



pub is the hub

THE hub

News from the heart of Pub is The Hub



Crown Inn

Car Park

Community Shop



Re - Thinking Local Services

For every £1 donated from the Community Services Fund by Pub is The Hub, over £1.50 is leveraged in other funding as this new initiative gathers pace.

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Thanks to our sponsors



Introduction - Exciting Times

It has been an exciting time for Pub is The Hub over the last year:

A successful new funding initiative; awards and recognition; Royal visits and, most importantly, evidence of successful outcomes for all the hard work undertaken by those licensees who decide to take the plunge and offer additional services to their communities.

In this issue of The Hub I hope you will see the wide range of activity in which we are immersed; from libraries to school dinners and everything in between. Driven entirely by good will and determination of the licensees at the pubs and our voluntary advisors we are always thrilled to hear about every project as it comes to fruition.

As ever, in an organisation like Pub is The Hub funding is always key to our long-term viability and for the last year we are enormously grateful to the Department of Communities and Local Government, Diageo PLC and a whole list of businesses too numerous to mention here for their continued support.

Finally, I am sure you will join me in congratulating our hard-working and dedicated Chief Executive, John Longden, who has this year been awarded the marvellous accolade of OBE in the Queen's New Year's Honours. After 13 years of running Pub is The Hub, it is an award most richly deserved!

Simon Theakston

Simon Theakston
Chairman of Pub is The Hub and Executive Director of T&R Theakston Ltd



All Together Now

As many rural or community pubs have come onto the market in recent years, a large number of communities have sought help and advice from Pub is The Hub as an independent organisation. To date over 130 communities have been given advice in considering the merits and feasibility of community ownership or operation of their local pub with 10 completed community acquisitions to date, while a further 60 remain under assessment with community groups.

Working with experts in this field, Pub is The Hub has put together a pack of useful information for those groups considering purchase or operation of their local pub and has identified the following models of operation.

- Community Interest Scheme
- Enterprise Investment Scheme
- Independent Provident Society
- Shared/Private Purchase
- Public Works Loan Board
- Companies Limited by Guarantee

Pub is The Hub is grateful to the Campaign for Real Ale (CAMRA) for their financial contribution in supporting this work.

Anyone who would like to receive a copy of the pack can contact Pub is The Hub's office on 01423 546165.

Community Services Fund supports 58 projects in its first year

The first year for the Community Services Fund has seen £145k raised in support with the same amount being spent on completed and committed projects.

Since April 2013, pubs in the UK have been able to apply for grants of up to £4,000 from the fund to support financing for diversification schemes – where a pub might provide additional services for its local community beyond the usual drinks, food and entertainment offer.

To date over £80k has been spent on 30 projects ranging from a kids' play area to a convenience store from East Anglia to

St Ives in Cornwall with the remaining funds already committed to another 28 projects. (See pages 4 & 5.)

Donations have been raised from the Department for Communities and Local Government (£75), Diageo PLC (£50k), Greene King (£15k) and Marston's (£10k) with a further £20k from DCLG.

Trisha Hughes who co-ordinates the funds for Pub is The Hub commented: "Analysing the projects in more detail reveals that for every £1 given by Pub is The Hub to these community projects a further £1.50 is raised through private and public finance.

Often, the initial confirmation of (modest) support from the Community Services Fund helps to initiate support from other pockets of local funding and from the owner/operators themselves."

The Department of Communities and Local Government has pledged a further £75k to help and Pub is The Hub will continue to look for contributions and support from a variety of potential sponsors.

For any business interested in donating to the Community Services Fund, please contact the office on 01423 546165.

Thinking BIG for community services champions



Pub is The Hub has been the recipient of grant funding for the last three years from the Big Lottery Fund. To date this has enabled 61 community-based services which directly benefit 33,000 local people leveraging over £514,000 from public and private funding but there are a further 26 projects awaiting construction or confirmation of grant support.

The grant enabled the administration, guidance and support from our experienced advisors for our 'Local Community Services Champions' initiative. Working in partnership with county councils and other local authorities the initiative identifies services needs in rural areas and funds pubs to provide the service instead.

A survey of the 33,000 people who have benefited from the schemes revealed that 86% of project users enjoy participating in local life and have access to more services. 70% agreed that the new services have enabled them to retain their independence and 71% of service users access them three times a week on average.

Whilst Pub is The Hub awaits news on a second funding application this year it will use its own resources to continue the steady march through other counties of England. In 2014 Kent and Norfolk councils have decided to work in partnership with Pub is The Hub with launches expected in summer 2014.

Keep abreast of developments on the website at www.pubisthehub.org.uk



Kick Starting Community Services

The Community Services Fund has inspired some unique projects

Book at Beer Time

Three rural pubs in Cornwall have teamed up with Cornwall Council's library services in a unique scheme to provide community libraries for local residents.

The Star Inn at Vogue, near Redruth, The Ship Inn at Lerryn near Lostwithiel and The Old Wainhouse Inn, Bude have opened Community Libraries with funds provided by the Community Services Fund.

Whilst many pubs offer book exchanges and informal book lending, these three library schemes are thought to be the first time that a local authority has worked in partnership to provide library services in a pub that incorporates their books, full library membership based at the pub and access to all the online library services.

Modest grants of £979 for The Star Inn, £999 for The Ship Inn and £879 for The Old Wainhouse from the Community Services Fund has paid for shelving for the books, signage outside and a computer terminal which links them to the library membership



Paul Cover, The Ship Inn library

service. People wishing to join the library can borrow from the books in the pubs or reserve books from other libraries in Cornwall using the computer provided.

Cornwall Council's library service will ensure that the books on shelves are regularly updated and books requested online by both pubs' library members will be delivered to the pubs by the library service. In addition, library membership allows online access to whole host of other services such as reference library, online learning, newspapers and newspaper archives, careers information and even ancestry searches.

Pat Terry, Communities Team Leader from Cornwall Council's library services says:

"We are delighted to begin the start of a unique partnership. This pilot scheme is an opportunity for people in rural areas to have access to library and internet services seven days a week in a warm and welcoming environment. The bonus of this scheme is that it has the benefits of high quality library books from the whole of Cornwall's library stock rather than unmanaged local donations."

Cornwall Council cabinet member Adam Paynter says: *"This is a fantastic idea. Any initiative that encourages people to get involved with books and reading is great and this is an innovative way of combining two great community assets – the library and the pub."*

Dorset village's crowning glory

Puncknowle village has been without a shop since 2001 and the nearest shop is four miles away, so when licensees, Alex and Blanche Alexander moved into the Palmer's-owned Crown Inn pub in January 2013 they were keen to support the village as much as they could and restore this vital service. After approaching Pub is The Hub for help and advice, they discovered that they were able to apply for a grant to convert the storeroom at the back of the pub into a village shop. They applied for a £2,867 grant to pay for fridges, freezers, scales, CCTV and signage.

Serving Sunday newspapers, local produce and other essential and convenience items from an old store room at the back of the pub, the Crown Inn Village Shop will be open between 9am – 9pm from Monday to Saturday and

9am to 6pm on Sunday. The shop will sell locally made goods such as dairy produce, meats, fish, fruit and vegetables as well as home-made pies, cakes and chutneys.

"Since taking on the pub, we have tried to really become the heart and soul of the village. We adapt to suit residents and visitors alike and try to accommodate local groups as well as offering the usual pub fare of great food, drink and entertainment. The new shop is just an extension of our service."



Blanche and Alex outside the shop

Bertie's Badger Inn restores daily service to Lelant

Serving newspapers, local produce and other essential and convenience items from an adjacent outbuilding The Badger Inn village shop near St Ives in Cornwall is offering a vital service for local residents on a daily basis.

When the current St Austell licensee and pub landlord, Bertie Bodmer took over at The Badger it had already been running the morning newspaper sales following the closure of the village shop three years ago. He applied for and received the £3,800 cost of converting a pub outbuilding into a full time village shop in summer 2013 and hasn't looked back.



The Banningham Crown, Norfolk

ACCESS ALL AREAS

The Banningham Crown in Norfolk boasts a fully accessible function room with ramped access and new disabled toilets to enable wheelchair access for elderly and frail customers to the pub's bar, restaurant, patio and beer garden areas.

Licensee Jeanette (Jeanie) Feneron wanted to provide easier access throughout the pub and increase the size of the function room for community activities. With many local residents who were elderly or infirm it was essential to make everything fully accessible.

Inspired by the £4,000 grant from the Community Services Fund, Jeanie was able to raise another £56k in private funding to support the full cost of the project to create the welcoming space for her community where all the work was done by local builders, plumbers and electricians using locally sourced materials.



"I have tried to pick up where other services in Lelant have been lacking. The shop is an extension of that service as well as an outlet for local suppliers and additional employment. I always welcome suggestions from Lelant residents about what they think I should stock and it will evolve over time."

Customer June Fitch with Bertie Bodmer at the Badger Inn

Raising the Standard for children



Busy Bodies playgroup out the ribbon

The Royal Standard in Gwinear near Hayle has opened an adventure-style community playground in its garden for the children in the local area.

With support from local advisor, Reg Clarke, the Berrys have managed to realise their idea with a £1,500 grant from the Community Services Fund to create an adventure assault course play area with a bark floor.

Regular users of the playground will include the local Busy Bodies playgroup as well as children who live in Gwinear and customers' children. Wayne Berry is keen to ensure that the Royal Standard and its wonderful garden are available to everyone and added: "Having two children ourselves, we know that they need lots of fresh air and activity in a safe and controlled environment. We're just so pleased with the support we have had from Reg and Pub is The Hub in getting this project off the ground."

Co-operating in Wales

Since March 2012 the joint co-operation initiative between Pub is The Hub and Cadwyn Clwyd (the rural development agency for Denbighshire and Flintshire) has seen a package of support for local services in Wales. To date this has seen 13 projects through to completion with a further 4 in the pipeline. The range of projects has included parcel drop off and collection service, shops, a village marquee, community play areas, a heritage project and a post office.



Workshops were run in Anglesey and Flintshire recently to encourage more licensees to come forward with their ideas as funding is only available until late summer with all projects to be completed by the end of September 2014.



Serving locals from farm to fork

Brothers Ian and Richard Peters have adopted the 'farm to fork' approach with the supply of top quality, farm assured food for their pub, the Three Horseshoes in Moulton Barry in the Vale of Glamorgan.

The pub had always offered a small scale take away service for their produce but decided to enhance the service for the local community and regular clients with the introduction of home-made produce such as sausages, home cured bacon, hand-made burgers and home baked breads. The plan was to introduce a much larger display unit and become one of very few pub restaurants who make their own produce from start to finish.

Ian and Richard contacted Pub is The Hub who listened to their ideas and gave them advice on funding solutions to maximise the opportunity for the business and local community. Costs for the project totalled £2,700 and funding was received for a proportion of this from the Community and Rural Hub Committee.

Feedback from regulars and locals has been positive. Selections of produce are put out every week and the display is fully stocked mid-week in time for the weekend. By the weekend, everything has been sold and orders are also placed separately for locally farmed joints, home-made burgers and cuts of meat.



Steve Marquis, licensee of The Bell, Helen Roberts and Wyn Roberts from Cadwyn Clwyd and Malcolm Harrison, Pub is The Hub trustee and advisor for Wales

A First Class Delivery

Halkyn Post Office re-opened in the village pub – the Blue Bell Inn – earlier this year and in honour of the occasion, new operator and licensee Steve Marquis commissioned two new real ales – First Class and Special Delivery.

Since the Post Office opened its doors at the pub Steve and his staff have been overwhelmed with customers' response and Steve said: "I've been at the Blue Bell for eleven years now and keep thinking of new initiatives to offer our customers from near and far. The Post Office is a great addition to the pub and we've already had really good feedback from customers."

"Last year we added CAMRA's Community Pub of the Year to the host of awards we've won over the years and twice a week we offer guided walks and have people travelling great distances to take part. I think we're a real community hub and having the Post Office here can only strengthen that."

The Hub's Royal Patron Drops In

It's always a thrill , as two of the following pubs will testify:

A royal pint of myths and legends

HRH The Prince of Wales visited his namesake, The Prince of Wales in Kenfig, near Bridgend on a glorious June day in 2013 to the delight of crowds. Staying for over an hour, the Prince took his time to say hello to the assembled crowd before touring the historic 15th Century Inn which has, in its time, been a school room, courthouse and even a morgue! Keeping the myths and legends going for subsequent generations led to the licensees Gareth and Julie Maund coming up with and launching a pub heritage 'experience' at the pub earlier in 2013 with the help of Pub is The Hub.

A delighted licensee, Gareth Maund said of the day: *"What a great day! I cannot tell you of all the nice and good things people have said to Julie and myself today. The visit went without a hitch and will be an experience that we, as a family and community, will remember for the rest of our lives."*



Owen Teale, HRH and Gareth Maund

The Bell ap-peals to Royal couple

Their Royal Highnesses, The Prince of Wales and the Duchess of Cornwall joined Kirsten and Julian Webb at The Bell Inn at Purleigh in Essex in January 2014 to view their community room and cinema.

Since taking over at The Bell four years ago, Kirsten and Julian have worked hard to build on their reputation for good food and drink whilst also supporting the community. Liaising with Terry Stork, the regional advisor for Pub is The Hub, the couple were able to apply for shared funding from Essex County Council to complete the work in early 2013. One year later the room is now home to the cricket club, the darts team, a gallery for local artists and a range of hobby clubs that includes books, yoga, sewing, art and wildfowling.

After the Royal couple had left Kirsten and Julian were caught up in the media frenzy of TV and newspaper interviews with the local news keen to file their stories. Kirsten said of the day: *"It has been an honour to have them both here today. His Royal Highness was particularly interested and knowledgeable about our food suppliers and was very chatty with everyone here. They were charming and lovely and I don't know how we are ever going to top this!"*

Signing the pub guest book



MILK & MORE

A long time sponsor and supporter of Pub is The Hub, Dairy Crest, has brought its special brand of dairy essentials to some of our pub projects within the Dairy Crest catchment area from Yorkshire to Cornwall.

Branded refrigerators and the 'milk and more' product supply list of 250 daily essentials allows pub operators to tap into the convenience store offer with the Dairy Crest range of milk, cheese, eggs, bread etc

One of the first projects to take advantage of this support was the Ring O' Bells between Kingsbridge and Salcombe in Devon who opened a shop in their pub in December 2014. The overall cost of the project was £4,800 and this was partially funded by a grant from the Community Services Fund of £3,987.



The answer for the adult social care crisis?

The Director for Adult Wellbeing at Herefordshire Council backed the idea of pubs being the ideal places to provide some social care for elderly and vulnerable adults in the community and said: "If pubs aren't the answer, then I don't know what is."

Helen Coombes made her comments at the Pub is The Hub event in November 2013 to launch its Local Community Services Champions initiative in Herefordshire. She explained that the biggest change in adult social care in sixty years was about to take place and that an increased demand for care across all ages had to be met with reducing budgets.

She said: "Social isolation for elderly people, particularly in rural areas has a devastating effect on their health. I see

no problem in encouraging pub licensees to work with local care providers to offer healthy, affordable lunches, cooked with locally sourced food. At the same time I would encourage outreach workers and care providers to use pubs as 'touch down' areas whilst going about their daily business.

We would welcome pubs who would like to become one of our 'dementia-friendly communities' and advertise themselves as such with external signage." Ms. Coombes

went on to cite a recent example of the Hop Pole pub in Leominster run by Dave and Rachel Kelly, where they now provide lunch every day for people living in Norfolk House, a very sheltered housing scheme. Fifteen to twenty residents have lunch prepared and delivered by the pub and have loved the choice and variety they have had on the menu. Their lunches have resulted in improved emotional well-being and some of the residents have felt inspired to go back to the pub for quiz nights and other social events.

Anthony Bush, John Longden and Helen Coombes



"Pub licensees are the heart of their communities and play an important part in natural safeguarding for elderly and vulnerable adults - they are likely to be the first people to notice if a regular customer has been absent from the pub and to check up on them."

Opening the shop saved our pub business

A rural Herefordshire pub would have gone out of business if it hadn't opened a village shop and diversified its services.

Jason and Lisa Hudson had purchased the freehold of The Bells Inn, Almeley near Leominster six years ago but five years later with a falling turnover had found themselves in arrears. At the back of their minds they wondered if re-opening the village shop would be the answer - it closed eight years before and villagers had to travel at least 5 miles to the nearest shop. Lisa and Jason opened their shop in the pub a year ago, featuring a range of organic products

as well as locally supplied produce and home-made delicatessen items such as pies, quiches and cakes and haven't looked back since: Some villagers, many of whom are retired, were so thrilled with the new service they began to volunteer to serve in the shop - now they have six regular volunteers who cover busy times of the week. Lisa and Jason have paid off their debts and are on a much more stable footing financially - so much so that they are thinking of developing some holiday accommodation on land at the back of the pub.



Lisa & Jason Hudson, Adrian Shew and John Longden



Award Wins!

Pub is The Hub has been the recipient of several awards in the last 12 months; Winner of the Best Industry Initiative at The Publican Awards in March 2013; runner up in the Best Industry Initiative at The Publican Awards in March 2014 and winner of a Big Society Award from the Prime Minister's office in March 2014. And the cherry on top, of course, was the announcement in January 2014 of Chief Executive John Longden's OBE which he received in April 2014 at the official investiture.

John Longden is presented the Big Society Award by Brandon Lewis MP, Community Pubs Minister at the Publican Awards in London.

Get in touch

To make an enquiry, find out more about our work or to chat through an idea, please contact Sam Hope, in the Pub is The Hub office:

T: 01423 546165

E: samhope@pubisthehub.org.uk



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It would be great to hear your ideas and comments and news.