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Recent statistics about rural pubs in England\* reveal that 633 villages and small settlements have lost their last pub in the past six years which can often mean losing the last gathering place for the community; a perceived reduction in house prices in the area and a lost opportunity for the local economy, employment and suppliers.

Thankfully there have been some well-publicised re-openings for some; when the community has galvanised and taken on the purchase and operation of their pub. These community owned and run pubs number only around 120 in the UK but with the media attention they receive you could be fooled into thinking that they are the new dawn for the pub sector.

It's a very different story for the vast majority of the 14,000 rural pubs in this country. They are run mainly by small business owners; couples, partnerships and families. Every 'doom and gloom' story in the media is another blow to their ability to raise investment loans and bank credit. How can these small businesses develop and grow when they can't invest? That's why Pub is The Hub set up the Community Services Fund in



2013 - to show some faith in good ideas; to listen hard to the community and to improve services accordingly.

In the last year, Pub is The Hub has worked with several small business operators; all of whom have gone into rural pubs that were closed for several years. With huge effort, lots of their own money and a bit of support from us they have re-opened a much-missed asset for their respective villages.

That investment and support is desperately needed is apparent - and just reading some of the stories in the next few pages demonstrates that when it does, great things happen.

\*CGA Strategy

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

# Countryside Fund & People's Postcode Lottery team up for pubs



The Prince's Countryside Fund supported three major grants to Pub is The Hub diversification projects in partnership with the People's Postcode Lottery.

Each of the three pubs was awarded £25,000 in direct grants to support major capital projects that will benefit their surrounding rural communities with much needed services in Northumberland, Suffolk and Essex.

At the Bird in Bush pub at Elsdon in Northumberland the grant will support a major refurbishment of the kitchen and the Oyster Inn, Butley in Suffolk, has been awarded its grant for a shop.

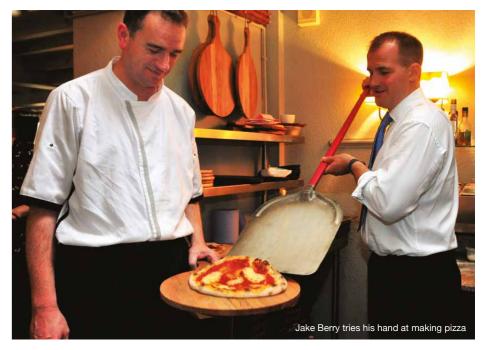
At the Great Oakley Community Hub in Essex, they will renovate a derelict cottage next to the Maybush Inn to provide a village café.

# Jake Berry MP has a 'pizza' the pub action

The Community Pubs Minister, Jake Berry MP, called in at the New Inn at Tholthorpe in North Yorkshire to see the how the recent addition of a shop being run in a pub has improved local services – and to try his hand at making pizzas.

Pub owners, Cameron and Dionne Reid installed a village shop and bakery in the bar of their popular village pub and added a wood-fired pizza oven to their main restaurant to expand their menu and to offer take away options for locals.

The Minister couldn't resist trying his hand at pizza-making at the wood fired oven. Jake Berry said: "Pub is The Hub is a lifeline for Britain's rural communities.



helping people to access the services and activities they need while enjoying a pint in the familiar setting of their local. "The New Inn demonstrates that even a modest grant can transform a traditional Yorkshire pub into a shop, a pizzeria and above all a hub for the whole community."

# Staffordshire pubs inspired to diversify



Pub is The Hub launched its Local Community Services Champions initiative to an audience of publicans, pub operators, community groups, parish councils and council service providers at Uttoxeter Racecourse.

Leader of Staffordshire County Council Philip Atkins OBE opened the meeting by talking about the challenges faced by such a large rural county and said that the pub forms part of the heart of each village along with the church, village hall and shop. He added: "This isn't about propping up failing businesses, it is about supporting communities to improve services."

The audience then heard about the personal experiences of two local publicans; Paul Cranstone from the Shoulder of Mutton in Osmaston near Ashbourne who runs a post office and Mark Gilliver from the Coach and Horses in Draycott near Derby who runs a community allotment.

The launch of the scheme in Staffordshire is also being made possible by the Big Lottery Fund, who have been a great supporter of Pub is The Hub since 2011.

# A Cornish pub showcase for MPs



MPs took a guided tour to four pubs in Cornwall to showcase Pub is The Hub's work in providing additional community services in rural or remote areas.

The Chair of the All Party Parliamentary Beer Group, Mike Wood (MP for Dudley South) was accompanied by Steve Double (MP for St Austell and Newquay).

Taking in four pubs, the MPs saw examples of a micro library, work club for local unemployed people, a monthly farmers' market, a village store, take away food service, a hairdressers, IT access point and a camping and caravan site.

Mike Wood, MP, said: "Today's visit encapsulates the incredible work being done by hard-working pub operators who are taking their time to give so much back to their communities."

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Cafés, tea rooms and coffee shops, be they permanent or 'pop-up', are adding new daytime services to pubs in rural areas. Perfect for the post-school run, catching up with old friends, hosting community meeting groups and IT training. Here are just some that we have worked with recently and supported with small grants from the Community Services Fund:

# Beer and buns - village café relocates to the pub

When the village café in Lingwood near Norwich closed recently, the owner and licensee of the King's Head, Terry Holt, stepped in to relocate it to his pub.

Now the King's Head boasts a café with improved disabled access to the café, the beer garden and new toilets. Since the improvements Terry has introduced a senior citizen's lunch club with the aim of reducing isolation and loneliness for the more vulnerable customers and making the King's Head a true village hub.

Terry was able to secure grant funding through Norfolk County Council's support of our Community Services Fund towards the cost of the alterations and went full steam ahead with the project.





### **Coffee and cake at The Boars bar**

Russell and Clare Evans opened a new coffee shop and family area in an old laundry room at The Boars Pub in Spooner Row near Norfolk.

The café idea was inspired by a community survey inviting local people to suggest what services they needed. Top of the list came a café followed by an outside area for families.

Russell then contacted rural pub champions, Pub is The Hub for their guidance. With support and a small grant towards the cost the pub boasts a new community space for local people, ranging from older residents to mums on the school run, where they can enjoy homemade cakes, teas, coffee and a menu of locally sourced food with a full takeaway service.

# When the School Boy met Dainty Doris



The School Boy Inn at Norton, near Doncaster boasts a community café and gift shop called 'Dainty Doris' in a converted garage next to the pub.

With a grant from the Community Services Fund, Andy and Kirsty Evans work with Rachel Clarke and her Dainty Doris catering business to provide a selection of drinks, homemade cakes and snacks, as well as some essential provision items such as bread and milk from local suppliers.

Kirsty Evans said: "We love being a part of village life and when the opportunity came along to work with Dainty Doris we jumped at the chance."

# Community-run Duke opens pop-up café

The Duke of Marlborough at Somersham near Ipswich, has a pop up café each week to encourage local residents to use the space during the day to meet and access community activities such as IT training for computer and social media novices.

The pub is owned and operated by the community group, Somersham Community Pub Ltd and they have explored ways to maintain the pub's viability whilst improving local services available to the community.

Pub is The Hub has been able to contribute support and a grant toward the cost of equipment for the café and community space from the Community Services Fund.





# Carleton pub creates a community hub

Paul Selwood and his father Philip who run The Swan Inn at Carleton in Craven, have opened a community hub and coffee shop in the heart of the village that provides a warm and welcoming space from 8.30am to 12 noon, seven days a week.

Here, users can access the wifi facilities, two publicly accessible personal computers, newspapers and magazines, photocopying and printing facilities, local information and a book exchange. Hot and cold drinks with a range of snacks are available to buy and The Hub is accessible through a separate, well-signed entrance to the pub to ensure its appeal to non-pub goers. Walkers, cyclists and dogs are made to feel welcome.

Staffed by volunteers The Hub has been created with the support of the Carleton Community Umbrella - a locally-run organisation that fundraises to create useful community assets for the village.

Paul Selwood commented: "In a very short time, The Hub has become a lifeline for many people in Carleton."

Reducing carbon footprints, providing local employment and volunteering opportunities, giving local **The Oyster's new pearl** suppliers an outlet - yes, it's the village shop - and long may it live...in the local pub!

#### Beer and bouquets



Daniella and Stephen Moorby's new tearoom and deli called 'Foodie Bouquet' opened at The Wheatsheaf at West Beckham in Norfolk.

With support and a grant from the Community Services Fund the shop sells locally sourced produce whereve possible, including fresh fruit and vegetables, homemade cakes, freshly baked bread, preserves, chutneys Plans are in place to run digital

#### Shop pops up in **Derbyshire pub car** park

The Sitwell Arms in Morton near Alfreton in Derbyshire has opened a village shop in the pub car park, creating an essential new service for the local community and surrounding

After advice from Pub is The Hub, . Lightwood and Russell Martin decided cabin in the pub's rear car park to create a village shop. Pub is The Hub was also able to contribute a grant fron the Community Services Fund to help towards the cost of a shop counter, th steps into the shop, a fridge and the electrical installations.

Russell said: "We are so grateful to Pub is The Hub for giving us the inspiration and supporting us with their grant towards the overall cost."



# A Clovenfords hotel saves the village shop

Roy and Theresa McIntosh of the award-winning Clovenfords Hotel in the Scottish Borders stepped in to re-open a village shop in their pub to save locals from having to make an eight-mile round trip to the nearest town of Galashiels.

As part of their programme of support from Scottish Government and the Scottish Borders Council, Pub is The Hub awarded a grant to the Clovenfords project which went towards the conversion costs.

The Clovenfords Hotel Village Shop and Café stocks essential convenience items as well as newspapers, locally supplied bread, dairy produce, fruit, vegetables, deli items and local arts and crafts.

Roy McIntosh said: "When the village shop closed in January, taking it on seemed like the natural thing to do. Communities like ours need day-to-day items and they provide a life-line for village residents."

## No half measures at the Half Moon

The Half Moon Inn at Rushall in Norfolk had been closed for a year when Sarah Campbell-Jones and husband Ray Paul took over the ownership of the 17th century pub last September.

They set about refurbishing the pub and re-opened it again just before Christmas, bringing the community asset back to the village and wider community. After a community survey to research what local people wanted, a shop and children's play area came top of

With a grant from Norfolk County Council through Pub is The Hub towards overall costs, the project was completed in the spring.





After an absence of over thirty years Butley village near Woodbridge in Suffolk welcomed the launch of a new village shop at The Oyster Inn.

Butley Village Store is the culmination of eighteen months' worth of refurbishment and development by owners Judi and

Andrew Newman following a four year period of closure. Alongside the shop, they have already opened a microbrewery and a community cinema club.

The project received a huge boost when it was confirmed that they had been awarded a grant of £25,000 through The Prince's Countryside Fund in partnership with People's Postcode Lottery (see page 2), allowing the Newmans to complete the village shop.

Judi Newman said: "The development of the shop has been based on local demand and consultation. Many of our locals had said that they were very keen to see a shop in the village again. One lady told me that she had just done an eight-mile round trip to buy some cat food so hopefully she won't have to do that again!"

#### Wiltshire pub re-opens a shop and bakery for the village



new village shop and bakery has ppened in the disused games room of The Penruddocke Arms at Dinton near Salisbury with support from Pub s The Hub.

Vith a small grant from the Community Services Fund. Matt Keel and Carly Hunt were able to refurbish an old ames room to sell newspapers, convenience foods and local produce, taffed by family members.

Carly, who grew up in Dinton said: 'We hope that the shop will save the villagers from having to drive too far fo heir everyday groceries and we also leliver to those who can't drive to us ave children at the school so I'm in th llage twice a day - and we serve hot akeaway food and coffee."

#### **Derbyshire pub deli** delights foodies



The Saracen's Head at Shirley in **Derbyshire opened the Church Lane** Deli at the pub as an essential new service for the village and surrounding area. It is open six days a week and staffed by two new employees.

Filled with speciality foods and the hallmark Saracen's Head take-away meals, the Church Lane Deli also stocks fresh milk and dairy items; local fruit and vegetables (along with some grown by local customers); home baked goods such as bread, cakes and pastries, locally made pork pies and ice cream and a regular visit from the fish van.

Robin Hunter said: "We didn't set out to be a corner shop - we are a specialist food shop where you can buy fresh local essentials. We have already had a lovely reaction to this new venture from our local residents and customers and we want to thank Hugh Wilson and Pub is The Hub for their support and advice, along with the very welcome contribution from the grant." 8 Pub is The Hub | Autumn 2018 Pub is The Hub | Autumn 2018 9

Some pubs make the most of the great space that they have outside the pub. Here are three who, with a dash of imagination and a small grant from the Community Services Fund, embraced the great outdoors:



A pub near Helston in Cornwall is starting a monthly farmer's market in the pub's adjacent field along with a community allotment.

Jodie Phillips and Neil Barku, who run the Queen's Arms at Breage, came up with the idea to create a regular community event that local people and visitors would enjoy and one that showcases local suppliers and artistic talent. At the same time they wanted to offer local people the chance to use some of their spare land as allotments

Each allotment plot costs a nominal £1 a year rent on the proviso that gardeners donate at least 10% of produce to the pub; whether that's vegetables, fruit or flowers. Stalls are being provided free of charge to the stallholders at the farmers' markets.

#### Farmer's Arms embraces community's kids

Award-winning tenants at the St **Austell Brewery**owned Farmer's Arms. Dan Martland and Lisa Clarke have been running the pub three miles outside Padstow in St Merryn for nearly three years and had noticed the lack of playing facilities in

the area. With some space at the rear of the pub they were determined to create a safe and fun area for local children.

Having met Pub is The Hub's local advisor, Reg Clarke, the couple were inspired to apply for a grant to kick-start their plans from the organisation's Community Services Fund. Then the pub's owners St Austell Brewery contributed some further funding to add to Dan and Lisa's own investment.



Dan Martland said: "In the summer the local children join the many visitors in enjoying any of the seven local beaches nearby. However, in the out-of-season periods, there's nowhere locally for village children to play after school. We hope that our own seaside castle will be the perfect venue for playing, exercise and parties, as well as a lovely sun trap for parents looking for their own relaxation time."

#### The Pub Pirates of Polbathic

The Halfway House pub in Polbathic, Cornwall has opened a new community play area that was designed by local children and features a The Crow's Nest tree house, a 'Wigwam-ery', Mud Pub and Kitchen; the Pirates of Polbathic Hideout' and a series of areas to encourage wildlife, including a bug hotel, hedgehog café and toad abode.

The Polbathic Community Play Park is the brainchild of the pub's landlords, Russ Matterson and Jessica Stanton. They have worked on the project in partnership with St German's Primary School, St German's Youth Group, parents and local volunteer

to create a safe, imaginative play area for local children.

Pub is The Hub has supported the project with advice for a grant toward the overall cost from their Community Services Fund.

Jessica Stanton said: "Putting Polbathic's long list of attributes to one side, there is one glaring hole - there are no facilities here for children and families. We hope this will inspire and build confidence in the children that have been involved to see their designs come to life and create a fun and imaginative space to



A wise man from Staffordshire County Council (Chief Executive, John Henderson) said that pub diversification was 'limited only by the imagination'. Here are three pubs who put their thinking caps on and came up with books, flicks and bird pics!

### **Stoke Canon Inn projects into** the future

The communityrun pub in Stoke **Canon in Devon** is the proud new owner of some essential pub equipment in the shape of a projector and pull-down

Stoke Canon Inn's secretary Maureen Mitchell had been borrowing

a projector and screen to run courses on bird watching at the pub. When she applied for a £400 grant to buy a finally had its own equipment.

Chairwoman of the pub committee Alison Bloomer said: "As volunteers on the committee for the Stoke Canon Inn



we all strongly believe in the principle of a community pub in a village.

projector and screen for the pub, the pub We always run a very active entertainment programme but this support from Pub is The Hub has enabled us to broaden our horizons into useful training facilities, meeting support and we are even looking into cinema nights."



# Pub re-boots with community cinema

The Boot Inn at Freston had been closed for eight years before enterprising licensee, Mike Keen refurbished and reopened the much-missed village asset adding a community cinema 'to boot'.

The 15-seat cinema has been created in the outbuilding next to the pub car park in a classic art deco cinema style. Films shown will have a 20-minute interval halfway through during which guests can visit the bar or have drinks and food delivered.

The film schedule is being created by local film enthusiasts and will be based around four regular showings each week as well as being available for private showings, children's parties, presentations and talks.

Mike wants to create a strong community involvement for the pub and sees the cinema as a great way of connecting

He said: "I didn't want to ruin the atmosphere in the pub with a TV but there is still a place for watching important events and creating a unique community space that requires audio visual support for local societies and clubs.3

### **Ploughing new** services back into the community



Tim and Jodie Newman opened a new reading room and library for the community at The Peldon Plough in Essex thanks to the Community Services Fund. They are also making an appeal for book donations to add to the book exchange style library.

In a recent refurbishment programme the couple decided that they would like to offer a quiet space for the community as well as an overspill area during the busier summer season and they obtained a grant of £3,000 towards the cost of refurbishment, shelving and books.

Visitors will be allowed to borrow books - and will be encouraged to leave books behind in return.

## **Planning expert offers free support**

An expert in historic buildings and planning is providing some help, free of charge, with heritage or planning questions to community groups and licensees.

Dale Ingram MSc FRSA has specialist expertise in the conservation (alteration and repair) of historic pubs, both listed and unlisted. She is also a recognised expert in planning matters affecting pubs.

In the new deal offered to Pub is The Hub referrals, Dale will provide an hour's free phone consultation about any heritage or planning questions or problems.

After the first hour, if formal advice is needed, her fee would be priced individually and according to need. Dale does not act on instructions for change



of use or demolition of pubs and her work is focused entirely on keeping and bringing pubs back into use.

Dale said: "I am concerned that many pub owners and communities are not getting the advice they need and are getting into trouble with the planning authorities as a consequence. In many cases, an hour's chat can address most issues.

Dale can be found on Twitter at @planning4pubs

# Raising awareness for lifethreatening allergy

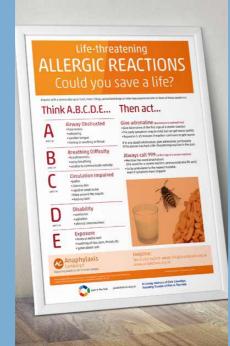
The Anaphylaxis Campaign has created posters to raise awareness among pub owners and operators about severe allergic reactions and what to do if an emergency presents itself.

Long-time supporter and director of Pub is The Hub, Dick Llewellyn, sadly passed away in July 2016. His untimely death was due to an anaphylactic reaction to a wasp sting and came as a great shock to his family, friends and colleagues.

The production and distribution of the posters are in recognition of Dick's life and are with thanks to his family. They are laminated so that they can be displayed inside or outside of pubs for the community to read.

Dick Llewellyn had been Senior Partner and worked for over thirty-five years with Gosschalks commercial law firm based in Kingston Upon Hull and provided his wise counsel to the Pub is The Hub organisation for a number of years.

John Longden said: "We have supported pubs in raising funds for and awareness about community defibrillators and it seemed appropriate to emphasise that support with this essential life-saving information, albeit a simple poster."



Anyone who would like a laminated poster of the Anaphylaxis Campaign can call Pub is The Hub on 01423 546165 or email samhope@ pubisthehub.org.uk.

For further information from the Anaphylaxis Helpline contact 01252 542029.

#### Pints and popcom by special permission



The licensing specialist firm,
Poppleston Allen, has provided Pub is
The Hub with up-to-date guidance on
running cinema events in pubs.

The advice on running any kind of broadcast or recorded film can be complicated and yet can be a valuable lifeline for pubs in remote or inaccessible communities.

Whether it's a morning talk on bird watching, the live broadcast of a sporting event or Royal Wedding, an afternoon showing of a classic film for a lunch club or a night at your pub cinema there is a range of permissions to consider including the premises licence, copyright licence, PRs and PPL.

Lisa Sharkey, Managing Partner at the licensing firm, is a supporter of community-based initiatives like cinema nights and has reviewed and updated the guidance in our handy, downloadable document on the website.

### **Pubs are in with the Inn Crowd**

Thousands of rural pub customers in East Anglia and the South East are enjoying a chance to see live theatre courtesy of a unique project devised by Creative Arts East and Applause Rural Touring, supported by Pub is The Hub

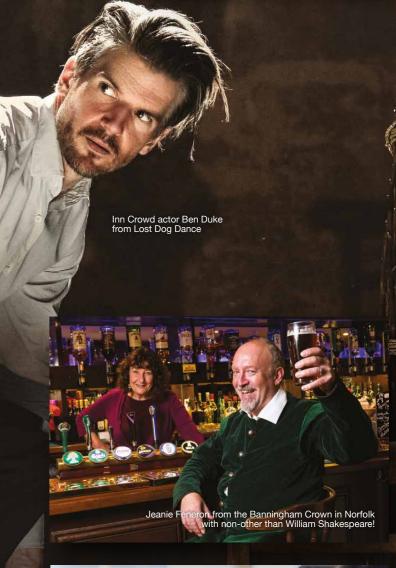
The Inn Crowd is a three-year project that started in November 2016 and aims to reach and engage with non-traditional arts audiences and to enrich the cultural lives of people within rural communities.

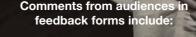
In the first year they have been able to give forty-five performances at thirty pubs in Kent, East Sussex, Norfolk, Suffolk and Cambridgeshire, with fifteen identified for forthcoming events and a target of seventy by 2019.

The performances are specifically designed for a pub audience to take into account the space available, the pub's own operation and technical requirements while the pieces themselves are chosen and developed with help from the Writer's Centre Norwich.

Feedback so far is that nearly 70% of audiences were likely or much more likely to attend another event. The pubs themselves have reported high attendance for each performance.







"Surprisingly poignant for a comedy performance. Cleverly mixing laugh out loud with wrenchingly tragic."

"Ideal setting for this kind of event. So great to have this sort of innovative and original performance in our local pub."

"A cultural talk in my local - what's not to like?"

Meanwhile, licensees were equally enthusiastic:

Deborah Lefort from the Star Inn at Waldron in East Sussex commented: "The script was brilliantly delivered, clear, moving and though-provoking. Everyone agreed it was an unexpected pleasure. It brought the community together to enjoy an experience that was new to many of them and on their doorsteps."

She added: "It also means that the locals (particularly the elderly) get to see live theatre."

### **Community-owned pub celebrates**



One of the UK's longest running pub under community ownership celebrated paying off the loan to buy the pub with a big village party.

The Beauchamp Arms in Dymock, remaining pub in the village was put up for sale and threatened with closure.

The Parish council took the then unusual step of applying for a loan from the Public Works Loan Board to purchase and renovate the pub for around £160,000. Rental paid by tenants running the pub was enough to cover the monthly repayments.

and Linda Griffiths have been running with great success. That success, says John, is down to the Parish Council

operating at arm's length and letting the couple run the pub as they see fit, even when it comes to making tough decisions. John said: "We have a meeting with the Parish Council once a year to discuss maintenance issues and future plans but otherwise they have given us space to run the business ourselves.

Terry Bell, the current Chairman of Dymock Parish Council said that they are now in the enviable position of working out how they will spend the rental income from the pub.

The Public Works Loan Board is a statutory body operating within the United Kingdom Debt Management Office, an Executive Agency of HM from the National Loans Fund to local authorities, and to collect the repayments.

### New pub restaurant gives fresh start to youngsters

The community owned and run pub, the Dog Inn at Belthorn in Lancashire opened its brand-new restaurant with four youngsters who were not in education, employment or training as front of house and kitchen staff.

The restaurant is the latest development for the Dog Inn Community Freehouse since the community took over and reopened the pub in December 2015 with a newly refurbished bar, community rooms, a café, shop and community gardens.



Kathryn Sharpe from the Dog Inn Community group added: "We were thrilled to be beginning another new chapter for the Dog Inn with the opening of the restaurant - a result of lots of tireless work by the volunteers."

#### Get in touch

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

T: 01423 546165 E: samhope@pubisthehub.org.uk W: www.pubisthehub.org.uk

# A word about our sponsors

Pub is The Hub, as a unique, independent, not for profit organisation, could not exist without the committed and regular support of its sponsors and supporters 'in-kind'. Those helping with major financial support are listed at the front of the newsletter and others help in many different ways.

The donations we receive from sponsors are split into support for the Community Services Fund (from which grants are given to great licensees and their communities to support projects in their pubs) and support for the operational costs of our organisation and courageous team of volunteers and advisors.

The Prince's Countryside Fund, our longest supporter, have been unwavering in their support for us and this year also introduced three of our projects to additional grants from the People's Postcode Lottery.

We are inspired and encouraged by the ongoing financial support from the Government through the Ministry of Housing, Communities and Local Government for our Community Services

Finally, we were particularly pleased to receive the wonderful news of another 3 years' support from the Big Lottery Fund through their 'Reaching Communities' programme. This will go towards our advisory and support costs, travel, outcomes evaluation and local workshops.

If anyone is interested by what they have read or heard about Pub is The Hub, please do not hesitate to get in touch.

