

## **The George and Dragon Pub and Coffee Shop**

**The George & Dragon has been put up for sale by the current owner who has done a marvellous job of running it for many years.**

**If you want to help buy The George & Dragon and keep it running as a village pub and coffee shop, then please read on...**

### **What's the plan?**

The opportunity is to set up a suitable company, part funded by everyone in the village who would like to own a share in our local pub, and partly funded through grants. The company will buy the freehold. You will not be expected to know anything about running the business, as explained below the company would appoint a tenant. The community would then own the building, keeping this valuable local amenity to be run as it should be, a successful local pub.

### **What price is it on the market for?**

The freehold is currently for sale with a guide price of £625,000. This would be subject to an independent valuation, a structural survey and all the other searches that are carried out when purchasing a property. As with any property purchase there may be an opportunity to purchase it for a lower value, this will be discussed before an offer is placed. The George & Dragon may also need some investment for refurbishment to make it a more attractive opportunity for a new tenant, this will have to be accounted for in the money raised.

### **How much would I need to contribute?**

The minimum investment is £5,000, this is purely down to the scale of administration and the total amount the company needs to raise to make a successful bid. If you want to invest a smaller amount, then families or friends could group together as a consortium to buy a £5,000 share. The Community Action Group can help to match individuals with smaller investments to form groups (see below for details of the group and how to register interest). Based on our survey earlier in the year, we hope to raise a significant proportion of the purchase price through this community supported investment.

### **Where will the rest of the money come from?**

The Community Action Group are currently talking with Government agencies who have advised on a potential matched grant of £250,000 (not guaranteed). This would be through the Community Ownership Fund (COF). There are also other forms of grant funding and we are exploring these to close any potential gaps (e.g. National Lottery Fund). Both COF and the National Lottery have supported such cases in the past, but our chances of winning a grant are massively improved if we can demonstrate village commitment. Any additional form of grant or other funding would be very welcome, but are not guaranteed.

### **If the offer was successful, who would run the pub going forward?**

Prospective tenants will be interviewed and asked to present their plans for the pub. The successful tenant would be appointed to run the pub at their own business risk, but the rent would be set to give the tenant the best opportunity to make a success of the venture. The company Board of Directors would monitor the lease agreement and ensure that all Director duties are complied with. The company would have no role in day to day running of the pub – this would be left to the tenant.

### **How could it work?**

The aim is to have a similar structure to The Russell Arms in Butlers Cross and the Seven Stars in Dinton both of which have been running as successful community owned pubs for more than 10 years. The freehold will be purchased with vacant possession. A suitable tenant will be appointed, and the business established. An initial Board of Directors, three or four people, would be put in place solely to secure the purchase. After six months a permanent board of directors will be elected by the shareholders. There will be annual AGMs and elections for the directors will then take place every 24/36 months.

### **Would I get any return on my contribution?**

The emphasis will be on securing the business in the short term. The lease would be structured so that the villagers who contribute can share the success of the venture with the tenant. In the medium and long term we would expect to secure a modest return for the shareholders (details of how this will work will be shared in the business plan, in advance of any final commitment).

### **What are the tax implications for individual investors?**

The Community Action Group is currently discussing the company structure with expert advisors to define the most tax efficient way of individuals contributing money. Once we have their recommendations we will communicate to you all again through the publication of the full business plan, but please do take this opportunity to express your interest in any financial support.

### **Could I sell my shares if I needed to in the future?**

Yes, we envisage that the shares can be sold to another party (or back to the company) and the company may be able to help match sellers with buyers. Again, the details of this will be confirmed in the full business plan.

### **What happens to my money if we fail to buy the pub?**

You are only indicating your intention at this stage, in part so we can apply for grants (our chances of winning a grant are dependent on demonstrating community support). Your actual payment would only be needed if we proceed with the purchase. Any money paid will be returned to you if the bid is unsuccessful or we don't proceed.

### **What happens next?**

- November 2022:
  - The Community Action Group determines that there is sufficient support to make a viable, village (plus grant) backed bid.
  - Finalise the business plan and decide on the most appropriate company structure
- December 2022:
  - Finalise company structure and agree the initial Board of Directors and share this information with the village.
  - Understand the full level of community support in the purchase of the pub.
  - Complete application for grants (13th December).
- January - February 2023:
  - Receive outcome of the grant applications.
  - If sufficient funds are available, collect contributions, bid for property.

### **For Information the Community Action Group members are:**

**Martin Knight**  
**Ed Jacobs**  
**Simon Millard**  
**Tristan Augier**  
**Diane Curtis**

**Neil Carlisle**  
**Deborah Barker Boyd**  
**Andrew Law**  
**Paul Omerod**  
**Peter Woodliffe-Thomas**

**We are urgently seeking more support - especially anyone with management accountancy, corporate legal knowledge, and anyone with experience of bid writing. We're a friendly, energetic bunch - and we'd really welcome more support over the next three months.**

**If you have ANY questions, want to help, or get up to up to date information contact:**

**Email:** [pub.info@quainton.org.uk](mailto:pub.info@quainton.org.uk)  
**Phone:** 07581 036417 (Peter Woodliffe-Thomas)  
**Facebook:** George and Dragon Community Action Group  
**Web site:** <https://quainton.org.uk/action-group-george-and-dragon>

**PLEASE COMPLETE & RETURN THIS SLIP BY THE 22<sup>nd</sup> OF NOVEMBER TO:**

In a sealed envelope to the village shop and post office, or by email (with subject as 'CONFIDENTIAL') to [pub.info@quainton.org.uk](mailto:pub.info@quainton.org.uk).

The total sum of money potentially committed will be shared with the group. Individual details and levels of commitment will only be known by Peter Woodlife-Thomas.

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**Name:** .....

**Address:** .....

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**Phone Number:** .....

**Email address (please PRINT):** .....

**Number of blocks of shares I would like to buy at £5,000 each:** .....

**Number of blocks of shares I would like to buy as part of a group at £5,000 each:** .....

**I am part of an existing group /will form my own** yes/no

**I would like to be part of a group and would like help forming one** yes/no

**Signed** ..... **Date** .....

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