

**For those unable to attend the Engagement meeting on 24th October,
please find below a list of questions raised and suggestions made**

What amount of money will be required to purchase the pub?

Whilst we are aware of the asking price and have a professional valuation report, there are many aspects to be considered before an offer can be submitted. We have been strongly advised to maintain commercially sensitivity at this time. The share offer is aiming to raise between £300-£450,000. We will then be in a strong position when subsequently applying for grants to complete the project.

For grants, what are the match funding requirements?

This varies by funder. For example Community Ownership Fund is **upto** 80% to a limit of £250,00. Some other are 50%. The emphasis is more on the community commitment and confidence opposed to large share purchases.

Clarifications on donations

Should anyone feel able and willing to donate money for seed funding, this is to support the initial costs and is non-refundable, as early costs cannot be recovered.

Are there any performance figures available for tenant versus managed models

The nearest available can be found in the following report - <https://plunkett.co.uk/wp-content/uploads/Better-Form-of-Business-Community-Pubs-Report-2022.pdf> pages: 30-32

However it is a difficult comparison as the tenant model income is restricted to rent only, so performance of the tenant's business is not publicly available.

What happens if the pub is sold to another buyer, does share money get refunded?

What happens if the deal doesn't go through, will promises of shares, money spent be refunded?

Yes. Share money will be refunded minus any administration costs - which are expected to be minimal if any, as we are not intending to use a third party

Very professional presentation and a ton of work done - very impressed

Thank you, we feel the journey will be worth it, with the village owning its own pub and the benefits this will bring to our community.

Really like the logo and the website

Great to have positive feedback, thank you

Why stick to the old name knowing the poor internet reviews

On balance it was felt that The Forge Inn has a positive longstanding history with many people in the area having fond memories.

There was a question regarding the historic poor reviews on Trip Advisor

Jen has researched this morning via Trip Advisor help centre and the answer is:

Old posts can be removed on change of ownership, once proof of new ownership is provided.

'Rip out party'

Absolutely

Vision boards in the pub so that strangers who don't know the history understand the story and the vision and aren't put off by the decor !

Great idea, we will aim to do that

Try to recycle as much as possible, even if it's wood for fires

Yes, it is part of our sustainability statement in the business plan, to be available soon.

Small scale events once 'wet' sales up and running ie, picnic in the back garden, teddy bears picnic for children etc, utilise the summer months outside

Excellent idea, there will be many opportunities for all ages to get together

Painting party and bring along food, have music on while you work, similar to garden party

Sounds like a plan - this has been very successful at other pubs

Donate a plant for the front of the Forge

That would be lovely, bringing colour to the frontage

Holiday let - make it themed ie forge or owls

Yes

Airbnb could be better than holiday let

Both will be considered and costed, thank you

Do you need any owl photos for the walls (I have loads), or are you moving away from the owl association with the village?

Definitely not moving away from the 'village of the owls'

Apprenticeship for local teenagers

Yes it is in the business plan too

Dog bowls and treats

Absolutely - may even let well behaved owners in too !

Selling point - don't forget Age Concern are willing to help transport, bring OAP's over to the pub/cafe

We are liaising with Jo Linton at Age UK following introduction at this years Ulgham Feast

Is the management committee only made up of 'members' ie those who own shares

Yes - this can be found in the model rules, section 5