



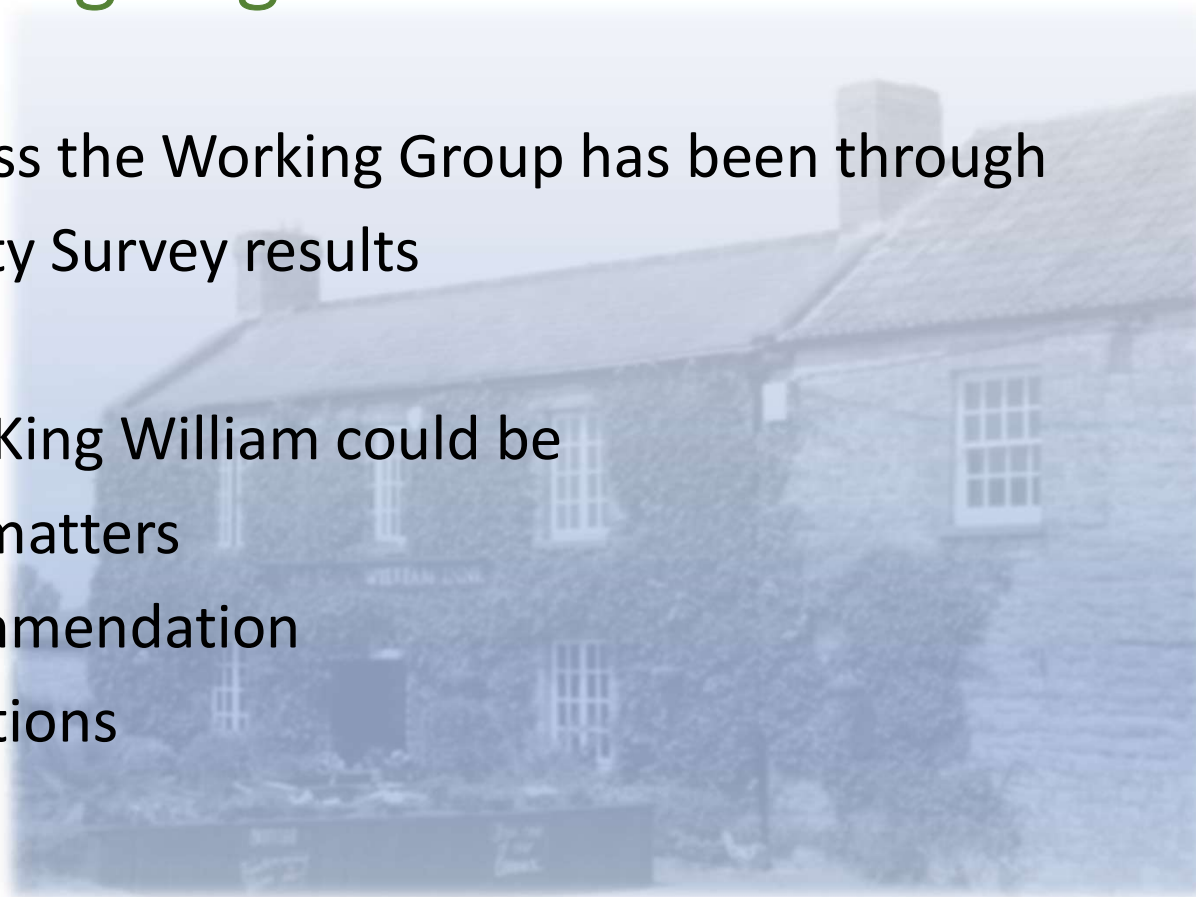
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The
**KING
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INN**

This evening's agenda

- The process the Working Group has been through
- Community Survey results
- Palmers
- What the King William could be
- Financial matters
- Our recommendation
- Your questions



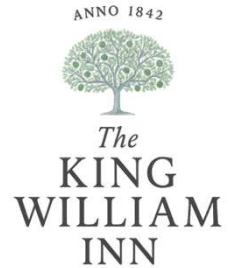
The Working Group

- Formation and purpose
- Activities
- Sub-groups
- Personal reflections



The Working Group's research





Plunkett UK,
The Quadrangle,
Woodstock,
Oxfordshire,
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United Kingdom.

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info@plunkett.co.uk

Plunkett UK is a national charity which supports people in rural areas to set up and run a wide range of businesses in community ownership.

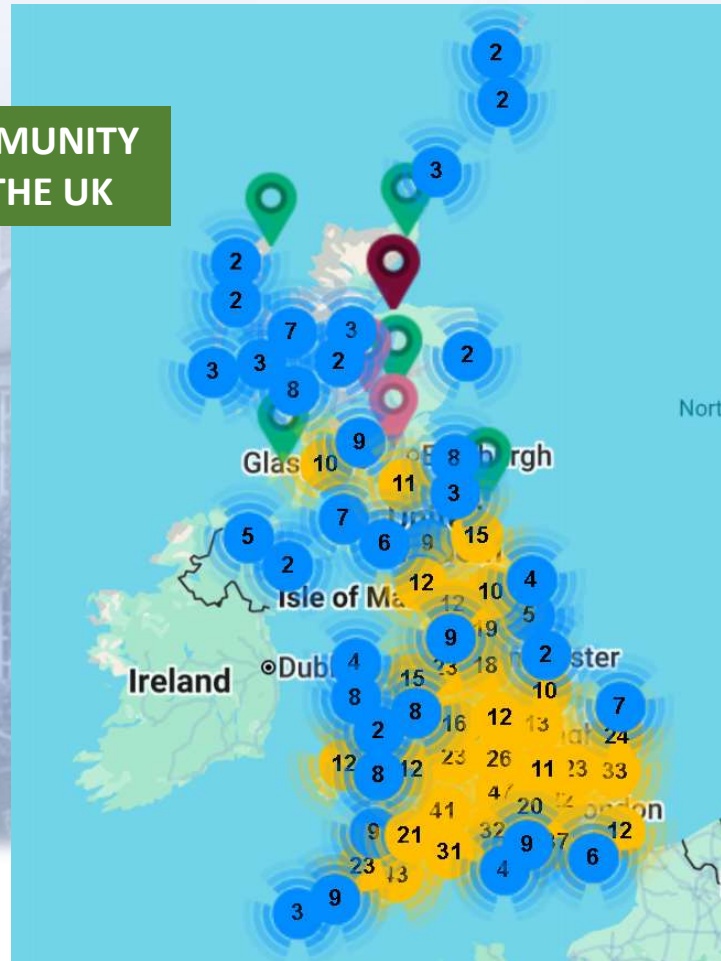
We do this to achieve our UK-wide vision for resilient, thriving and inclusive rural communities.

Plunkett supports over 800 trading community-owned businesses and a further 800 in our pipeline. We make an impact through:

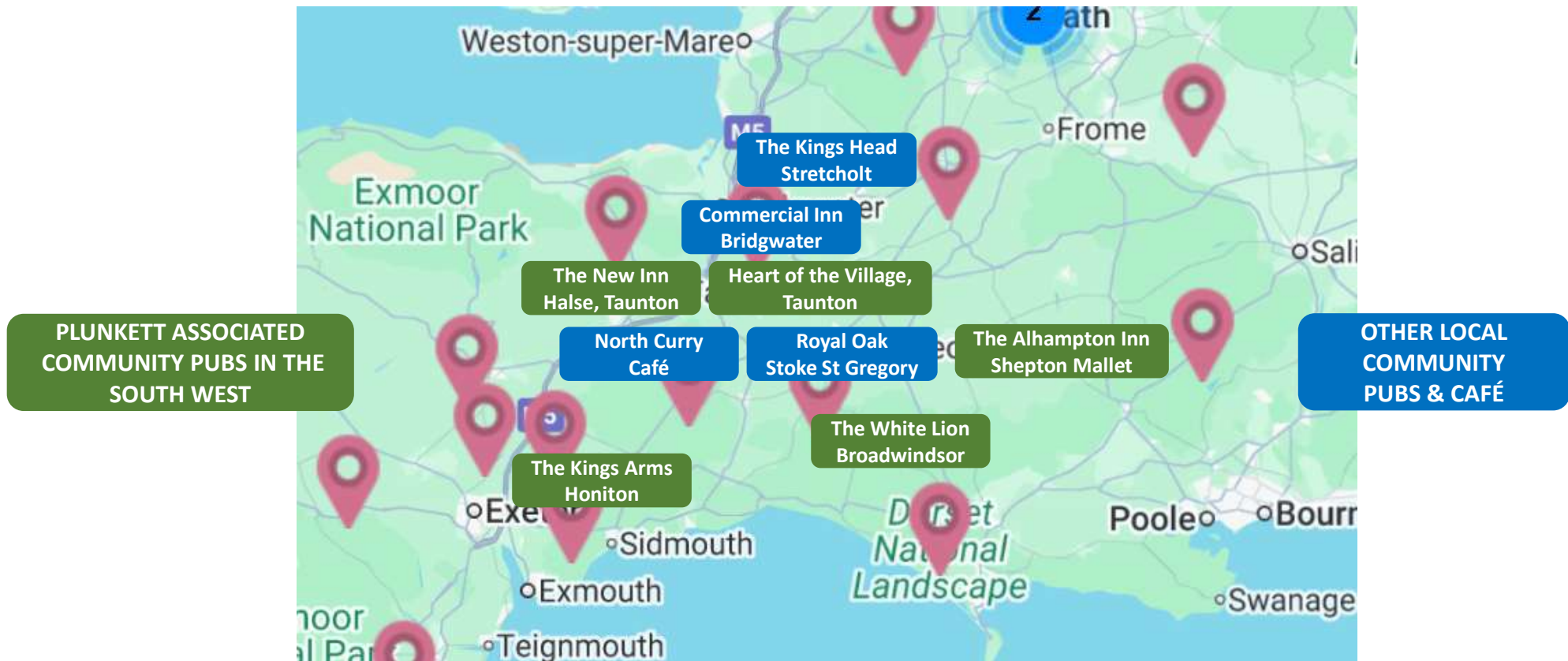
- raising awareness
- providing practical support
- representing our members' interests

Plunkett UK national coverage

PLUNKETT ASSOCIATED COMMUNITY
PUBS AND BUSINESSES IN THE UK



South West Community businesses



My Grandchildren now 16 & 15
Still fondly remember this
and still ask 'Can we please go again?'



Will memories of times at The King William
forever be only memories of past times?

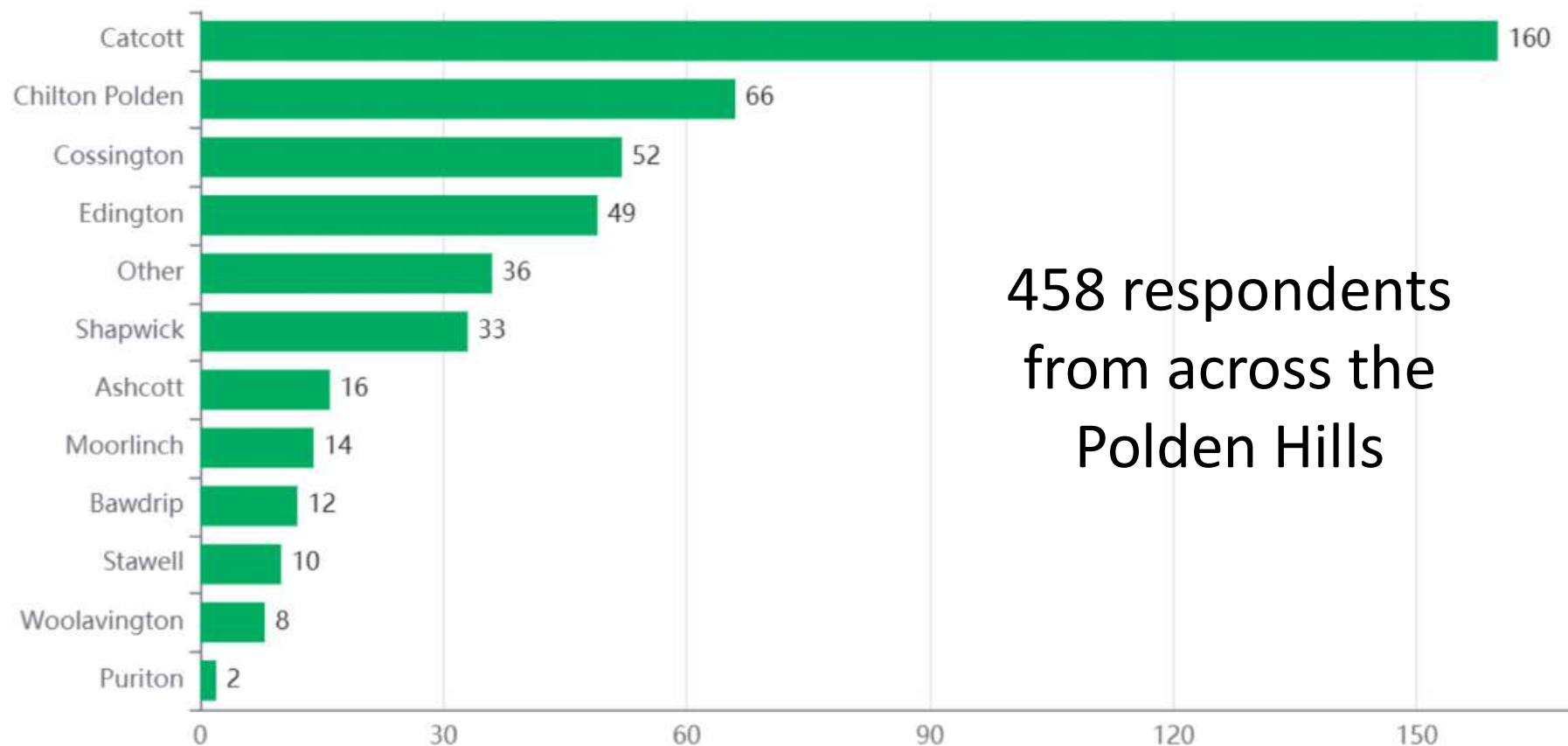


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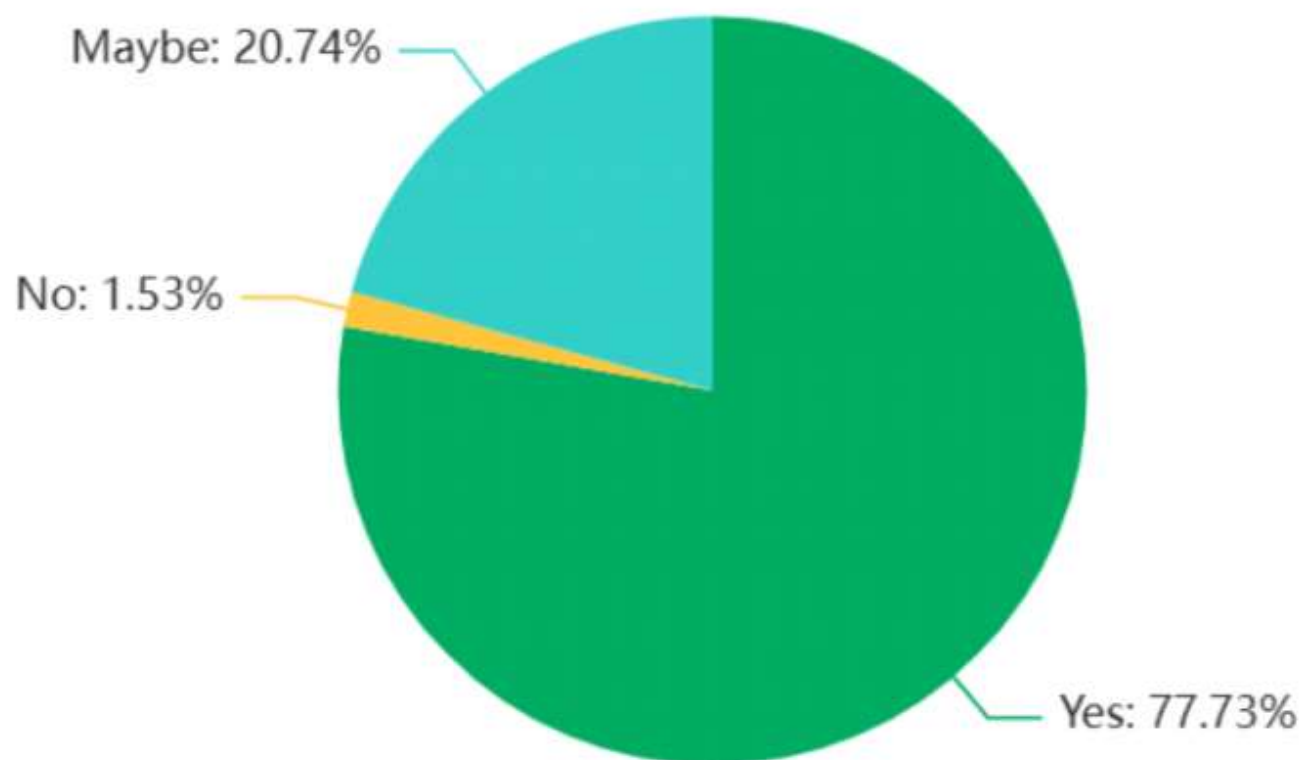
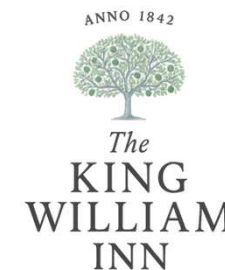
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Community Survey - how many respondents were there and where do they live?

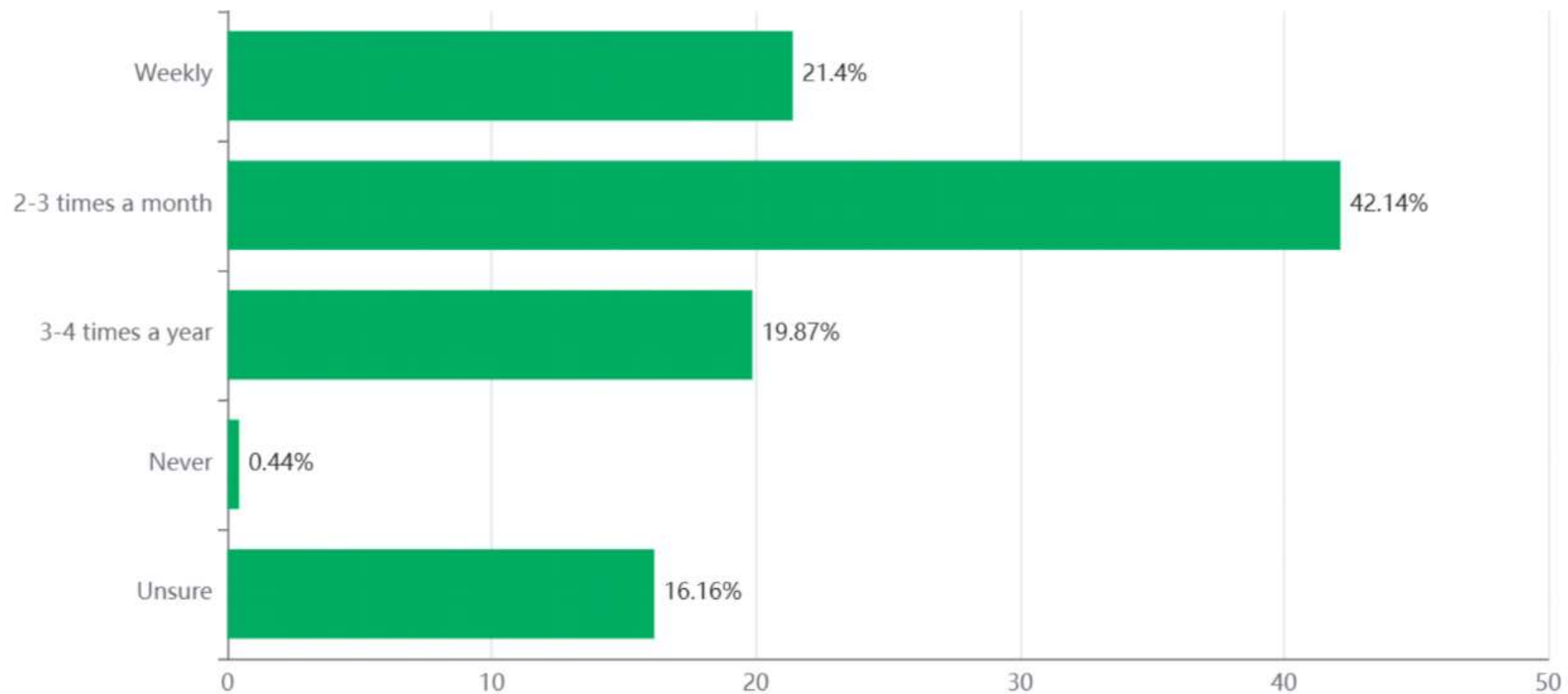


458 respondents
from across the
Polden Hills

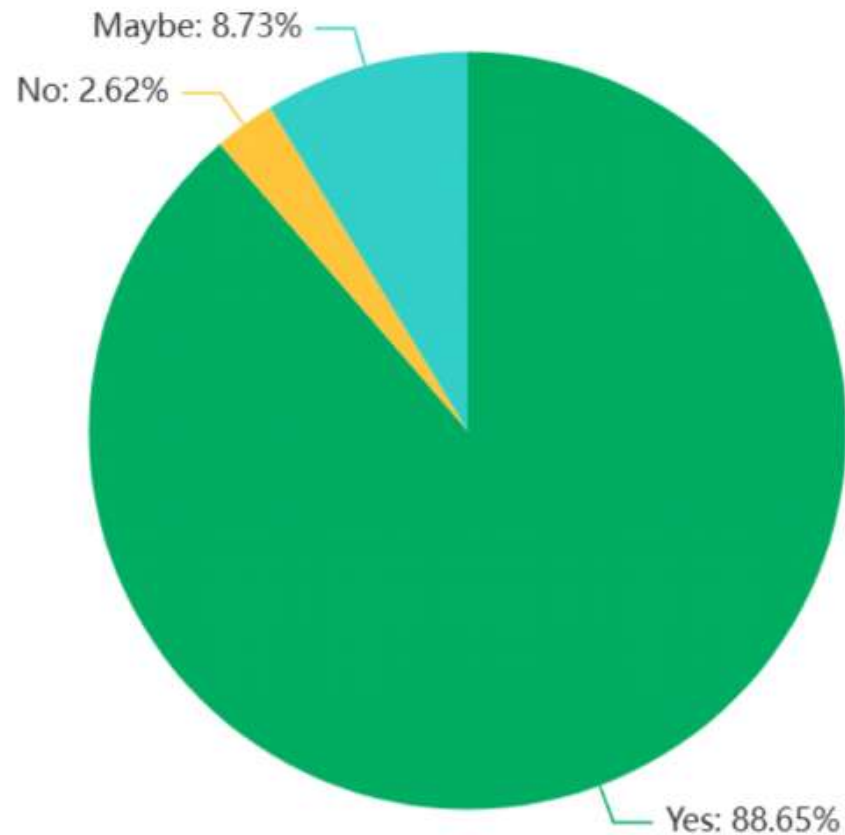
Would you support the King William if it were to re-open as a Community hub/pub?



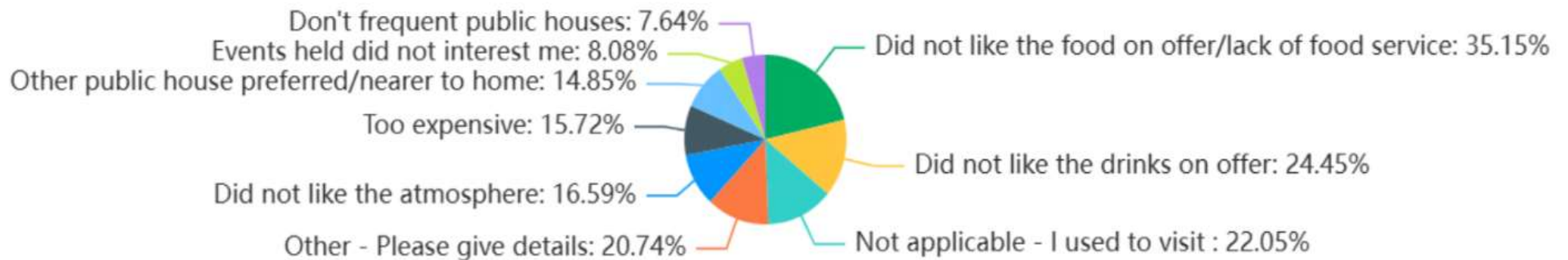
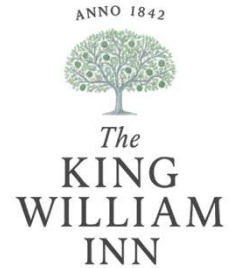
If the King William were to re-open, how often do you think you might visit?



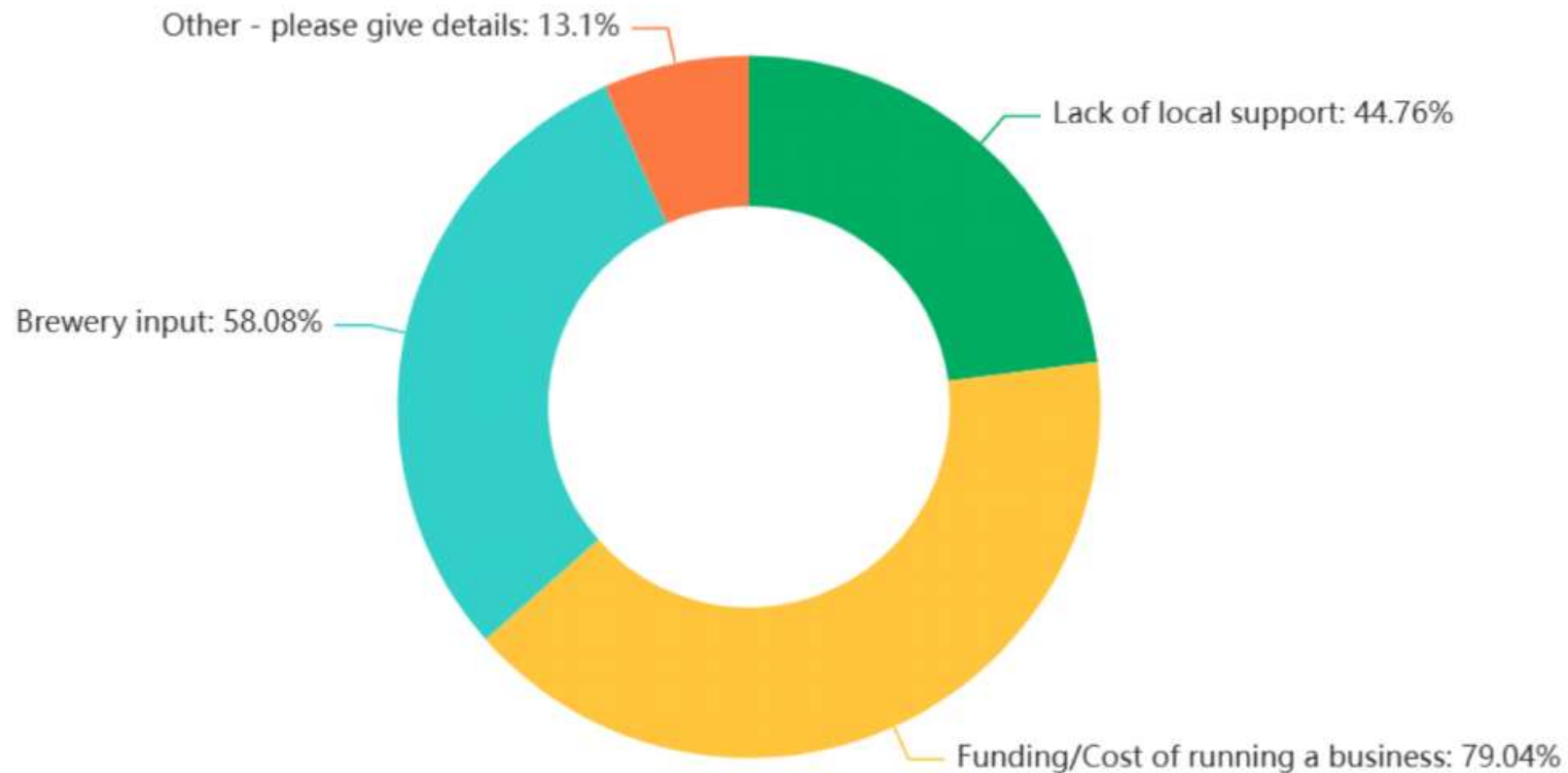
Do you feel the Polden Villages would benefit from the King William re-opening?



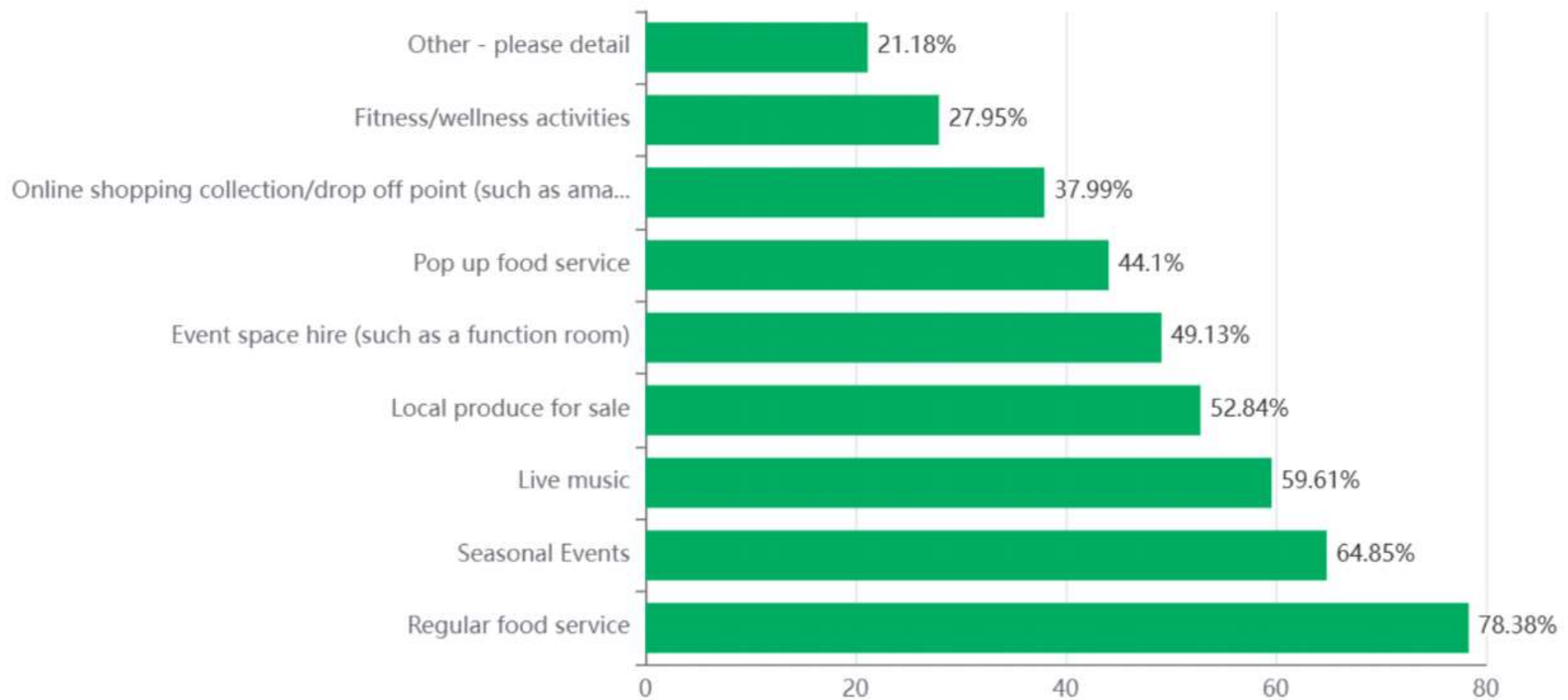
If you didn't visit the King William Inn very often in the last few years it was open, why not?



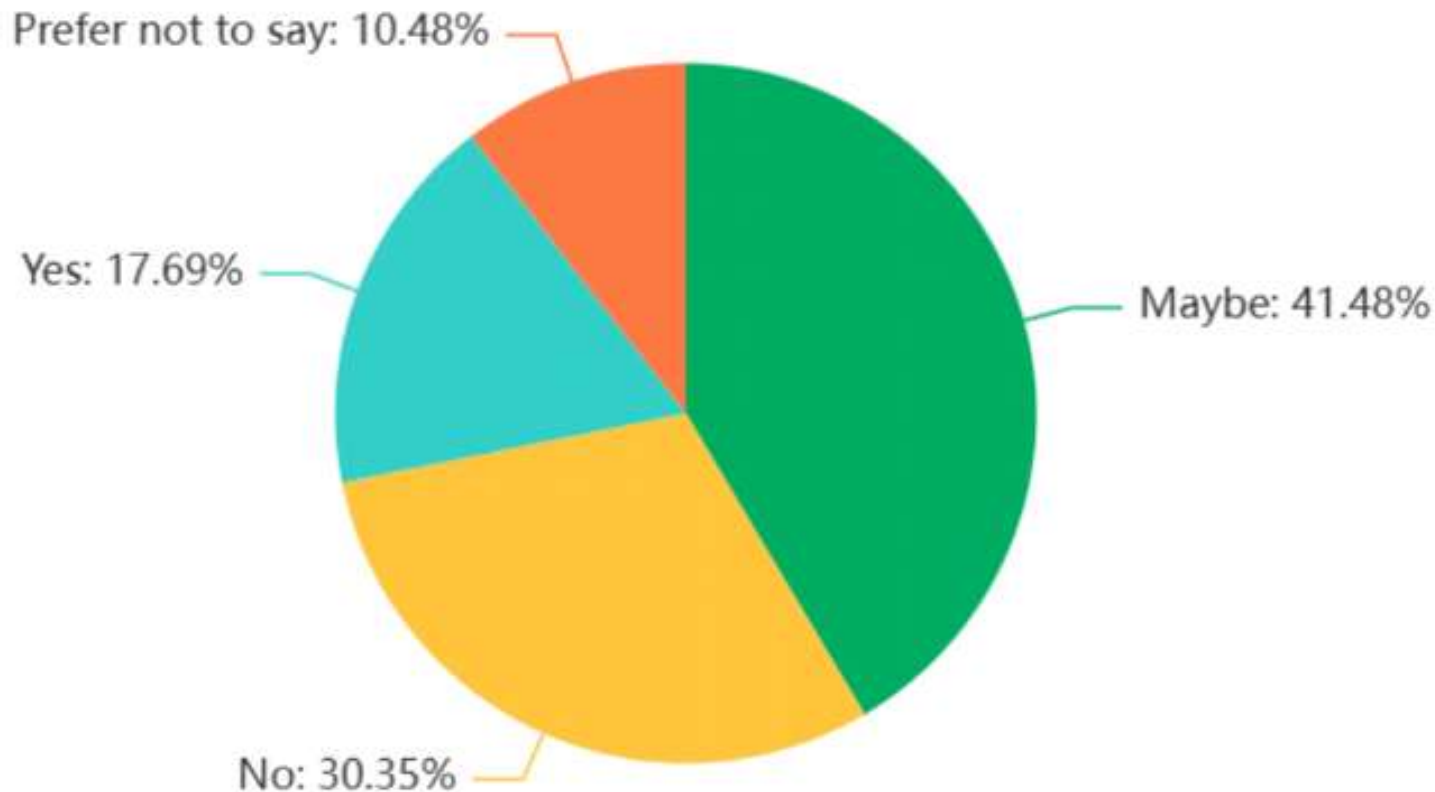
What do you think the main barriers would be to the King William re-opening?



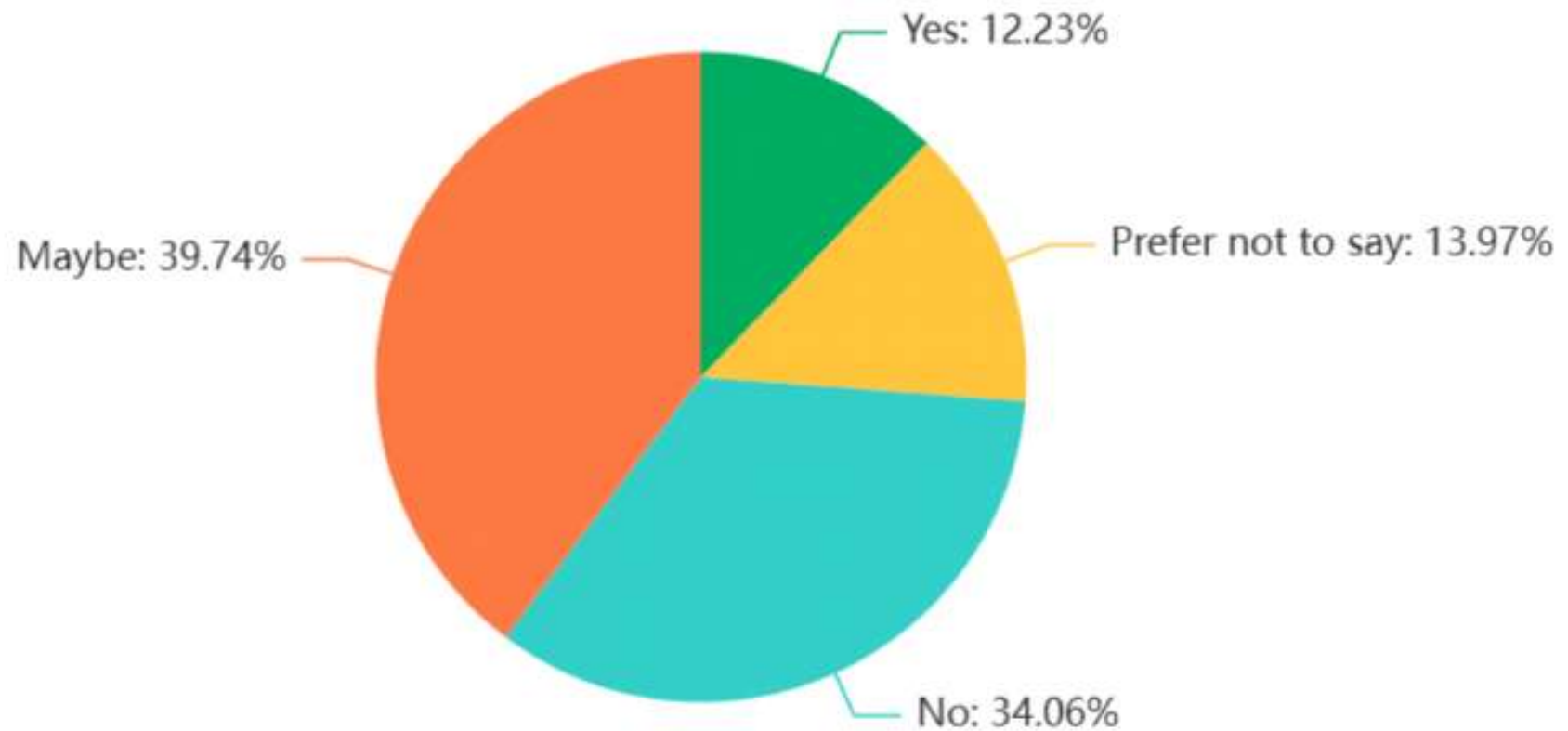
If the King William were to re-open as a Community space, what services would you like?



If this project progressed, would you be willing to volunteer to help with refurbishment and/or running of it?



If this project progressed, would you be willing to donate towards the start-up costs?





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Survey comments about Palmers

"Everyone hates Palmers beer"

"Palmers want a cut of the profits"

"There should be a wider offering of draught beers and ciders, not just Palmers"

"Palmers try to extract every single bit of profit leaving none for those doing the actual work"

"It needs to be a free house"

"Palmers Brewery Are a Greedy Heartless Company"

"Why are Palmers asking for donations from the residents to reopen the pub?"

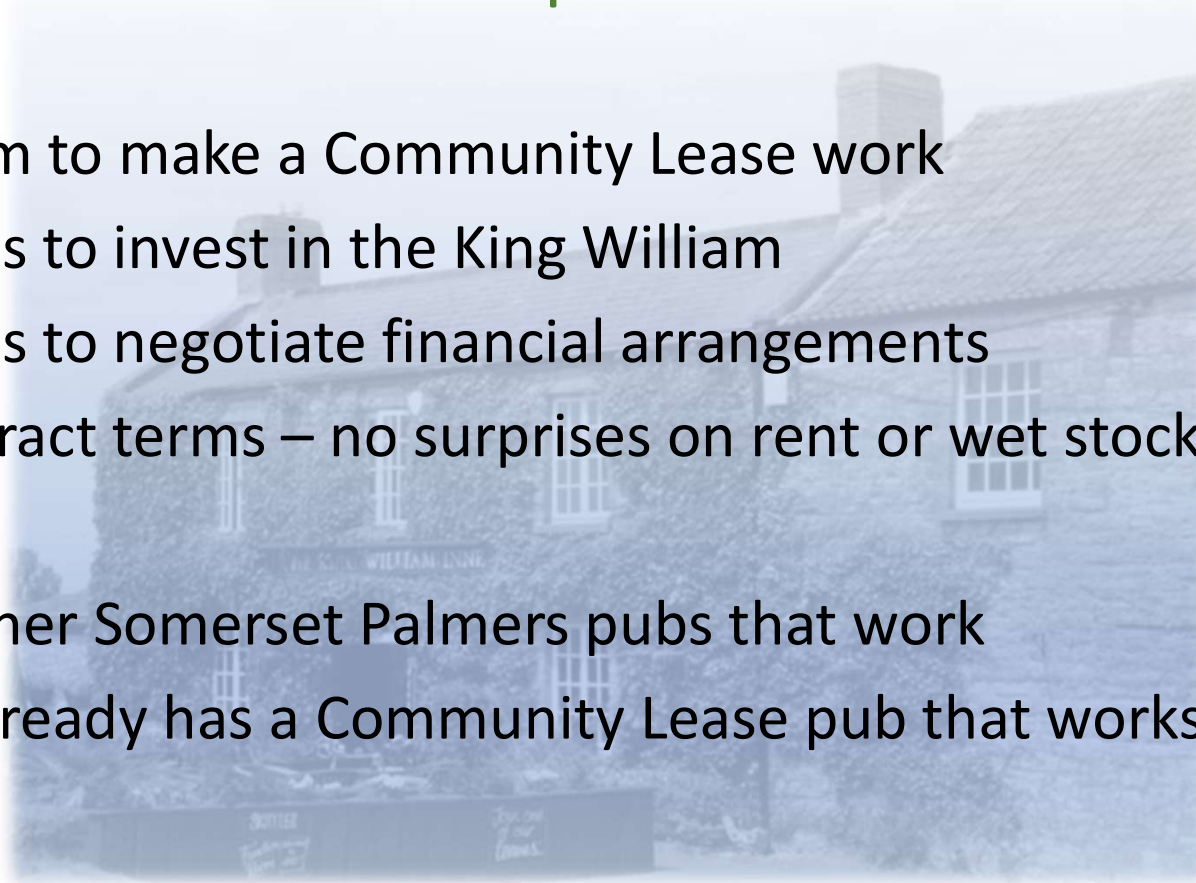
Palmers – what does it look like?

- A traditional, family-owned brewery

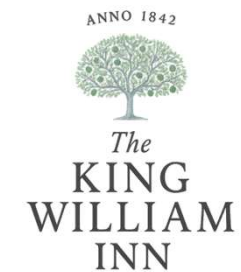


Palmers - what is our impression of them?

- Enthusiasm to make a Community Lease work
- Willingness to invest in the King William
- Willingness to negotiate financial arrangements
- Clear contract terms – no surprises on rent or wet stock costs
- Several other Somerset Palmers pubs that work
- Palmers already has a Community Lease pub that works



Rick Dyke
The White Lion
Broadwindsor
Dorset



What would the King William be?

A PUB! First and foremost - a traditional, welcoming rural pub

But also

A SOCIAL HUB! A strong Polden Hills Community venture, bringing

- Social and Wellbeing benefits
- Local economic benefits
- Cultural and hereditary traditions
- Social integration across all generations
- The preservation of local history

How would the King William be managed?

- Management Committee
 - 8-10 people
 - Range of skills/experiences
- Professional management couple
 - Front of house and Kitchen
 - Five-day week, live-in
- Two paid helpers
 - 8-10 hours per week each
- Volunteers
 - To help prepare for opening
 - Then 40 hours per week once open

Pre-opening Volunteering



Painting
Cleaning
Basic DIY



Interior design

Gardening

Catering (for the Volunteers)

Transport (man with van)

Ongoing Volunteering



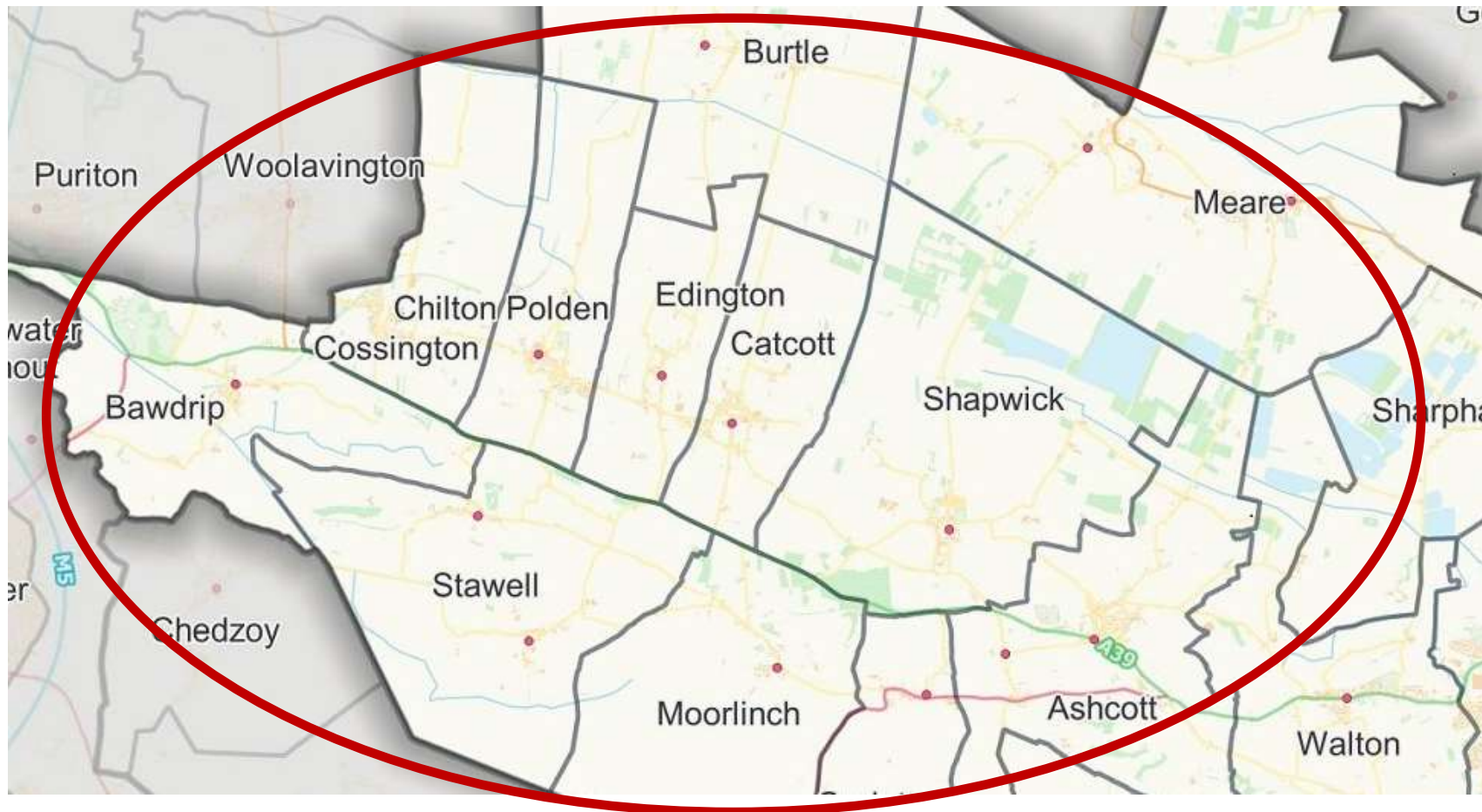
Bar service
Front of house

Kitchen
Cleaning



Gardening

Liaison with local hospitality businesses





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What would the revenue target need to be?

- Year 1 £225,000 + VAT = operational break-even

Validated with Plunkett and The White Lion (and Palmers)

- How does that convert to food and drink sales?
 - Average of 70 drinks per day that it's open
 - Average of 26 meals per day that it's open
 - Sunday lunch will play a key role in achieving that, as it does in most pubs

Why would we need to fund-raise?

Opening
stock

Wages

Working
capital

Recruitment
& training

Equipment

Legal costs

Inventory
repayment

Prepare flat
No 2

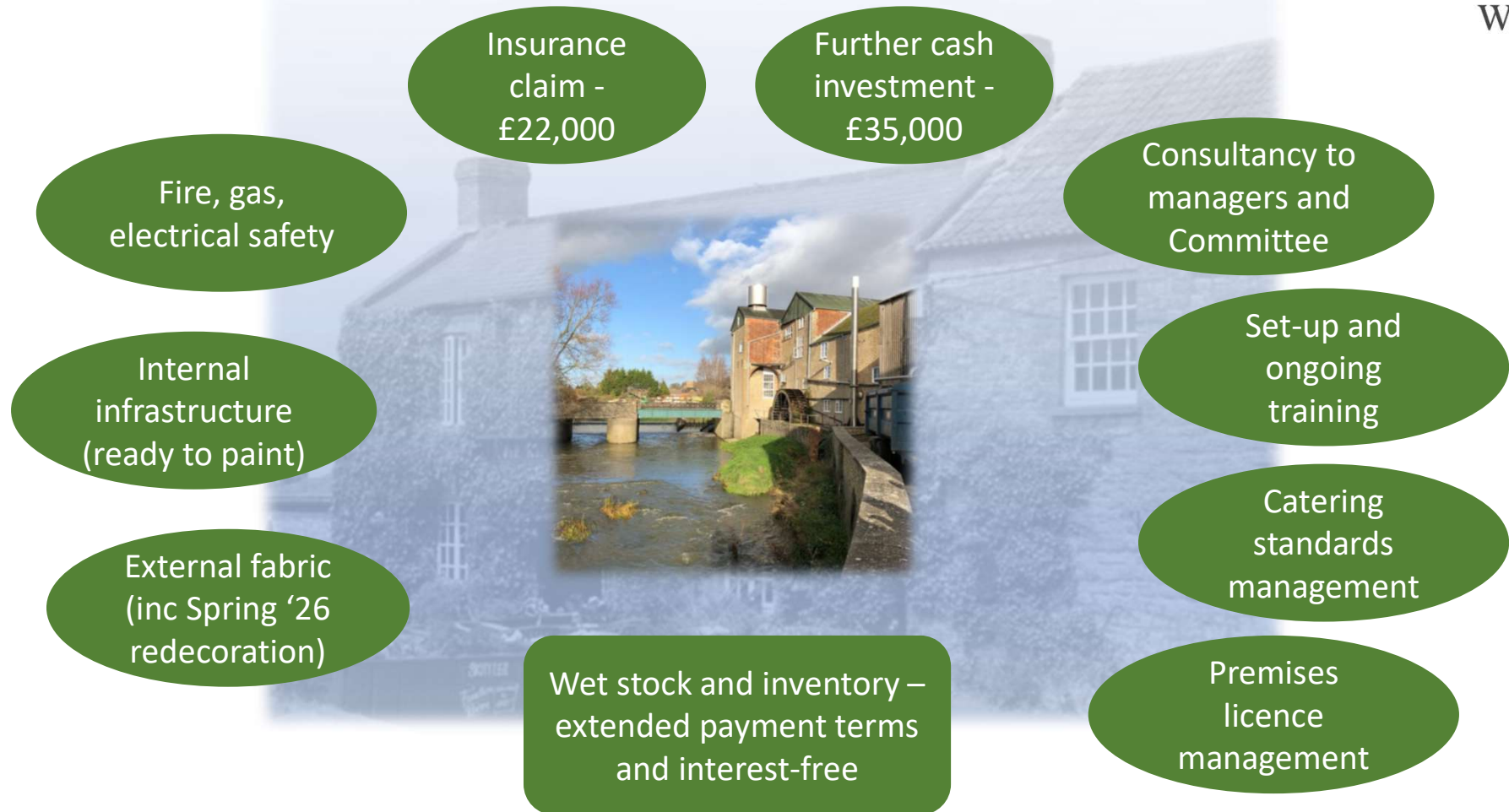
Security
deposit

£40,000-50,000

Fill the LPG
tank



Palmers' investment in a Community Lease





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What is the Working Group's recommendation?

- We believe the King William can be viable as a Community Pub/Hub

But only with

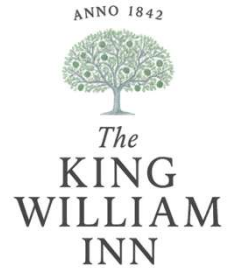
- The support of the Community

So, we each have to ask ourselves

- Do we want the King William to be a thriving Community Hub/Pub?

The King William – the Community Pub of the Polden Hills

Does the King Billy have a role to play in today's Community?



So, what does each of us need to decide?

- Do we want the King William to be a thriving Community Hub/Pub?
- Will I join the Management Committee?
- Will I contribute one-off funds to get things started?
- Will I help get it ready to re-open?
- Will I volunteer to do a shift?
- Will I eat and drink there?

www.kingwilliamcatcott.org

The King William – the Community Pub of the Polden Hills

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