

Holmer Green Bat and Ball Community Meeting

Village Centre – Holmer Green
Tuesday 9th September 2025



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Bat and Ball community pub meeting

The Bat and Ball is being offered to the community to manage and operate.

There is an opportunity
for the community to
run the Bat and Ball as
a community asset



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Bat and Ball community pub meeting

Agenda

- Introductions
- Feedback forms
- Community Pubs
- Current Situation
- The Offer to the Community
- The Opportunity for Holmer Green
- The investment and commitment
- The potential organisation
- The next steps
- Questions



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Bat and Ball community pub meeting

Introductions

Holmer Green Village Society

- Simon Jones - Chairman
- Peter Healy – Vice Chair
- Bob Treasure – Planning Committee

Robert Pooley - donor

Holmer Green Village Society are a Community Benefit Society; we cannot have share holders or pay dividends.

Our role is:

- To host this meeting
- Facilitate the discussion
- Withdraw from the project once it is established



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Bat and Ball community pub meeting

Feedback forms – to be completed at the end of the presentation and the Q&A

- Investment potential
- Management Involvement
- Operational involvement
- Skills and resources

Please do not complete the forms until after the Question and Answer session at the end of the presentation



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Community Pubs

Over 217 community owned, and 28 community run pubs in the UK today

- The Russell Arms, Butlers Cross
- The Boot, Bledlow Ridge
- The Garibaldi, Bourne End

Significant amounts of resources and expertise to call on

- Plunkett Organisation
- Local experts

- **Survival rate of Community pubs is 100%**
- **Number of community owned pubs has risen by 62.5% over the last 5 years**



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Community Pubs

Typical setup

- Community raises money to buy / save the pub (Shares or gifts)
- Creates company that owns the pub
- Employs management team or tenant to run pub
- Requires - £500K - £650K

Community owns the Asset

- Bulk of the investment

And finances the operation.

- Secondary investment, working capital



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Current Situation

The Bat and Ball freehold is for sale

- Various offers to purchase
 - **Many are with the objective to convert to residential**
- One offer is to purchase the freehold and offer to the community on preferential terms if the community can operate and manage as a community pub.
 - **Likely to be a once in a generation opportunity for the village**



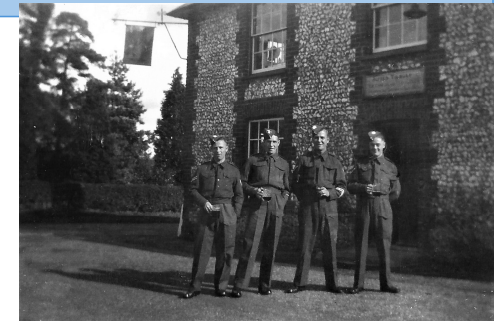
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The Bat and Ball pub

An iconic building in the village of Holmer Green since the 1830's

- Once a focal point for activity in the eastern edge of the village.
- The original and oldest business in the village
- Potential to restore a lost asset to the community side of the village.
- Compliments the existing retail, commercial and social communities of the village



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The Bat and Ball pub

An area of the village which lacks a social community area

- An opportunity to improve a social space at the eastern side of the village to enhance the recreation spaces already there.
- Close to public transport with its own parking



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The offer to the community

The Bat and Ball will be purchased and made available to the village

On the condition that the community can create an organisation and commit to renovations and run the operation as a business.

- To create a community defined and managed facility with local input and community benefits at the core of the operation.
- To be run as a profitable operation with benefits distributed to the investors when generated.
- To create a village asset to service the new residents joining through new developments
- Long term beneficial rental terms from the donor
- Significantly reduced upfront costs required to buy the freehold.
- Long term commitment from the donor
- Organisation, to be defined by the community management organisation, could be:
 - Private limited company
 - Community Co-op
 - Company limited by shares



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The Opportunity for Holmer Green

Defined, Operated and Managed by members of the Community

All future benefits of the new Bat and Ball operation to be retained in the village both as a beneficial asset to the community and a profitable enterprise for the investors.

- A new vibrant, locally defined resource improving the Common area of the village
- Local employment and involvement
- Facilities defined by the community
- Financial benefits retained in the local community.
- Community investors to take a stake in the **Community management organisation** (CMO)
- Members of the community to form a **Community management team** (CMT) to run the organisation.
- A Community Management Organisation not a Community Benefit Society



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A Community Management Organisation

Will require individuals from the community with various skills

- **A Community Management Organisation that can generate profits and pay dividends. Will require a variety of roles.**
 - CEO/ Chairman
 - Accounting / Treasurer
 - Legal – Contracts and licensing
 - Operations / Partnerships / Suppliers
 - Events
 - Pub Management , salaried and voluntary
- The Community Management Team define how the business is run and will employ & govern the Pub Management.
- Initial effort will be high to define the business model, optimise capital expenses on renovations, stock and staff.
- Once the pub management team is operational, the ongoing CMT effort will be less - monthly or quarterly board meetings to ensure the business is operating in line with expectations.



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The Investment and Commitment

How much does the Community need to raise?

Community will need to raise funds via gifts and investments for the refurbishment, set-up and working capital required to run the operation

- Nothing required to purchase the building.
- The more funding, the more options to refurbish and improve.

Investment or gift options might be in the region of

- £250, £500, £1000, £2000, £10,000
- CMO could define incentives for investors
- Investor Returns: primary return is keeping the premises alive and creating a thriving asset for the community / village.
- The aspiration would be for the CMO to make a profitable business that will issue returns to investors.

Form Input – How much would you be willing to invest or gift to the Community Management Organisation



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Time is Money

Many skills and services will be required

- Many skills and services will be required by the CMO to bring the Bat & Ball back to life
- Accounting, Marketing, Legal, Designers, Renovators, Decorators, Servers, the list goes on.
- If funds are not something that can be provided, but skills of value can be, the CMT may choose to offer shares to individuals that provide required skills and services.

Form Input – How much time or skill could you offer the Community Management Organisation



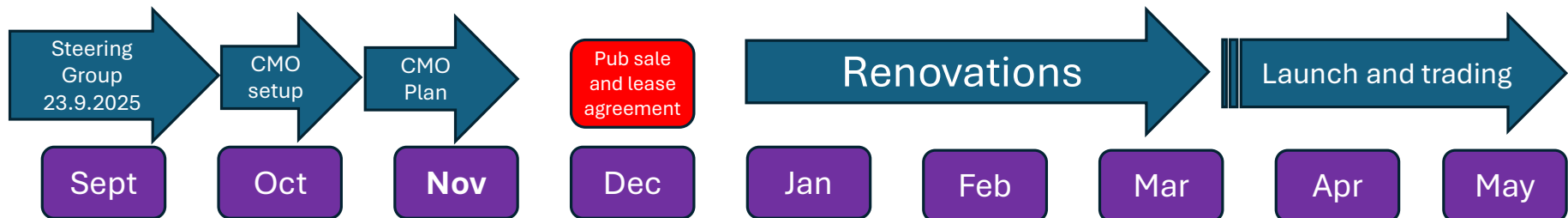
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Timing

The Community Management Team needs to be identified

- Suggestion to form a steering team of all potential people interested in forming an initial **Community Management Team** to work with the donor
- Meeting can be scheduled by HGVS
- 1st steering team meeting September 23rd



Form Input – Are you prepared to be part of the Community Management Team



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Thank you

And next steps....

- Questions / Answers – group discussion
- Collection of the input forms
- **10-minute break**
- Feedback about input
- **Do we have a sense that the project can proceed?**
- Identification of a steering group
- Steering Group meeting and location
- Village Centre – 23rd September?

Thank You



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Thank you

And next steps....

**Looking forward to a
brighter future for the
Bat and Ball in
Holmer Green**



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