

Part C: About the Asset

Name of asset	The Swan Inn Public House
Address or location of asset	Newbury rd Great Shefford RG177DS
Description of the asset and its boundaries (you are encouraged to attach a photo and/or a plan as supporting evidence). Please read the accompanying guidance notes.	<p>A Public House that sits alongside the Lambourn river at the heart of the village.</p> <p>The Public house is currently owned by Enterprise Inn and was most recently run by Feast catering. They left the pub in early May 2013.</p>
Does anyone live at the asset? If yes, please give details	The Public House has living accommodation for Landlords/Managers
<p>Reasons for nomination: Why do you believe the asset is of community value? (You are encouraged to attach supporting evidence)</p> <p>Any information entered here may be copied and passed onto the owner of the property you are nominating; the rest of your nomination will not be shared with the owner.</p>	<p>The Ministerial Foreword in the Government's own guidance for local authorities on assets of community value begins: "from local pubs and shops to village halls and community centres, the past decade has seen many communities lose local amenities and buildings that are of great importance to them."</p> <p>Community pubs represent the very essence of a community asset, providing a meeting place where social networks are strengthened and extended and where people can mix with others from different backgrounds to their own. Pubs host a wide variety of community-oriented events and activities that add considerably to local civic life.</p> <p>As well as injecting an average of £80,000 into their local economy each year, pubs play a key role in raising money for local charities – it is estimated that the average pub raises around £3000 a year for charity.</p> <p>The Institute of Public Policy Research (IPPR) has used 'Social Return on Investment' methodology to quantify the wider social value which pubs generate for their communities, which cannot be captured in financial terms. These wider community benefits range from the amount of money the pub raises for charity to the reduced risk of social isolation through opportunities for pub-goers to make new friends and strengthen community ties. The IPPR's research found that each pub generates between £20,000 and £120,000 of wider social value to their communities.</p> <p>The Pub has had a very chequered history with many periods of closure over the last few years, much to the frustration of locals from the village and those nearby</p>



surrounding villages.

The Swan Inn is now the only remaining pub in the village.

The Village is resident to around 700 adults.

The situation of the pub being close to the M4 and on route to both Lambourn & Wantage make it an ideal location, enhanced by the fact it sits on the banks of the river Lambourn with a huge outside seating area.

It also has seating inside for around 70 covers offering excellent food opportunities. It has a very large car park to cater for use from outside of the village. The village itself has daytime businesses which including farms, electrical contractors, agricultural maintenance and fencing companies as well as many smaller businesses run from individual homes.

The Swan Inn sits within the North Wessex Downs, an area of outstanding natural beauty which brings in many visitors.

The pub has a bus stop right outside which runs between Newbury & Lambourn.

It regularly used to hold music & quiz nights.

Its used as a meeting point for many local organisations.

It also has free wifi which has been of huge benefit when the village has suffered broadband issues.

It currently has 2 large TV screens which have in the past been used for large sporting events including last years Olympic opening ceremony which was very well attended.

Local businesses are able to advertise within the pub.

The pub car park has also been used by the local police force as a meeting point during rural operations.

In essence, the Parish Council and those it represents feels that the Swan Inn is a real social asset to the community and that if ever the owners were to sell the pub that there would be an opportunity for a community purchase, in order to keep it as a community asset.

This may be solely as a Pub, but may also incorporate another aspect in order to make it firstly viable, and secondly to further enhance its value to the community.

This could be as a part shop or cafe.

The exact funding and running of the Pub, should it be put up for sale is at present unsure.

In the first instance the Parish Council would look to help form a working party to facilitate the procedure of funding & planning of any bid to buy the pub. This would consist of at least 1 Parish Councillor, but in the main be formed by local members of the public. The feeling is we would have plenty of support in this aspect.



	<p>They would seek advice and guidance from such organisations as 'Pub is the Hub', The Plunkett Foundation and 'Camra' amongst others to ensure the best possible chance of succes in buying the Pub and its viability going forward are met.</p> <p>The Parish Council may in part apply to the 'Public Works loan Board' for help with funding.</p> <p>Some experiance of this situation is known to memebers of the Parish Council, and help & advice has already been offered by our close neighbors at Hungerford Newtown who have succesfully registered the Tally Ho pub.</p> <p>The pub has in the last few weeks re-opened under new management. We hope that this is succesful with continued opening for more than just a few months.</p>
Current owner's name and address (if known)	Enterprise Inn PLC 3 Monkspath Hall Road, Solihull, West Midlands B90 4SJ
Date nomination submitted	08/08/13

You are encouraged to attach photos, maps, plans and other documents to help us correctly identify the asset and to support your nomination.

