

GOLD CUP, NETHER SILTON STEERING GROUP

Minutes of Meeting No.2 held at 11:00hrs on Monday 29th December 2025

Attendees	Apologies
Jane Atkinson (JA) Graham Atkinson (GA) Paul Telfer (PT) Julian Bouchier (JB) William Reynolds (WR)	Matt Cooke (MC)

		Actions
1.	Opening Items	
	The meeting agenda was to primarily discuss the lease in preparation for the meeting with Alex Guthe	
2.	Lease concerns and opportunities	
	<p>WR briefed the team on what they observed during the due diligence on the pub and the flat. In summary, several items were identified that need rectification prior to handing over to the community. These were mainly around the flat; front door, shower and kitchen floor.</p> <p>The pub itself is fairly sound though concern was raised around the flat roof and taking on that liability, behind the bar could do with some improvement and the glass washer has been removed. Electrics could not be validated but the group agreed that Alex should provide the necessary inspection certificates. JB did identify that the exterior wall on the east external wall was bowed but no one could determine how long this had been for and whether it was a concern.</p> <p>The group agreed that as the village will not own the property then it could not take on the full repair lease. This was to be raised in the meeting with Alex.</p>	Action: JA

	<p>The Group discussed the risk of the flat being empty and that this would attract double council tax at a rate of £4,200 per annum. The potential of leasing the flat would mitigate this risk and needs further consideration. However, worst case needs to be considered in the financial model. JA to discuss with MC.</p> <p>The other risk was the rateable value of the pub and the government imposing this from the 1/1/26. This would potentially increase to £8,700 per annum. Note since the meeting government has done a U turn and is no longer a risk.</p>	
3.	Meeting regarding Lease with Alex Guthe	
	<p>JA stated that the first priority should be to get a date and sit down and discuss with Alex Guthe potential terms of any lease. JA said she will arrange.</p> <p>JA reminded the Steering Group that we don't have the decision rights on behalf of the community and that during the meeting it is important to state this. It was agreed, that following the meeting with Alex another Community meeting is required to put to the local people for their agreement.</p> <p>It was agreed that the following questions need to be asked in order to understand the risk in full;</p> <ul style="list-style-type: none"> - What are the financial terms of the peppercorn lease? - Why not sell to the pub or a third party? - Would he take on the insurance of at least the building? - What is plan B? - What are Alex' thoughts on the lease of the flat? - If the CBS failed, could we hand back the lease? As a break clause needed? - Can he or Helen share the financials with the Steering Group? <p>As this is the largest risk to the venture, we need to ensure that the lease is satisfactory to all parties and based on the response to these questions, would determine the recommendation from this team.</p>	Action: JA

