

# Gold Cup Inn Community Pub Proposal Open Meeting

Sunday 8<sup>th</sup> February 2026

## Our vision is to:

- Take over the operations of the pub and create a pub that is fit for purpose as a community asset.
- In the future, we see the pub operated independently by a tenant manager who shares a vision for a successful destination pub also serving as a community hub for the village and surrounding area .
- Restore the essential elements of village life that a vibrant pub can bring and in turn support the local economy as well as the community.

## It is our intention to:

- Revitalise the pub as a thriving business at the heart of the village, initially by serving good quality beers, wines and spirits .
- Let the flat above the pub as a viable rental home.
- Re-establish a range of social activities in the pub and garden which rekindle the community needs and spirit of the village.
- Establish a food offering that will support the local community and bring increased footfall from the surrounding area.



# Agenda

1. Introduction and role of the Steering Group
2. Output and reflections from the December community survey
3. Work done to date;
  - Vision and draft business plan
  - Community Benefit Society (CBS) and the reasons why this legal model
  - Due diligence on the pub and flat
  - Terms of the lease
  - Financial model
4. Next steps;
  - The Operating Committee and key roles
  - Plunkett membership
  - Next steps for the Steering Group
  - Share capital raising
  - Registration with Financial Conduct Authority (FCA) and bank account set up
5. AOB

# The Steering Group

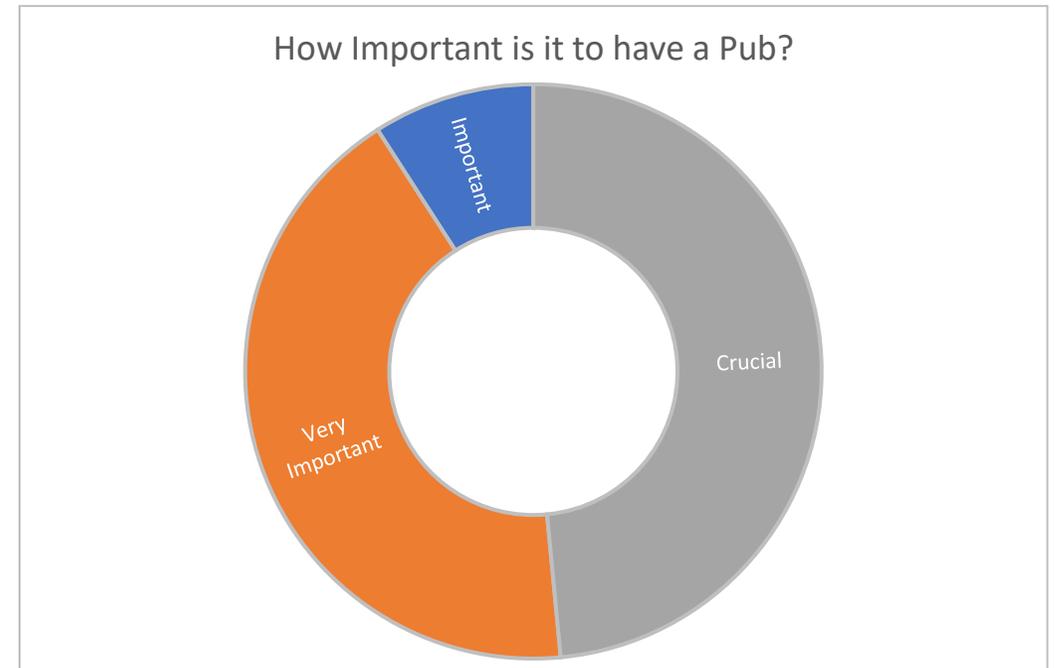
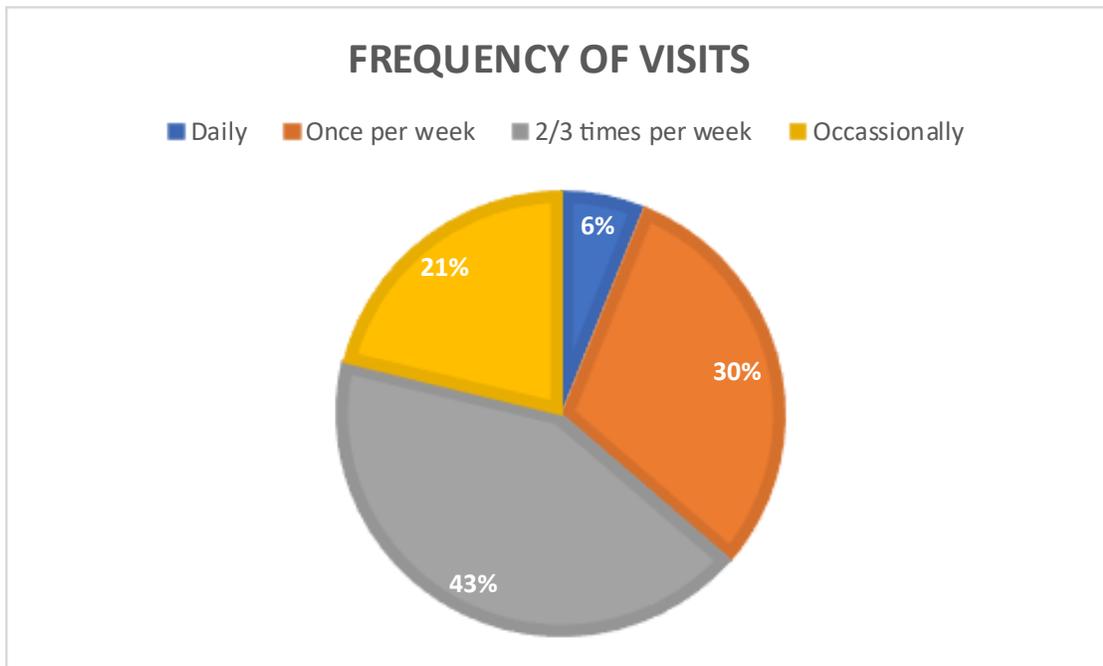
- **Jane Atkinson (Chair)**
- **Paul Telfer**
- **Julian Bouchier**
- **Matt Cooke**
- **William Reynolds**
- **Graham Atkinson**

## Role of the Steering Group

- Viability of the proposed venture
- Contract with Alex Guthe regarding the lease
- Legal structure of the future entity
- Shares/fundraising and bank account
- Due diligence including the state of the pub infrastructure and contents
- Business Plan
- Licensing/Risk Assessments and Insurances required
- Consultation with the local community and the results from the survey.
- Future communications and how to engage with local residents/community
- Steering Group moving to a permanent Governing Committee
- Timescales

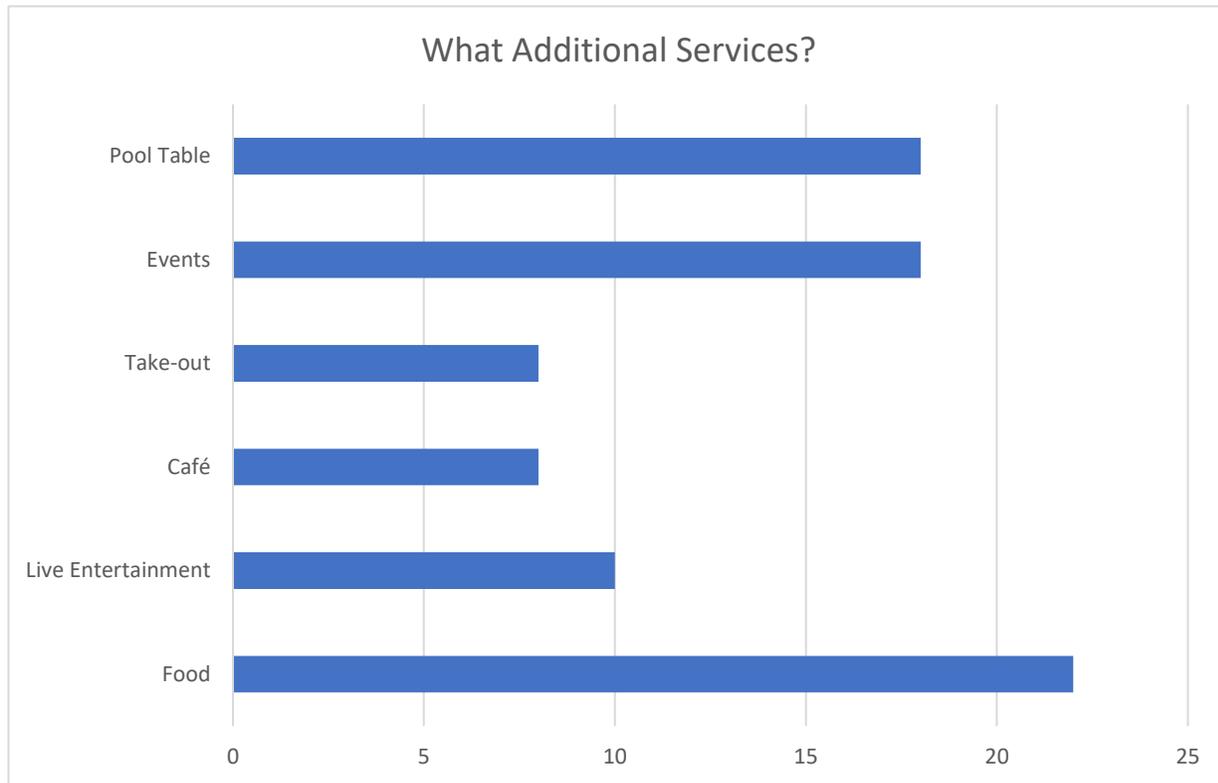
# Output and reflections from the survey

33 households/people responded and you said.....



# Output and reflections from the survey

33 households/people responded and you said.....



You also suggested...

Sunday lunch (mentioned many times)  
Traditional Pub Food  
Curry night, pie night, pizza night etc  
Summer BBQs  
Book Club  
Sewing Club

# Work Done to Date

## Draft Business Plan & Vision

GOLD CUP INN  
BUSINESS PLAN  
Draft: 18<sup>th</sup> January 2026



5 year plan

Required for good governance and can be used to help attract grant money and other investors

## Community Benefit Society

Benefits the whole community not just shareholders

Profits reinvested for community benefit

Money can be raised through shares

If the CBS becomes insolvent members will lose their share capital and will not be liable to contribute towards the debts of the society

## Asset Due Diligence

Pub needs redecorating and floor behind bar needs replacing and glass washer is required. Cellar needs a bit of refurbishment. Kitchen needs a thorough deep clean and a lot of utensils missing.

Flat needs some work. Alex has agreed to replace front door, shower, kitchen floor and clean carpets.

Note pub and flat utilities are common and costly to separate

## Terms of Lease Drafted

Drafted in principle

Rent is £1 per annum

Lease is 5 years and can be renewed 4 times e.g. 20 years

Property insurance is covered by Alex Guthe

Agreed Landlord will provide EPC certificate for flat

If CBS fails and becomes insolvent, can hand the keys and walk away

## Website Developed

[www.thegoldcupinn.co.uk](http://www.thegoldcupinn.co.uk)

Includes minutes of meetings to date

Events Page

Support us page

History

# Financial Model & Viability

## Assumptions

Trade averages at £300 p/d,  
opening 4 nights Thur-Sun

Volunteer model continues  
for 2 years

Year 1 flat is not rented –  
attracts double council tax

Year 2 – onwards flat  
is rented out, contributing to  
the profitability

Council tax to be paid by  
tenant once flat rented.

All start-up costs are covered  
by the share capital  
Start up costs split between  
OPEX (c.£3000) and ASSETS  
(c. £6000)

Profit and Loss Forecast	Total Year 1	Total Year 2
<b>Total Revenue</b>	<b>62,712</b>	<b>73,648</b>
<b>Total Cost of Sales</b>	<b>26,340</b>	<b>22,932</b>
<b>Gross Profit</b>	<b>36,372</b>	<b>50,716</b>
<b>Sales, General &amp; Administrative Costs</b>		
Sales and Marketing	1,926	2,022
Property Costs	3,960	4,158
Utilities, Heat & Power	10,280	10,794
License Costs	1,164	1,222
Cleaning & Waste Management	5,700	5,985
Public Liability Insurance	672	706
Cellar maintenance	2,400	2,520
Professional Fees	1,200	1,260
Other expenses	1,200	1,260
<b>Total Sales, General &amp; Administrative Costs</b>	<b>27,302</b>	<b>29,927</b>
<b>Operating Profit/(Loss)</b>	<b>9,070</b>	<b>20,789</b>
Start-up expenses	3,035	
<b>Net Profit (EBITDA)</b>	<b>6,035</b>	<b>20,789</b>

## Outputs

£250 daily sales revenue is  
required to break even

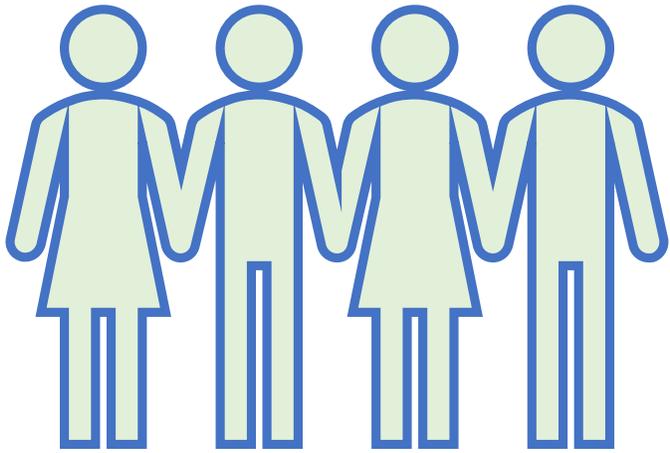
Average estimated gross  
takings are £300 per night

Approximately £24k of  
overheads including  
licences, utility bills,  
insurances etc.

Profit at end of year 1 is  
c.£6000

Aim by year 2 to start paying  
volunteers / Operations  
Manager subject to trading  
conditions

# Supporting the Gold Cup Inn Community Benefit Society



- There are many ways that people can support the pub;
  - Volunteering
  - Just come in
  - Donating money through shares

# Share Capital Raising



Once the CBS has been set up and a bank account has been created, we will ask people to buy shares.



Each share is £100 and anyone can buy them.



If people can afford it, we encourage you to buy multiple shares. No matter how many shares a person has they are only entitled to one vote at the AGM.



Each share has one person identified on it and cannot be shared between a couple i.e. one share per person.



A share cannot be withdrawn in the first 3 years of operation. After that date then it will be at the discretion of the Operating Committee as to whether money can be withdrawn.



We need to raise a minimum of £9000 to set up the entity, buy the stock and pay for all the other fixed costs.



Companies can also contribute to the CBS.

# Next Steps

Do we all agree that the venture could be sustainable and that we understand the financial risk? Are we willing to take it?

- Next steps for the Steering Group
- The Operating Committee and key roles

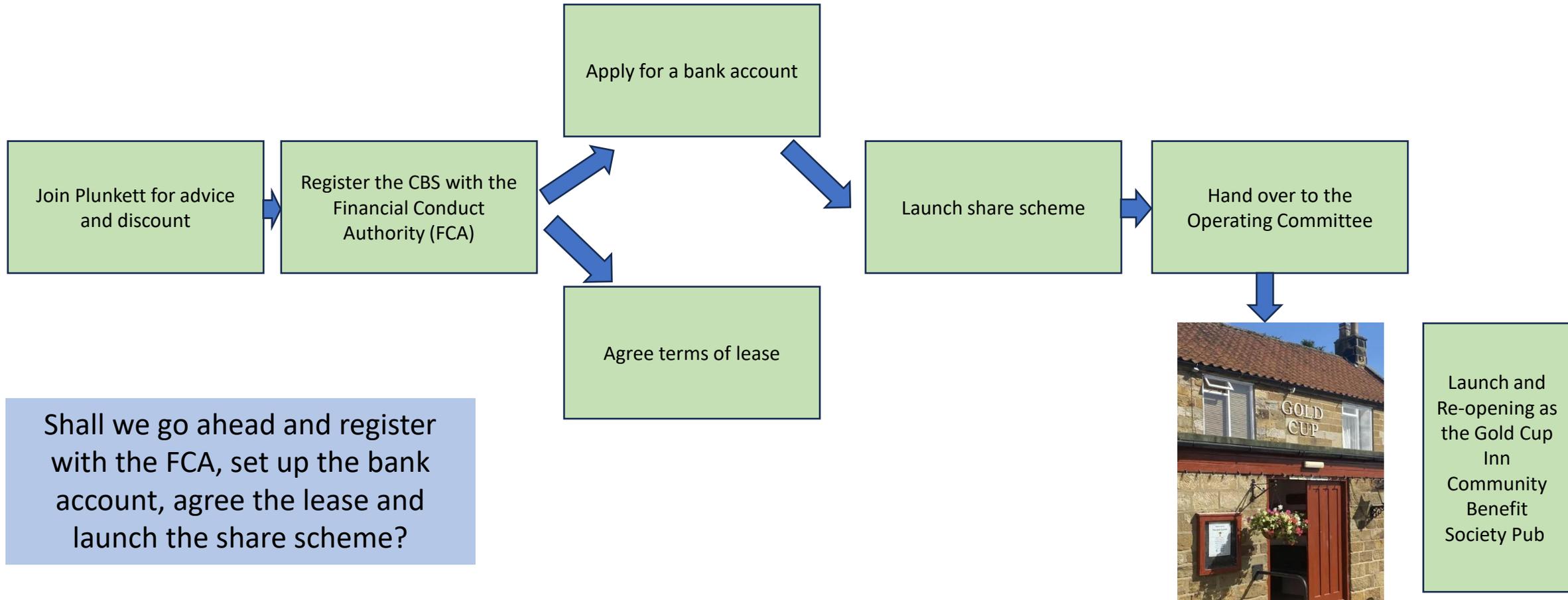
## **GOLD CUP INN**

## **BUSINESS PLAN**

Draft: 18<sup>th</sup> January 2026



# Next Steps for the Steering Group



# The Operating Committee and Key Roles

- Aim is to have all these roles in place by end of February 2026.
- Once this Operating Committee is established, the meeting frequency can be set and the articles of association developed.
- There will also be an annual AGM requirement.

We need volunteers for all these positions in red and without them we cannot continue.

The bar and the cleaning volunteers are doing a magnificent job but we need as many volunteers as we can get.

Over to you now.....please volunteer to make this a success

Chairperson	Treasurer Matt Cooke	Secretary Julian Bouchier
Operating Manager	Volunteer Coordinator Sandrine Cooke	Cellar Management Coordinator
Buyer	Parish Council Representative	Pub Licensee Barry Smith



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## Are you willing to pledge?

Please either complete the form tonight and place in the ballot box

or

Take home to consider and post it in the ballot box at a later date or pass it to any Steering Group member

or

Log onto the website at [www.thegoldcupinn.co.uk](http://www.thegoldcupinn.co.uk) and fill the form in online.

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