loan Application, she has circulated the draft notices to all the Parish Council Members and has highlighted parts that she needs help with gaining the information. All agreed to respond to JG. JG went on to say and all the PC agreed that it is vital we get the paperwork correct before applying as we have a very short timeline as Punch Taverns have said if contracts are not exchanged on 16th September 2021 and they propose to pull out and apply to have the pub delicensed. It was agreed that that is what they are hoping will happen, so we have to ensure it does not. JG went on to say that we have now engaged a VAT expert through a recommendation from The Plunkett Foundation, as this had to be done at short notice Mr Mole had given permission to go ahead before this evenings meeting. The cost will be between £1500 and £1750 with 20% discount as members of the Plunkett Foundation Mr D Cherry proposed that PC agreed this amount as it is important we establish the VAT position and Mr J Mole agreed and seconded this. All Parish Council members present voted to agree Mr Pearce pointed out it would be best for the PC to have Completion at the end of September 2021 for the quarterly VAT claim. It was agreed that we need to obtain a loan for £500K – this would be a cost of £17K per year repayment for the loan. It was also pointed out that there would be no reason why we could not re loan in a couple of years if needed on refurbishments. JG asked if the Parish Clerk knew what a "General Power of Competence" was? Clerk said she will find out and report back to JG. <p>(ii) Discussions took place on Financial Recovery if project goes wrong</p> <ol style="list-style-type: none"> If tenant left, we would put in a new tenant In short term PC would cover costs followed by The Precept Sell off part of land for development Sell off the whole building value being around £850K 	<p>DC</p> <p>DC</p>
EO 5	<p>Voting</p> <p>(iii) Next steps to be taken</p> <ol style="list-style-type: none"> Arrange Extraordinary meeting for Thursday 15th July 2021 to Propose and Vote on Resolutions Public Work Loans paperwork And any other outstanding matters that need to be discussed, voted on or approved. 	
EO 6	<p>Any Other Business</p> <p>None</p>	