

Restoring the Pheasant Inn as the hub for our community

- 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



- 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
- 8th Feb 2012 LJC grant awarded (Legals / security)
- 30th 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





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





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



- 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



The task ahead: business model



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!



£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





- state of the Pheasant



Free House The Pheasant Inn

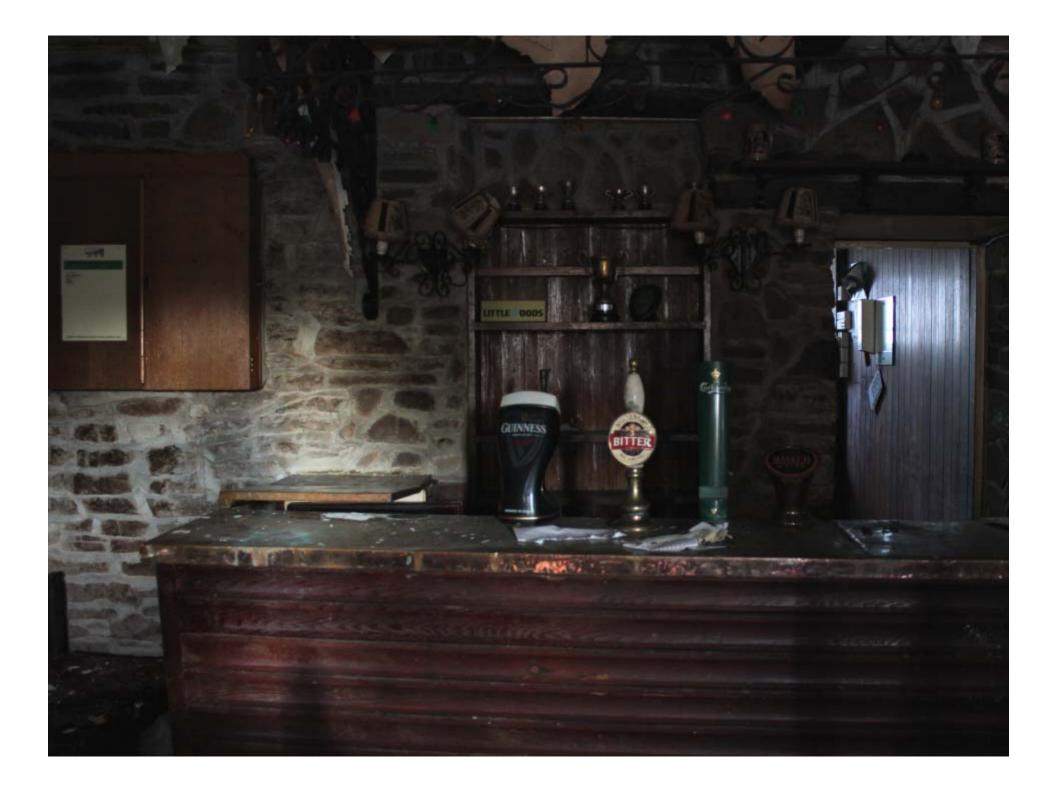
- state of the Pheasant



Tree House The Pileasant Inn

- state of the Pheasant



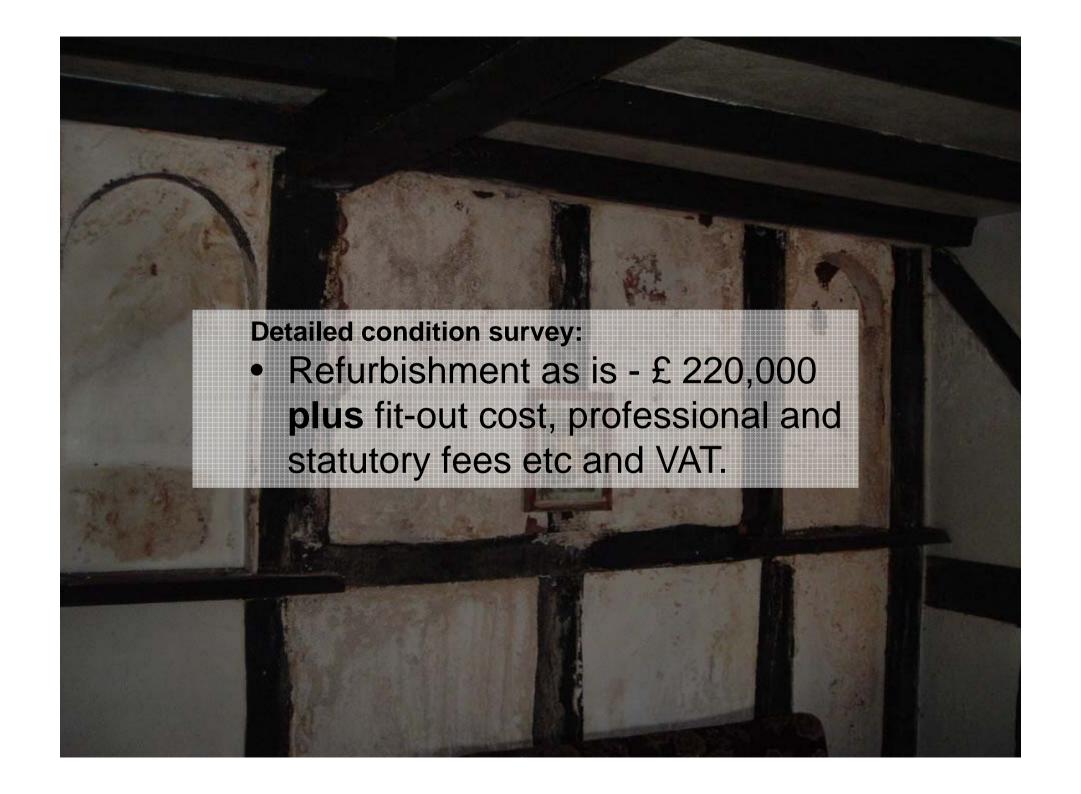












- getting it right for a long-term future

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



- getting it right for a long-term future
- The pub must look and feel right to attract visitors



- getting it right for a long-term future
- Who runs it and what is the offering?



A warm welcome for everyone



next steps

- Health & Safety!
- Security system / alarm again thanks to the LJC
- Pheasant Day May 9th, 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 House The Pheasant Inn

next steps

- 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.





