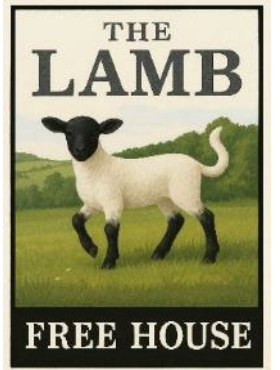


Welcome to  
**The Lamb**  
open meeting and update

22 January 2026

# Today's agenda

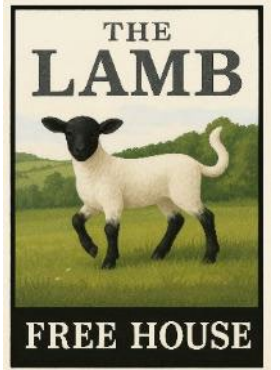
- Introductions
- Why bother with a village pub
- The journey so far
- Planning issues
- Finances and fundraising
- What happens next
- Q&A
- Prize draw



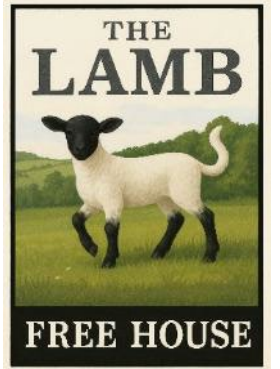
**Why bother  
with a village  
pub?**

# Did you know...

- 828 rural community businesses in the UK (grown by 59% in last 10 years)
- 205 community pubs
- Over 41,000 shareholders in community pubs
- Providing services to 2m people
- Local jobs and support for young people
- £6.5m in community wealth building via wages
- Exceptional business survival rates – 94%!



# Did you know... The Pub is the Hub



**Reducing social isolation -  
25%+ beneficiaries likely  
to be over 65** (Defra)



**Every £1 spent =  
56p stays in local  
economy** (Power to Change)

# Did you know...



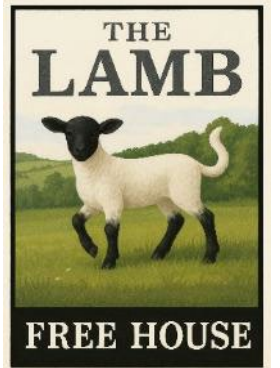
**Adds 7-10% to  
property values  
in rural areas**

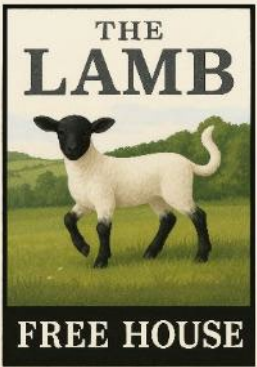
**Strong positive link  
between pubs and  
local house prices**

(University of Northumbria)

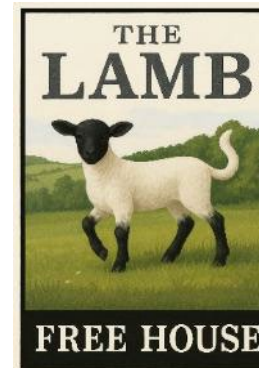
**Most sought-after  
community amenity**

(Jackson Stops)





**Before....**

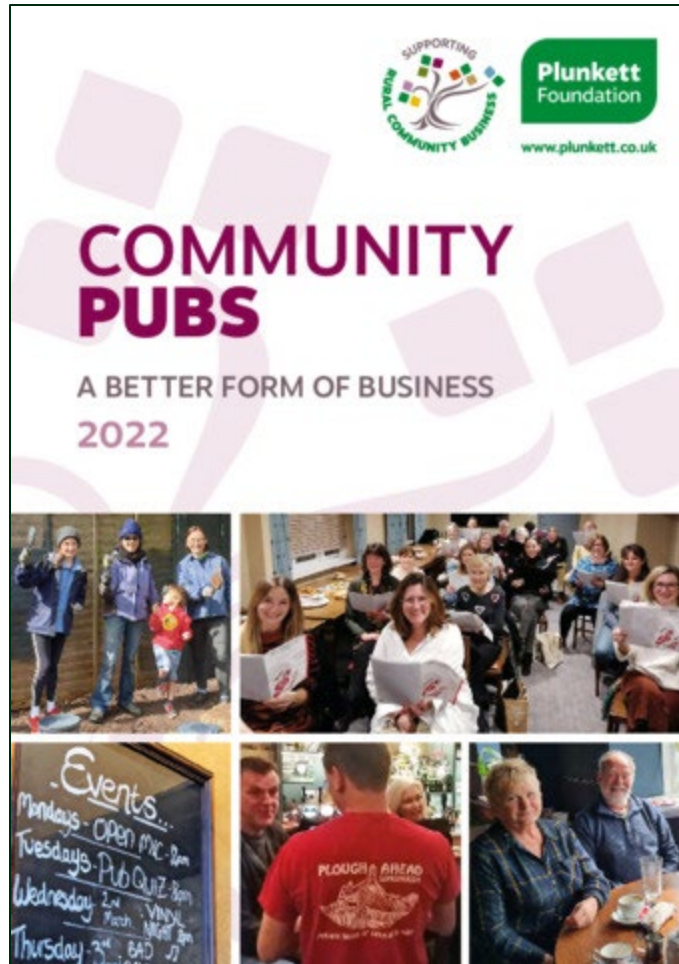
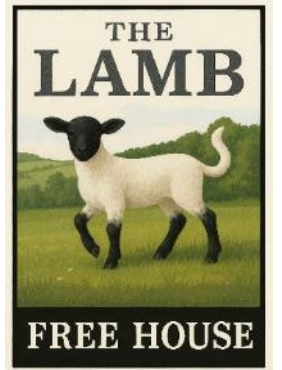


**After?**



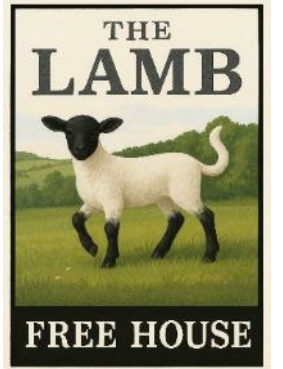
**The journey  
so far**

# The journey so far



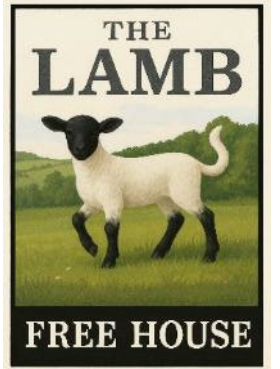
- Community survey confirmed village support
- Set up a steering committee
- Engaged Plunkett UK
- Community Pubs, CAMRA, BBPA, BII, National Campaigns.

# The journey so far



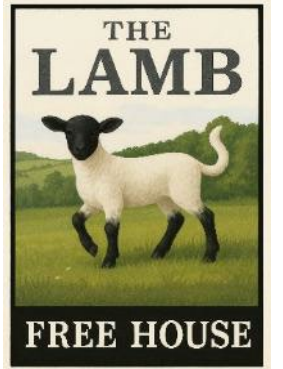
- ACV protection
- Professional report and valuation
- Legals
- Offer made to the owners

# The offer



- **The market value (pub, car park and gardens): £240,000**
- **Valuers: Zaine Lamont FAVLP & John Williams FRICS FAVLP, Fellow of the Royal Institute of Chartered Surveyors, Fellow of the Association of Valuers of Licenced Property [Sidney Phillips Chartered Surveyors]**
- **Evidenced based valuation**
- **The offer (pub, car park and gardens): £264,000**
- **Asking price (pub, bit of car park and garden): £350,000**
- **Rest of the car park and garden: OIEO £200,000**
- **Urban & Rural Independent Estate Agency**

# The journey so far

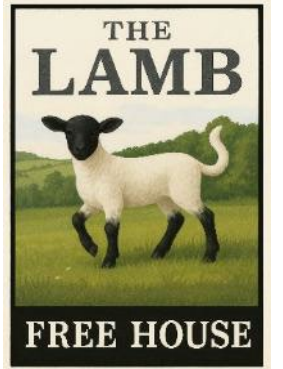


- Volunteers
- Fundraising events
- Website launch
- Updates



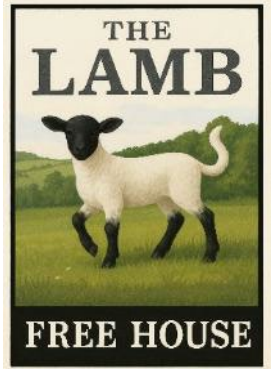
# Planning issues

# Planning issues



- Planning use class - Public House Use only
- No alternative planning permissions sought to date
- Central and Local Government support for retention of village pubs

# Planning issues



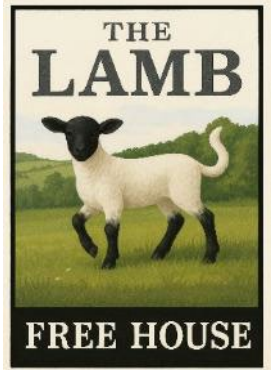
- Material planning considerations:
  - ACV
  - Planning policy constraints
  - Onus on landowners/developers to demonstrate no community interest





# Finance and fundraising

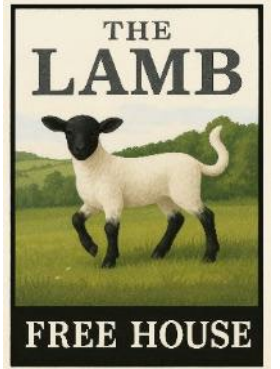
Pub, car park and garden	£264,000
Property acquisition costs	£8,000
Repair and refurbishment	£115,000
Pub stock	<u>£13,000</u>
<b>Total purchase cost</b>	<b>£400,000</b>
Legal, prof, start-up costs (incl. initial losses) plus contingency	<u>£50,000</u>
<b>Target fundraising</b>	<b><u>£450,000</u></b>



# What is our fundraising strategy?

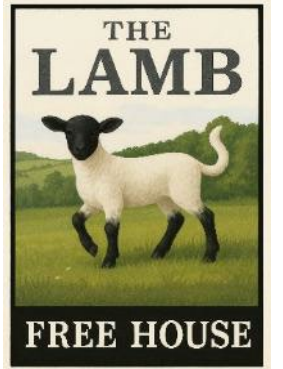


- Major donations
- Grants
- Commercial loans
- Fundraising events
- Community share offer



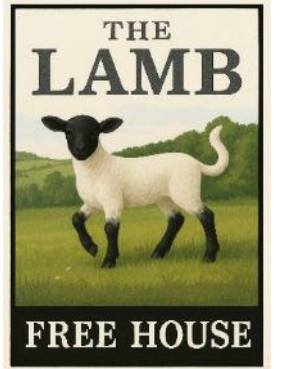
**What  
happens  
next?**

# So what next?



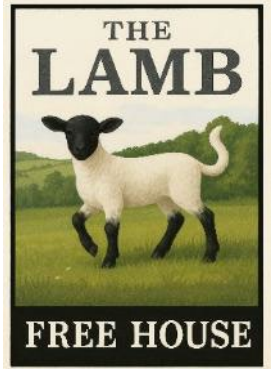
On average, it takes 2-3 years for a community to secure purchase of their local pub

# So what next?



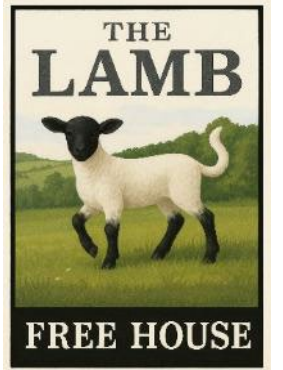
- Continued discussions with the agent and owners
- Fundraising events
- ACV process

# So what next?



- Convert legal entity to a Community Benefit Society
- Start major fundraising
- Refine the business plan and management model

# A possible timeline



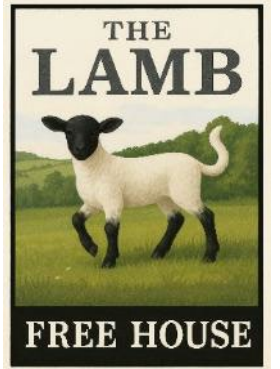
**Month 1 - Agreement to buy? Form the CBS, FCA registration**

**Month 2 - Launch Share Offer**  
**Month 6 - Close Share Offer**

**Months 6 to 9 - Acquisition, operational plan, refurbishment, launch publicity and OPEN!**



# How you can help



- Support fundraising events
- Come to future Open Meetings
- Follow updates on Facebook and the website

[www.thelamb.pub](http://www.thelamb.pub)

Please ask  
us your  
questions

# Prize Draw –

Do you have a  
magic ticket  
under your  
chair?

**Thank you for coming to  
tonight's event.**

**Further questions?  
[www.thelamb.pub](http://www.thelamb.pub)**