

Short-form options for a Pub or additional community meeting hub

Coddenham is a Parish of 279 households¹ and has three 'community hubs': The Coddenham Centre, The Coddenham Country Club and the Community Shop. All provide elements of what a pub does, but to a limited, part-time, or ad hoc degree. The Shop has a café facility serving non-alcoholic beverages and simple food (soup, toasted sandwiches, cakes etc), from Monday to Saturday from 8am to 4pm. The Country Club opens in the evening on Mondays, Thursdays and Friday and from 3pm-7pm on Saturdays. It serves alcoholic drinks, but no food and requires membership. The Coddenham Centre has a number of events throughout the year where food, often with alcohol is served.

In response to the 2022 Parish Survey of the 128 households which listed their main issues/challenges with living in the Parish, 77 said it was the absence of a Pub. As a minimum it means that a minimum of 27% of the households in the Parish would support a Pub, just taking into account those who replied to the Survey. Unfortunately, there was no clear consensus on what sort of Pub it should be: Adult orientated vs Families; finer dining v's a simpler food offering; aimed at locals v's attracting visitors. Notwithstanding, there is sufficient interest to take forward the development of a Pub concept to the next level, if a group of residents (The Pub Group) with an interest in making this happen come forward, as its difficult to see how it might be resourced from the main group of Parish volunteers. The purpose of this paper is to provide a 'start point', in listing out the Pub options that have been mentioned in the recent past. The list doesn't aim to be exhaustive or to be precise.

Currently for all Pubs - over 14,000 pubs have closed in the UK in the 9 years to 2019² - there are several headwinds, that will need to be considered by members of The Pub Group, including:

- Inflation (energy, staff including minimum wage legislation, transport of deliveries, food stuffs etc).
- Less disposable income available to patrons.
- A shift away from alcohol for health and religious reasons.
- Relatively high interest rates compared with the recent past.
- Neighbourhood action against increasing anti-social behaviour linked to bars and pubs.
- The trend of Cocktail Bars over traditional Pubs amongst younger drinkers.

Despite the challenges there have been success stories. These usually fall into at least one of the following three main categories:

1. They are community ventures which are well supported and owned by the community, using the full range of available grants. Often they result from the last local pub going out of business and being acquired as a result of the community purchasing it as a formal community asset, which acts as Pub plus e.g. it is also a shop, a café and a venue.
2. They are a destination restaurant, which also has a bar for locals. As with all restaurant propositions, it's important to get it right from the start. Over 20% of restaurants go into liquidation in their first year.
3. They have a fashionable USP that appeals to a sizable audience. Generally, these will be in areas of high populations. They can still fail as set-up and running costs are much higher in urban areas. To avoid this testing on a pop-up basis is increasingly normal. Some remain that way as they aren't always straightforward to scale.

¹ From 2022 Coddenham Parish Survey

² 2019 British Beer and Pub Association (BBPA) Handbook, as noted in Briefing Paper 8591 to the House of Commons.

Options

	Name/Short Description	Pros	Cons	Con Mitigations
1	Resurrection of the Dukes Head – repurchasing property from the current owner. The “Nostalgic Option”	<ul style="list-style-type: none"> ▪ It will resolve the degradation of the property. ▪ It is the most recent pub in the Parish, so has memories for some. ▪ Good site for passing trade (if they are then able to park). 	<ul style="list-style-type: none"> ▪ Vendor may well be unwilling to negotiate a sale. ▪ Cost of purchase and refurbishment. It is in a state of increasing dilapidation. ▪ Planning permission is required for change of usage from a residential premises back to a pub. ▪ It’s grade 2 listed, meaning upgrading will be limited and have another layer of approval. ▪ Limited car parking which opens directly on to the High Street ▪ Too small to be economically viable, especially if requiring of a paid employee. ▪ With full opening, which will be required to maximise revenue, it will take trade and volunteers away from other Parish hubs, especially The Country Club and The Community Shop.. 	<ul style="list-style-type: none"> ▪

	Name/Short Description	Pros	Cons	Con Mitigations
2	New Public house (child of the Duke's Head). The "Ideal Option".	<ul style="list-style-type: none"> ▪ It is what most asking for a pub seem to want. 	<ul style="list-style-type: none"> ▪ Significant cost (land, building, fitting out etc). ▪ There is no suggested or obvious site for it. ▪ It would have to be funded via donations and grants. This is much easier to achieve with a previous pub – The Swan at Worlingworth being a recent example. ▪ It would take existing trade and volunteers from both The Country Club and The Community Shop. ▪ It's unlikely that a new Pub in a rural area would be economically viable, without other revenue streams. 	<ul style="list-style-type: none"> ▪ Develop a combined Pub, Café and Shop concept, similar to The Swan at Worlingworth or The Dog and Grundisburgh.

3	Morphing the Country Club into a Pub	<ul style="list-style-type: none"> ▪ The premises are already there and there is unused space. ▪ Reuse of The Country Club's licence. ▪ Preserves the history of The Country Club on site. ▪ Good site for passing trade (if they are then able to park). 	<ul style="list-style-type: none"> ▪ It might well alienate some existing clientele. ▪ It's grade 2 listed, meaning upgrading will be limited and have another layer of approval. ▪ Limited car parking which opens directly on to the High Street ▪ Depending on the proposition it might take existing trade and volunteers from The Community Shop. 	
4	Sharing the Country Club premises - different days / areas within the building	<ul style="list-style-type: none"> ▪ The premises are already there and there is unused space. ▪ It won't alienate existing clientele. ▪ Preserves the history of The Country Club on site. ▪ Good site for passing trade (if they are then able to park). 	<ul style="list-style-type: none"> ▪ It's grade 2 listed, meaning upgrading will be limited and have another layer of approval. ▪ Limited car parking which opens directly on to the High Street ▪ Depending on the proposition it might take existing trade and volunteers from The Community Shop. 	

	Name/Short Description	Pros	Cons	Con Mitigations
5	Creating a 'permanent' pub at TCC, using existing building	<ul style="list-style-type: none"> ▪ Reuse of TCC's licence. ▪ Relatively low-cost option. ▪ Relatively simple to unpick if unsuccessful. ▪ Good location for walkers who park up. ▪ Car parking. 	<ul style="list-style-type: none"> ▪ There would be costs (real and opportunity) to TCC's existing activities and revenues. ▪ It would take existing trade from both The Country Club and The Community Shop. ▪ It would take volunteers away from other Parish organisations. ▪ Not an ideal location for passing trade. ▪ Regular evening noise and light disturbance for those in the vicinity of TCC. 	<ul style="list-style-type: none"> ▪ Sell/redevelop The Country Club site and incorporate The Country Club into TCC. ▪ Limit opening times. (10/10.30pm closing except for a limited number, say 10 per annum of extended hours).
6	Creating a 'permanent' pub at TCC, extending the building	<ul style="list-style-type: none"> ▪ Reuse of TCC's licence. ▪ Good location for walkers who park up. ▪ Car parking. 	<ul style="list-style-type: none"> ▪ It would take existing trade from both the Country Club and the Community Shop. ▪ It would take volunteers away from other Parish organisations. ▪ Not an ideal location for passing trade. ▪ Regular evening noise and light disturbance for those in the vicinity of TCC. 	<ul style="list-style-type: none"> ▪ Sell/redevelop The Country Club site and incorporate The Country Club into TCC. ▪ Limit opening times. (10/10.30pm closing except for a limited number, say 10 per annum of extended hours). ▪

	Name/Short Description	Pros	Cons	Con Mitigations
7	Regular pop-up pub – most likely at TCC, like that at Gosbeck	<ul style="list-style-type: none"> ▪ Reuse of TCC’s licence. ▪ Low-cost option, avoiding the need for capital investment. ▪ Ability to reuse existing purchase contracts. ▪ Supports the testing out of a few possible ‘concepts’ acting as a bridge to a permanent pub and contributing to the business case for it. ▪ Car parking. 	<ul style="list-style-type: none"> ▪ Unlikely to gain a popular following and therefore difficult to assess viability to extend. ▪ It would take existing trade from both the Country Club and the Community Shop. ▪ It would take volunteers away from other Parish organisations. ▪ Not an ideal location for passing trade. ▪ 	<ul style="list-style-type: none"> ▪