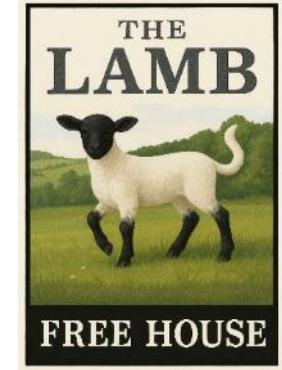


Welcome to The Lamb open meeting and update

22 January 2026

Today's agenda

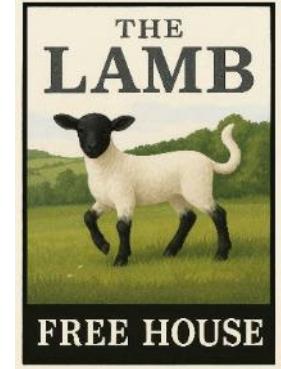
- Introductions
- Why bother with a village pub
- The journey so far
- Planning issues
- Finances and fundraising
- What happens next
- Q&A
- Prize draw



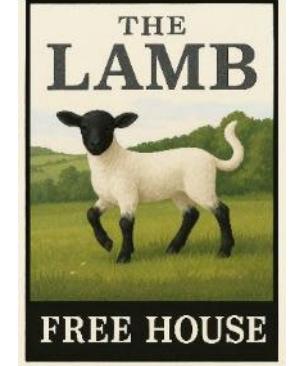
Why bother
with a village
pub?

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...



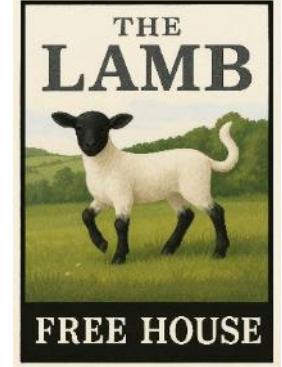
**Adds 7-10% to
property values
in rural areas**

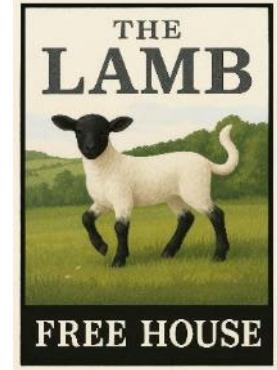
**Strong positive link
between pubs and
local house prices**

(University of Northumbria)

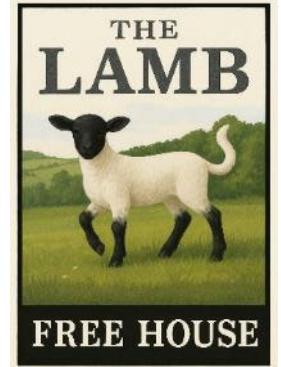
**Most sought-after
community amenity**

(Jackson Stops)





Before....

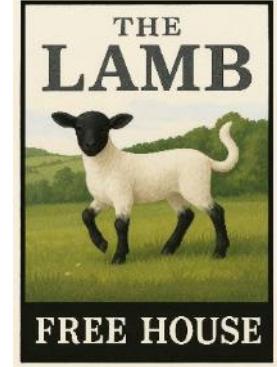
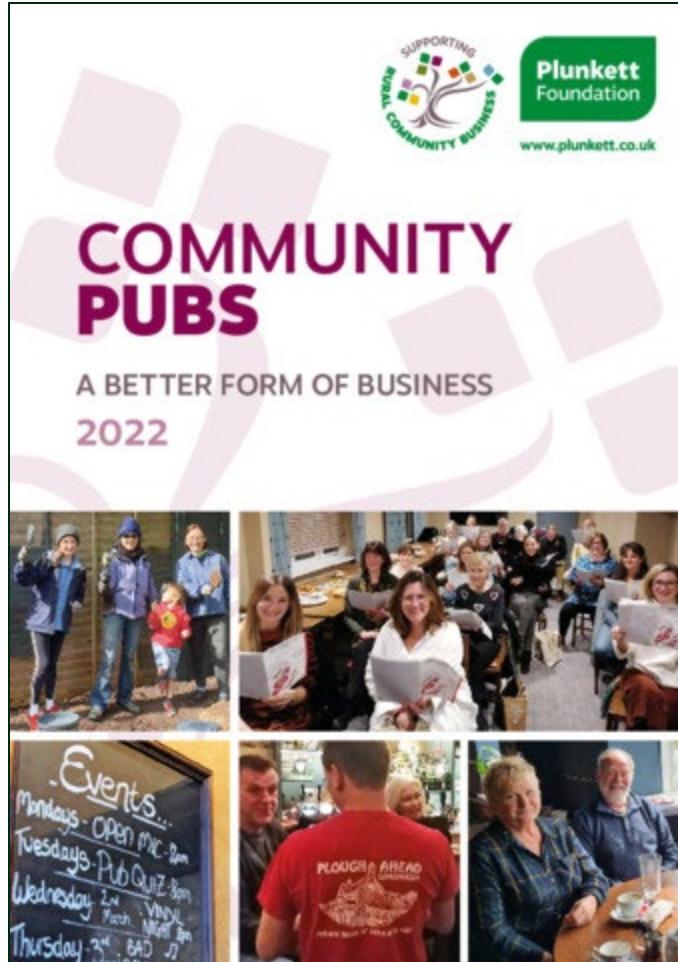


After?



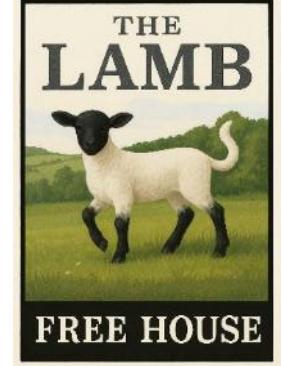
The journey
so far

The journey so far



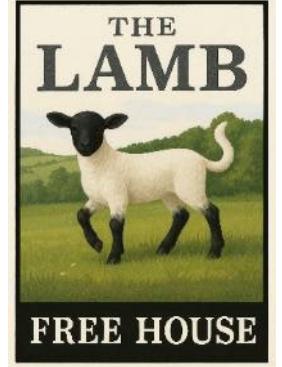
- Community survey confirmed village support
- Set up a steering committee
- Engaged Plunkett UK
- Community Pubs, CAMRA, BBPA, BII, National Campaigns.

The journey so far



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

The offer

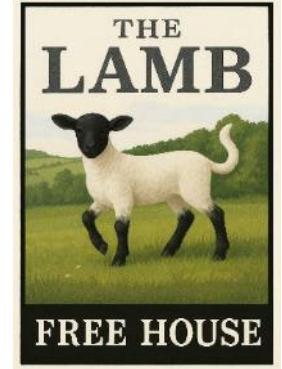


- The market value (pub, car park and gardens): £240,000
- Valuers: Zaine Lamont FAVLP & John Williams FRICS FAVLP, Fellow of the Royal Institute of Chartered Surveyors, Fellow of the Association of Valuers of Licenced Property [Sidney Phillips Chartered Surveyors]
- Evidenced based valuation
- The offer (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

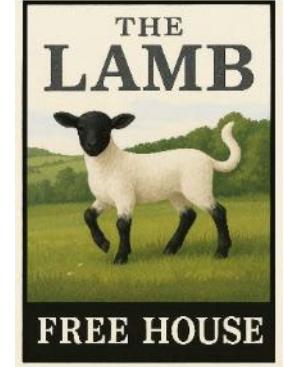


- Volunteers
- Fundraising events
- Website launch
- Updates



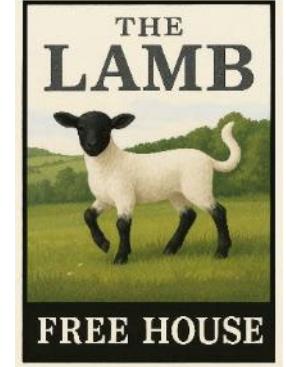
Planning issues

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

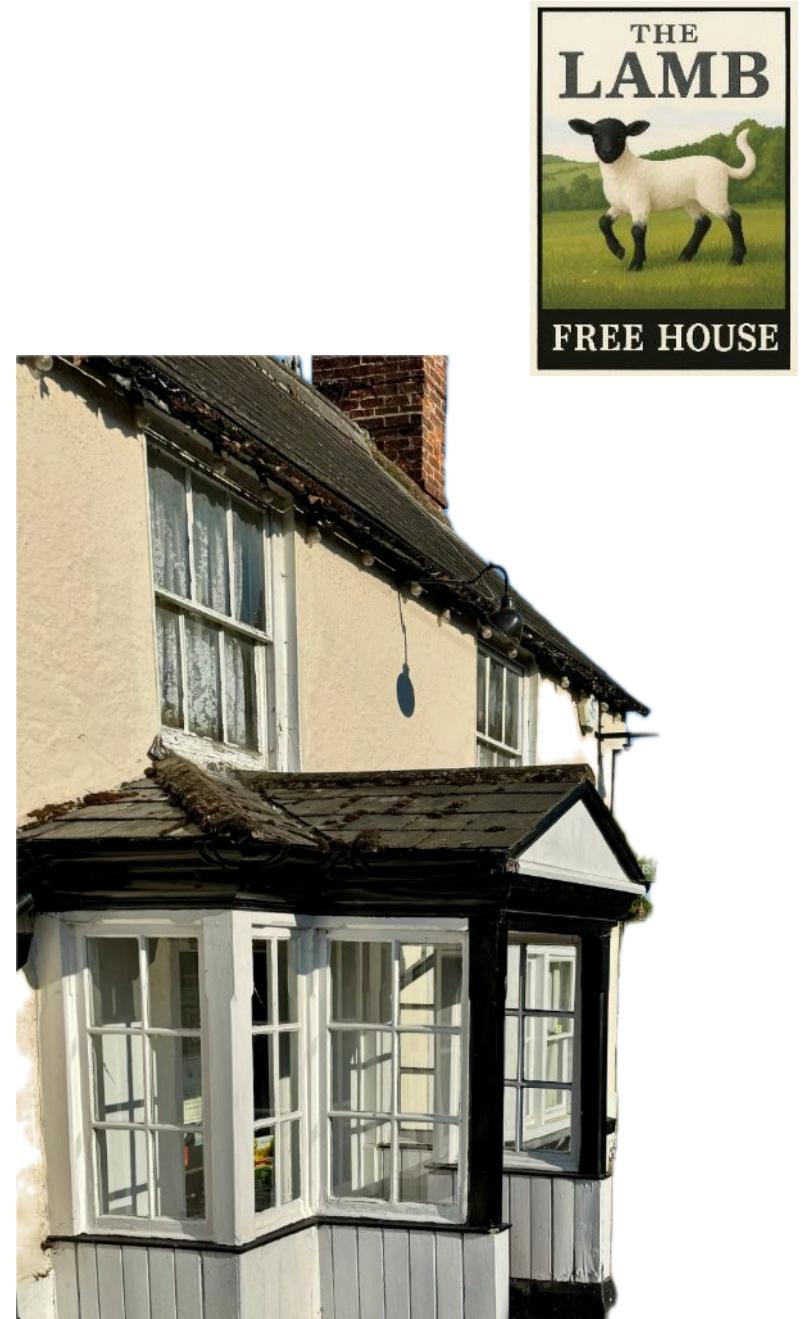
Planning issues



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

Finance and fundraising

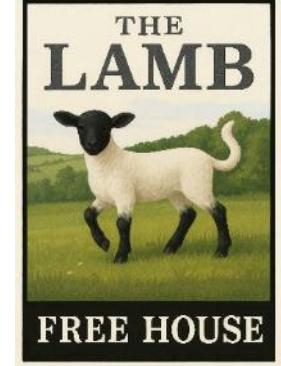
Pub, car park and garden	£264,000
Property acquisition costs	£8,000
Repair and refurbishment	£115,000
Pub stock	<u>£13,000</u>
Total purchase cost	£400,000
Legal, prof, start-up costs (incl. initial losses) plus contingency	<u>£50,000</u>
Target fundraising	<u>£450,000</u>



What is our fundraising strategy?

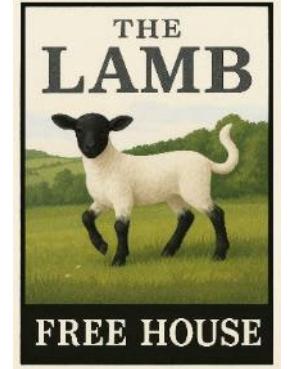


- Major donations
- Grants
- Commercial loans
- Fundraising events
- Community share offer



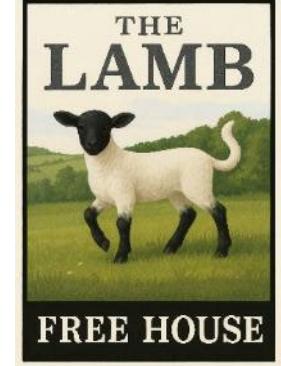
What
happens
next?

So what next?



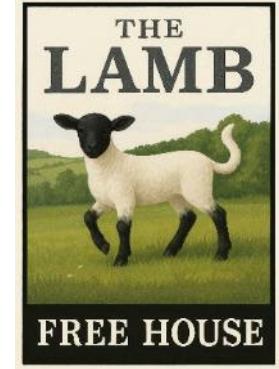
On average, it takes 2-3 years for a community
to secure purchase of their local pub

So what next?



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

So what next?



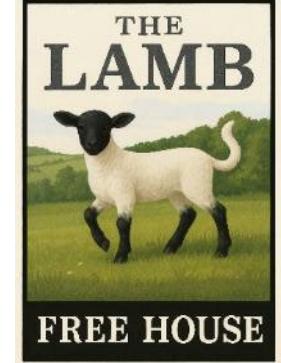
- Convert legal entity to a Community Benefit Society
- Start major fundraising
- Refine the business plan and management model

A possible timeline

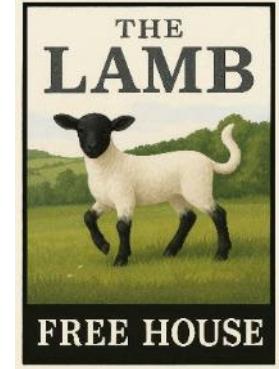
Month 1 - Agreement to buy? Form the CBS, FCA registration

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

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