

GOLD CUP, NETHER SILTON STEERING GROUP

Minutes of Meeting No.4 held at 16:00hrs on Sunday 11th January 2026

| Attendees | Apologies |
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| Jane Atkinson (JA) Graham Atkinson (GA) Paul Telfer (PT) Julian Bouchier (JB) William Reynolds (WR) Matt Cooke (MC) Alex Guthe (AG) Helen Guthe (HG) | None |

| | | Actions |
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| 1. | Opening Items | |
| | The meeting agenda was to discuss the terms of the lease. | |
| 2. | Understanding of the Lease | |
| | <p>JA thanked Alex for the generous offer of his gift to the community. However, the Steering Group need to understand the terms of the pub lease to determine the risk of the venture.</p> <p>JA explained that the Steering Group has concluded that the Community Benefit Society (CBS) model is the most appropriate for this venture. To date, the Steering Group has no funds and as such share capital and donations will have to be raised. Based on this meeting, we will determine the value required for that share capital.</p> <p>JA asked AG to confirm that the lease was to be 20 years duration, peppercorn rent at £1 per annum. AG confirmed that was the case.</p> | |

JA asked AG why not sell the pub to either the community or a third party. AG asked if the community wanted it? WR responded that that would be another level of risk, but it was a question we should ask. MC commented that if the community did own it, then we could borrow against the asset. AG said that he did not want to sell and really wants to make a success of the pub. He said there is no plan B and he really wants the community project to work.

JA commented that the costs that HG has shared with this group did not contain insurance, so JA has assumed this is covered under the Guthe business. AG confirmed it was and that it can continue to. JA said that the flat roof was a big concern and if it fails then we would need to call on the insurance to cover the repair. AG said that he had already organised some work to the flat roof and that it should not be required again in the near future; he confirmed that his business would cover the repair costs if needed.

AG said he was only looking for the Tenant to be responsible for internal repair and decoration. He referenced the previous lease to Jason Parkhouse. [Post meeting note – under this lease, whilst AG retained responsibility for the structure and service media for the building together with insurance the lease provided that he was able to recover these costs from the Tenant. This was not apparent to the group during the meeting and needs to be clarified.

JA asked about the state of the flat. AG said that they were intending to replace the front door, install a new shower and replace the kitchen floor and clean carpets. WR asked about the boiler and the heating and if the supply could be separated between the pub and flat. AG responded that they have looked at it before, but it is a big job.

MC asked about the viability of the flat lease. AG said they have previously leased it at £525 per month + £100 per month for utilities. AG believes that is an attractive proposition to someone and that it should be relatively easy to find someone to take on the lease.

AG cautioned that the implications of the Renters Reform Act that comes into force on May 1st needed to be considered (this Act provides Tenants of residential

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| | <p>premises with much greater security of tenure, preventing 'no fault eviction' at the end of the lease term - except for specific reasons such as a genuine requirement for the owners family to reside in the property amongst various other measures).</p> <p>JA asked if the CBS fails, could there be a break clause in the lease, as the community does not want to continue to have the cost for the remaining length of the tenancy. AG said that if this occurs, then we can just hand the keys back. Further clarification to what this means is required and must be reflected in the lease.</p> <p>JA asked if AG would pick up the legal cost of the lease agreement. AG commented to JB as he thought JB could get it pro bono through a friend. JB stated that was not the case, his friend could help but ultimately, we would have to use a specialist law firm and pay for it. AG said he would consider it as he already has lease agreements drafted. JA said that the set-up costs are quite large for the CBS and this would be appreciated.</p> <p>JA asked about the legal entities of AG businesses, and would it be right to assume that the beer garden and access to the flat could be all tied in together in the lease. AG confirmed that it could.</p> <p>AG commented that some of the debts from the previous landlords have been an issue but neither he nor the CBS would be liable. Although it has caused an issue with a utility supplier recently.</p> <p>MC asked about the state of the heating and the gas. AG confirmed that the gas has been ordered and there was an issue with the tank that has now been resolved. The gas tank is now full (1800 litres) and the system is working. AG said it is now controlled on the Hive system by himself and HG. HG said that there may be an opportunity to negotiate the standing charge for the gas, currently it is through Northern Energy and the cost to fill the tank is 52.26p/litre. As far as he was aware, neither of the last two landlords had attempted to renegotiate.</p> | |
| 3. | Financials | |
| | AG said that he had calculated working capital to be £2,000. JA said that they had come to a similar figure but | |

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| | <p>as the new entity has no financial backing it will need at least £8000 - £10,000 to start up, this includes the working capital.</p> <p>HG said that the credit card reader and system called 'EPOS Now' was very good and links with the Xero-accounting platform: it costs £30 per month with no commission on card transactions. HG also said that the bank account they use is owned by Nat West and is called Mettle</p> <p>Cellar gas bottles cost £30 per bottle and the pub needs approximately 6 per month. WR commented that the gas usage to date was considerably in excess of the equivalent monthly budgeted figure in the financial statements AG had shared and the reason for this should be investigated.</p> <p>JA thanked AG and HG for the financial information and any further information that they think would be useful would be appreciated.</p> | |
| 4. | Other | |
| | <p>HG offered to ensure that the risk assessments (using the Purple Guide) will novate across to the CBS.</p> <p>HG said that LWC have been very helpful with the cellar and beverage supply.</p> <p>AG agreed that at the point of take over a stocktake should be completed.</p> <p>A discussion was had about the barrels. AG said that they normally can sell 55 pints out of a barrel of 88, 60 at the most as the lines are flushed daily. The hand-pulled beers only have a 5-day shelf life and before they are tapped, they generally have to sit for 3 – 4 days. Wainwrights doesn't need to sit, so that makes it more useable.</p> <p>AG agreed to share the consumption of drinks and the distribution so the Steering Group can gain a better understanding of the revenue's streams. [Post meeting note – this information has now been shared]</p> | |

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| | <p>Several ideas on the opportunities around the pub were discussed, all of which JA agreed to capture in the business plan.</p> <p>It was agreed that the next Community meeting will be held on Sunday 8th February at 6pm in the pub. AG and HG volunteered not to attend. JA said that would be appreciated and thanked both for this productive meeting</p> | |
| 5. | Date of Next Meeting | |
| | 25 th January 2026 at 16:00hrs | |