



From Mattingley Parish Council:

**As your Parish Council we would like to understand your views as to the future of the Shoulder of Mutton. In this letter is a link to an online survey and a paper copy to be returned by post if you prefer. Your views are incredibly important in shaping how we and the local community approach saving our pub, so it would be greatly appreciated if you could let us know what you think and also if you would be interested in helping.**

As you will probably be aware the Shoulder of Mutton closed its doors 18 months ago and has stood empty since. In the last few weeks the company that owns it have decided to sell the freehold and placed the sale with Savills. The premises is being advertised as a Public House but will no doubt attract interest for a variety of purposes.

The Shoulder is registered as an Asset of Community Value. This means that with a sales process started, the current owners are required to provide a 6 month period in which the local community can present a proposal to buy and operate the pub. This has been achieved by several hundreds of local communities across the country. Such community businesses can be driven by the Parish Council or by a group of individuals from within the community (a Community Business Group).

By expressing an interest in supporting a community business you are making absolutely no commitment. At this time we are solely interested in trying to gauge potential levels of support.

Whether or not you have an interest in being part of a community business we would still very much like to hear your views about having and supporting a pub in Hazeley. PLEASE RESPOND, because numbers and evidence of community support will help us in achieving grant funding, and also give support for the pub in relation to potential future planning applications that might seek a change of use to residential development.

For most villages a pub is a vital service; it is a meeting place, communication centre and an important lynchpin of village life. Much of the appeal of our village rests on its sense of community and the amenities within it. It is the reason many people have moved here and remain here. Making sure that the village retains its pub would greatly enhance that community spirit.

Another thing to seriously consider is the impact on local house prices. There's a lot of articles out there that suggest property values can decrease quite significantly in the absence of a good local pub, especially in rural areas. That's not to say that a private buyer or developer won't buy and invest in making it a great pub, which of course would be fantastic, but losing the pub is a very real risk. A research report issued by the Plunkett Foundation suggests that local pubs owned by the community are thriving where as private enterprises are failing. You can review the 2019 report here;

[https://plunkett.co.uk/wp-content/uploads/PLUNKETT\\_BB\\_PUBS19\\_download2.pdf](https://plunkett.co.uk/wp-content/uploads/PLUNKETT_BB_PUBS19_download2.pdf)

This questionnaire is the first step. We need to know your views on what might be provided and what would receive your support. Please be as honest and realistic as possible in your answers! Your response will be treated in confidence.

Please also provide your contact details at the end of the survey. We need these in order to be able to demonstrate there is a genuine demand from residents of the local area.

If you have indicated that you may be willing to support a community business we may use these details to contact you.

**The questionnaire can be completed online at**

**<https://www.surveymonkey.co.uk/r/SHOULDER-OF-MUTTON>**

Alternatively, the paper survey may be returned by post or email to

Su Turner  
Mattingley Parish Clerk  
2 Ash Cottages  
Newham Road  
Newham  
Hook  
RG27 9AF

by no later than Friday 9<sup>th</sup> July.

If you wish to speak directly to someone about this project, please contact [mattingleycouncillorchessell@gmail.com](mailto:mattingleycouncillorchessell@gmail.com)

# Community Pub Questionnaire:

## About a community-owned pub for our community

1. How often did you use the pub and its related activities?

- Daily
- 2-3 times a week
- Once a week
- Once a fortnight
- Occasionally
- Not at all

Comments:

2. What did you visit the pub for?

- Drinks
- Food
- Advertised Events
- Group Gatherings
- Special Occasions
- Other

Comments:

3. If our local pub was saved and owned by the community, how often would you or any member of your household use it?

- Daily
- 2-3 times a week
- Once a week
- Once a fortnight
- Occasionally
- Not at all

Comments:

4. What additional services would you most like to see the pub offer?

- Family friendly area
- Function room
- Games room
- Catering (dinners and lunches)
- Live music
- Big-screen sports
- Drop-in sessions (educational, training, skills)
- Other (use the comments section)

Comments:

5. Are there any community services / activities you would like to see on offer at the pub? For example, after-school clubs, coffee mornings, book clubs, walking groups, pop-up health services, movie / cinema club, visiting library, shop etc. When and how would you like these

Comments:

services to be part of the pub's offering? See 'Pub is the Hub' [www.pubisthehub.org.uk](http://www.pubisthehub.org.uk)

6. When would you like to see food served?

- Serving food isn't important to me
- Weekday lunch
- Weekday dinner
- Saturday lunch
- Saturday dinner
- Sunday lunch
- Other (use the comments section)

Comments:

7. On a scale of 1 – 5 (where 1 is not important and 5 is very important), how important do you think it is to have

If you wish, please explain why.

a local pub in Hazeley? Please circle your answer.

NOT IMPORTANT <<< 1 2 3 4 5 >>> VERY IMPORTANT

8. Please state how many people in each age range there are in your household:

- 0 - 16 number of people:.....
- 17 - 25 number of people:.....
- 26 - 45 number of people:.....
- 46 - 65 number of people:.....
- over 65 number of people:.....

9. Would you or anyone in your household be interested in helping a co-operative pub project in any way by:

- Helping with fundraising
- Providing professional advice/services. My profession/skills are  
.....
- Be involved in running the pub/volunteering
- Making a donation/loan (see next page)
- Buying a share (see next page)

# Community Pub Questionnaire:

## 10. Financing a Community Bid

Whilst we are in the very early stages of this project, we're hoping to secure expert advice and financial support from the Plunkett Foundation ([www.plunkett.co.uk](http://www.plunkett.co.uk)). The current aim is for enough funds to be raised for the community to buy the pub through grant funding, loans, donations and the community having the opportunity to buy shares.

Community shares will be backed by the value of the asset (the pub) and as finances permit may pay interest and be redeemable after a settling in period.

However, the group need an indication of potential shareholder investment to develop a detailed and costed community shares proposal and to understand whether there's enough interest within the community to make this a financially viable project. If there's little or no interest, sadly it's likely that we won't be able to continue with the project.

In theory, once a detailed shares prospectus has been put together, would you potentially be interested in investing and, if so, to what value?

- £1,000 - £5,000
- £5,001 - £10,000
- £10,001 - £25,000
- £25,001 - £50,000
- £50,001 +

Comments:

Would you be willing to make a loan available or make a donation towards the purchase of the pub?

- Loan
- Donation

Comments (please indicate a value of loan or donation)

No money or financial commitment is needed at this stage. We are currently only seeking to understand the level of interest in financially supporting a potential purchase and the level of funding that might be available.

Please provide your details:

Email:

Name:

Address:

Phone:

- You may contact me by email  You may contact me by phone  Please don't contact me
- Please add me to your email list to receive progress updates.

**THANK YOU VERY MUCH FOR TAKING THE TIME TO  
COMPLETE THIS QUESTIONNAIRE**