

AGENDA – BARCOMBE PARISH MEETING

APRIL 30TH 2017

- Report back on fundraising and discussions with Gordon
- New tenants for shop
- Financing the acquisition of the building
- Suggested ownership structure and lease with tenant
- Agreeing principles of purchase, ownership structure and lease
- Moving forward
- There is some urgency in making these decisions

WHAT DO WE GET FROM THE SHOP?

- “Where else can I gossip?”
- “I don’t have a car”
- “Whoops! – I forgot to buy that at Tesco”
- “What a surprise”
- **A Designated Post Office?”**
 - (There aren’t any others around North of Lewes and South of Uckfield)
- **“My house will be worth less if there is no shop”**
- **”A village without a shop is not a village”**

THREE CHALLENGES

1. Find a tenant to run the shop/
community shop
2. Agree a price
3. Raise the money

WHAT WE HAVE ACHIEVED

1. A SHOP OPERATOR



SOS - SAVE OUR STORE!

THE VILLAGE SHOP & POST OFFICE

- Work to interior and exterior of shop within the first 12 months
- New shelving, fridges/freezers, new floor covering and lighting system
- Professional design
- Consultation with customers to establish needs/wishes

THE VILLAGE SHOP & POST OFFICE

- Enhance social importance of shop within the community
 - E.g free delivery services for those who need it – volunteers?
- Newspaper delivery
- Fresh local produce.
- Weekly offers, e.g. meal deals, promoted via Facebook, Twitter, billboards

THE VILLAGE SHOP & POST OFFICE

- Electronic payment device
- Electronic stock system
- Community post office
- Increased use of the post office (travellers cheques, foreign money, banking receipts, cash withdrawals)

2. AGREEING A PRICE: THREE POINTS OF REFERENCE

- Valuation in 2008 of £260,000
- Clifford Dann Guide price £400,000
- Commissioned valuation from Lawsons:
 - £260,000
 - Plus goodwill £60,000
 - Total £320,000

AFTER MUCH DISCUSSION

- For the flat and the shop
 - £350,000
- But taking account of stamp duty and legal fees, we need:
 - £365,000
- Subject to survey
- Subject to Rob and Clara being accepted by the Post Office

3. WHAT WE HAVE RAISED

WHAT WE HAVE RAISED

Value of investment	Number	Value
£500	74	£37,000
£750	1	£750
£1,000	46	£46,000
£1,500	2	£3,000
£2,000	18	£36,000
£3,000	3	£9,000
£5,000	11	£55,000
£10,000	8	£80,000
£20,000	1	£20,000
£25,000	2	£50,000
Total	167	£339,250

BRIDGING THE GAP

- We anticipate a return to investors
- BUT... We are short of the target
- It is subject to commitments being honoured
- So...
- How do we raise the shortfall?
- Do we have a fall-back position:
 - Perhaps buy only the shop?

CORPORATE STRUCTURE

- Alternatives whittled down to
 - Standard Limited Company
 - Community Benefit Society
- Limited Company preferred
- Simple, flexible, familiar
- No sale of building without shareholder approval

DETAILS

- Minimum contribution £500
- One £1 ordinary share and the balance by way of loan
- This gives 'one person, one vote'
- No dividend expected
- Likely interest 2% on the loans

REPAYMENT OF LOANS

- Loans will be long term – limited ability to repay
- What if a lender dies or moves from the village – or just needs their money back?
 - Shares and loan can be passed to someone else
- All applications for repayment to be considered on merit

MANAGEMENT OF COMPANY

- Board of Directors elected by members annually
- Interested persons to make themselves known

TERMS OF LEASE – “PROBABLE”

- Initial 10-year term
- Initial rent £8,000 p.a.
- Rent reviews
- Months deposit
- Full repairing lease
- Goodwill clawback

GOING FORWARD

- Company has been formed
 - Appoint Board, draw up structure
- Commission Survey
- Open bank accounts
 - Phew!
 - **Good luck Chris**
- Rob and Clara obtain PO approval
- Settle on terms of lease
- Turn commitments into reality!
- Celebration?