

# Neenton Community Society



Restoring the Pheasant Inn  
as the hub for our community

# Neenton Community Society

- February 2006 – the doors closed. Owners retired to live upstairs
- June 2009 – Neenton highlighted by English Heritage as one of 10 conservation areas in Shropshire at risk
- Christmas 2009 – flooded for 2 days from burst water tank in roof. Premises uninhabitable
- 2010 onwards – progressive decay, dereliction and vandalism

Restoring the Pheasant Inn  
as the hub for our community

# Rescuing the Pheasant - 1



- Position reviewed at every Parish Meeting since 2006
- Summer 2007 – ‘Future of Neenton’ survey
  - somewhere to meet and socialise – 96% important / very important
  - somewhere to eat and drink – 88% important / very important
  - 80% specifically proposed re-opening the pub
  - 35% - 62% felt additional housing would benefit Neenton vs 8 – 26% who didn't.



# Rescuing the Pheasant - 2

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- Feb 2011 – meeting with owner’s representatives
- Mar 2011 – well attended Parish meeting voted unanimously to explore all options for re-opening
- Apr 2011 – Meeting with Shropshire Council / South Shropshire Housing Association
- June 2011 – Neenton voted overwhelmingly to fund restoration as community-owned facility, and affordable houses, through open-market housing and be a ‘community cluster’ to allow planning permission for the housing



# Rescuing the Pheasant - 3



- August 2011 – deal agreed in outline with SSHA  
- metal thieves ransack the Pheasant
- Oct 2011 – deal agreed with owner
- Jan 2012 – Neenton Community Society Ltd formed to own Pheasant for the community
- 8<sup>th</sup> Feb 2012 – LJC grant awarded (Legals / security)
- 30<sup>th</sup> March 2012 – Option agreements signed and Pheasant leased to Neenton Community Society

**Thanks to the grant from Brown Clee LJC,  
the Pheasant is secured for us to purchase within 2 years**



# Neenton Community Society

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- **Objects:**
  - **A better future for Neenton and surrounding area** through some or all of:
    - Public amenities
    - Recreational facilities
    - Enterprise, employment and training
    - Conserving our heritage
    - Improving the village environment
    - Public safety and crime prevention

**This is about far more than just re-opening a pub**

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# Neenton Community Society

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- **Open to anyone who:**
  - supports the objects
  - pays £1
  - plus annual subscription - £5 for first year
- Charitable rules, formal status applied for
- All profit must go to our charitable objects
- Fund raising - donations welcome
- Loan stock – interest better than the building society



# Pheasant project – the outcomes

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- **Community facilities, where there were none:**
  - Somewhere to meet, eat, drink and socialise
  - Community room – open all hours?
- **Economic boost to the area**
  - More visitors to the area?
  - Future expansion?
- **Employment and work experience**
- **Restoration of heritage**
- **Conservation area off the ‘at risk’ list.**

**Simply a better place to live**

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# The task ahead: business model

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**Pheasant to be restored as a sustainable facility including community room. Pub operation to be a separate business.**

- **Costs:** £520 – 570,000
  - Purchase
  - Restoration / 'community room'
  - Reserves and working capital
- **Sources of funds:**
  - Housing / SSHA
  - Loan Stock
  - Own labour
  - Grants (LJC, RCCF, SSFS, Leader)



# The task ahead: some good news!

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**£32,000 grant awarded by Shropshire Council from the Regional Challenge Fund**

**Other grants being pursued:**

- Leader (Shropshire Hills AONB)
- Marches Redundant Buildings Fund
- Awards for All (Lottery) – website / communications



# The task ahead: - state of the Pheasant





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A photograph of an interior space, likely a room or hallway, featuring dark wood paneling and a textured, possibly plastered wall. The lighting is dim, creating a somewhat somber atmosphere. The wood paneling consists of vertical and horizontal beams forming a grid pattern. The wall between the panels is a light, textured color, possibly plaster or a specific type of stone. There are some signs of wear or discoloration on the wall, particularly in the upper left and middle sections. A semi-circular archway is visible on the left side of the frame.

**Detailed condition survey:**

- Refurbishment as is - £ 220,000 **plus** fit-out cost, professional and statutory fees etc and VAT.

# The task ahead:

## - getting it right for a long-term future

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**How do we best create premises that can support a thriving pub /community hub for the long term future?**

- A pub won't survive on local trade alone – it must attract visitors
- We need the right facilities and layout
  - Community bar?
  - Eating areas?
  - “Community room”
  - Garden, children's play area etc.....?
  - Adequate car parking





# The task ahead:

## - getting it right for a long-term future



- The pub must look and feel right to attract visitors



# The task ahead:

- getting it right for a long-term future



- Who runs it and what is the offering?



A warm welcome for everyone .....

# The task ahead: - next steps

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- Health & Safety!
- Security system / alarm – again thanks to the LJC
- **Pheasant Day – May 9<sup>th</sup>, 2 – 9pm – everyone welcome to drop in**
- Website / newsletter
- Housing – first consultation late May
- Outline Planning - Application – July : Approval – August
- Complete purchase – loan funding? – September



# The task ahead:

## - next steps

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- Clearance / stripping – October
- Building starts – December
- Building complete – May 2013
- Fit out – July 2013
- Open late summer 2013





**In summary .....**



**Thank you!**

**for your vital support at the beginning of this exciting project.**

**Do come to the Pheasant Day  
on May 9th - here**

**Drop in between 2pm and 9pm to give us your thoughts  
..... and we hope you'll want to join  
Neenton Community Society.**

