



Community Consultation Meetings: 17 & 19 April 2026

Proposal: To investigate the possibility of purchasing The Hare and Hounds Inn on behalf of the Community

WACA is a Community Benefit Society, regulated by the FCA and aligned with Co-operative Principles and Values

Co-operative Principles

Membership is open to all ... without discrimination.

Co-ops are **controlled by members**

Members **contribute equitably** to the capital

Co-ops are **self-help organisations** controlled by members

- Provide **training and education** to develop the co-op.
- Strengthen the movement by **working with** other co-operative structures
- Work for the **sustainable development of their communities**

Co-operative Values

These principles are implemented based on ethical values, including

- self help
- self-responsibility
- democracy
- equality
- equity
- solidarity
- honesty
- openness
- social responsibility
- and caring for others

Update - Community Right to Bid

- 2 March: H&H listed as **Asset of Community Value** following WACA's application to CMBC
- 10 March: **"Determination Deadline"** for Change of Use
- 27 March: **RD put the property up for sale** & registered a **Disposal Notification**, triggering the **Community Right to Bid moratorium**
RD contacted WACA with draft non-binding Heads of Terms to initiate a dialogue
- 31 March: WACA registered an **Intention to Bid** notification with CMBC
- 3 April: **Initial Meeting**, RD with WACA to discuss Heads of Terms
- 27 September: End of **6 months moratorium** for community groups to bid to purchase

The moratorium gives Community Groups a 6 month window in which no other offers may be accepted by the seller. It does **not** offer complete exclusivity as the seller has the right to engage in dialogue with other potential buyers during that time and could sell to anyone after the 6 months has elapsed.

The Options

1: WACA purchases the pub on behalf of the community and.....

a) runs it as a community owned venture - employing staff, planning the offer and being responsible for the success of the business.

(Potentially brings tax relief on Share Contributions)

b) leases the business to a 3rd party – WACA owns the buildings and a tenant runs the business.

2: A third party purchases the pub as a private venture.

3: No-one buys the pubstalemate.

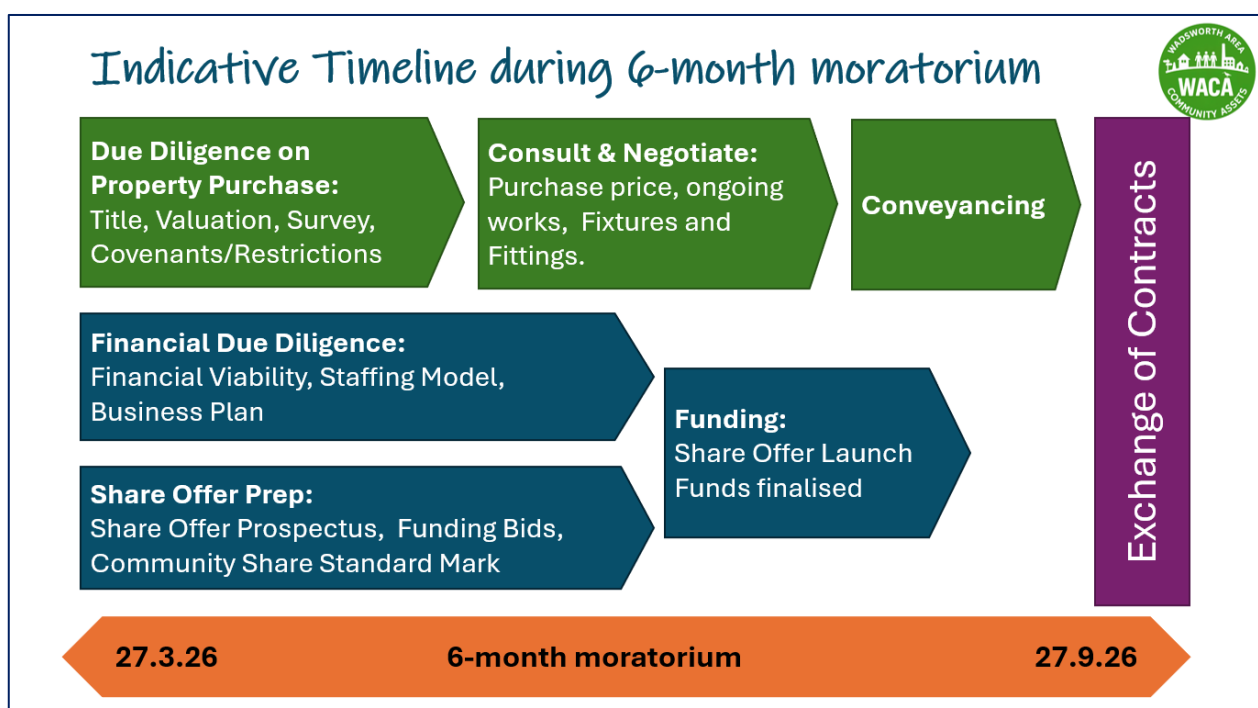
WACA proposes Option 1a as the focus for the 6 month moratorium

WACA purchases the pub on behalf of the community and runs it as a community owned venture - employing staff, planning the offer and being responsible for the success of the business.

Questions of viability?

WACA believes there is strong evidence that the Hare and Hounds Inn would be viable if run with a **free house, community pub model**.

- Details in our Objection to Change of Use Report see website at WACACoop.org.uk
- Increased detail in our Business Plan – published soon



Informing, Engaging and Gathering Community Views

- Flyers and posters
- Social Media
- Attendance and donations at Fundraising Events
- **Mailing List**
- **Consultation Questionnaires**
- **Petitions**
- **CoU application objections**
- **Public Meetings**
- **Can we raise the money to purchase the Hare and Hounds Inn?!**
- Working Groups
- Become a WACA Member – details later

Last update informed
341 people

Current Q're 90 responses, with
90% "yes" to investigating purchase

1,225 signatures
"Save our Pub"

~ 320 objections vs
2 supporting comments

~ 140 at last
Public Meetings

Purchase Options

Community Share Offer based on a combination of community share investments, grant funding and loans, with Community Shares Standard Mark approval.

Shares are non-transferable, withdrawable and interest-bearing when funds are available.

Potential for tax relief on share investments subject to HMRC pre-approval.

Community Involvement – Membership

A Community Benefit Society is a **membership organisation**

Who can join?

Individual people over 16 (no joint membership)

Should have a connection to the community or to an asset the society seeks to run

Membership is confirmed by the Board

Only members can vote at the AGM (19th May 2026)

First AGM, so all directors stand down and new Board is elected by the members

How to join? Watch out for our membership and AGM information via **mailing list**

Community Involvement – Working Groups

- **Our Vision of a Community Pub** - informing the Business Plan.
- **Learning Visits** - making contact with similar businesses and learning from them.
- **Fundraising and Events** - raising money for admin and up-front costs.
- **Staffing Plans** - potentially our biggest costs so planning for this is really important.
- **Community Liaison** - the important work of making sure the facts get out there loud and clear.

Please indicate interest on the Consultation Questionnaire or email info@WACACoop.org.uk

Next Steps... April to June

- Analyse Questionnaire responses to inform planning
- Put together Working Groups from Volunteers and meet to plan
- Engage a Solicitor, an Accountant and a Business Advisor
- Collect Independent Reports and put together proposals
- Consult on purchase price etc
- Complete our Business Plan, including Staffing Model
- Prepare different Funding Options
 - Apply for Grants and Loans, and complete our Share Offer Prospectus
 - Apply for Community Share Standard Mark

All timings are indicative, and subject to flexibility

June: Share Offer Launch

July: Marketing Share Offer

August: Funds finalised, prepare conveyancing documents

September: Exchange Contracts

What can you do?

Specific to H&H

- Keep informed and share the facts
- Respond to the Community Consultation Questionnaire (redo if nec)
- Join a Working Group
- Offer Expertise
- Contribute to the Share Offer

General to WACA

- **Join our mailing list**
- Support our Fundraiser Events
- Become a Member - watch out for information via mailing list
- Nominate yourself for the Board – email us if interested



Mailing List

Consultation Q're



Date for your diary: Fundraising Ceilidh on 30th May 2026 at WCC
Website: WACACoop.org.uk email: info@WACACoop.org.uk