



ST ANNES-ON-THE-SEA

# Victoria Hotel Community Association newsletter

September 2012

## Buy The Vic

Over the last 2 months a lot of work has been done by the committee on behalf of the Victoria Hotel Community Association (VHCA), to put into place the best process for fundraising to buy and restore "The Vic".

Since the last open meeting at St Albans, Church Hall there have been several small group meetings with invited guests to help advise and support us on the way forward.

We have explored several avenues of funding to be able to decide on the best way forward.

**Option 1:** We have had offers from private investors who would buy the pub for us and we then pay rent over 5 years giving us time to pay them back the loan with interest.

**Option 2:** Community Interest Company: this we have found is an unproven model that might prevent access to the majority of grants that are



**BUY THE VIC!**  
**YOUR COMMUNITY PUB NEEDS YOU**

**Own part of your local heritage!**  
Complete your application for community shares now.  
Make a pledge to support the purchase of The Victoria Hotel  
Forms available online or from committee members of the Community Association  
All completed pledges to be returned to the Post Office, St Albans Road, St Annes-on-the-Sea  
Visit our website: [www.vhca.co.uk](http://www.vhca.co.uk)

available to us.

**Option 3:** The council has offered to help with applying for a Community Loan from the government and the terms would be the same as above but maybe at a lower interest rate.

**Option 4:** We have looked at other models of community public houses that have been bought by their communities

which have then run them successfully. In particular where they have opted for a Cooperative Community share scheme. This means that every one owns it. After a lot of discussion and advice the committee proposes a Cooperative share option as the best way forward so that we can all share the opportunity to own the Victoria Hotel.

### The Process

First we would like you all to complete a pledge to buy shares. The shares are £1 each and you can start from as little as £100 and go up to £20,000 per person. The top limit is a legal limit so there will be no majority share holder.

The pledge application can be obtained from any member of the committee, St Albans Road Post Office or downloaded from the VHCA web site at [www.vhca.co.uk](http://www.vhca.co.uk)

All completed pledges must be handed in or posted to VHCA, c/o The Post Office, St Albans Road, Lytham St Annes FY8 1UY where all applications will be treated in confidence. Our thanks to the Post Office for helping in this way. Terms and Conditions are available on the VHCA web site at [www.vhca.co.uk](http://www.vhca.co.uk)

## Board of Trustees

As advised we now intend to set up a board of Trustees in accordance with Charities Commission guide lines.

We have had a new constitution drawn up that will be acceptable to the Charities Commission for charitable status. We now call for nominations from the community for people who are willing to give their time and trust to ensure that the Victoria Hotel Community Association becomes a pathfinder and centre of excellence within the community as an example for other communities to follow.

We are breaking ground as a pathfinder project under the 2011 Localism Act which intends that communities take ownership of their community assets and run them for

themselves, just as we were among the first to use the Act in winning the Appeal against demolition. As this is so new it has taken some time to set up. There has been a lot to learn and the Board of Trustees will oversee the running of the not for profit public house, the restoration of the building and the setting up of the Community Hub on the upper floors of the building. It is a huge undertaking and nominations need to be put forward for people that you trust to carry this project through.

### The present committee:

John Dempsey	Chair
Bruce Goodridge	Secretary
Paul Alonze	Treasurer
Edward Duraliski	Vice Chair
Ruth Pettigrew	Richard Marshall
Ed Nash	Guy Opershaw
Oscar Marshall	Stef Nield
Kris Blacow	John Dickinson
David Woods	Fraser Runnalls
Jeanette Draper	

### Advisors

Stuart Meggs	Accountant
David Coupe	Solicitor
Simon Lawton	CVS
Emma Duffy	Grants
Arnold Sumner	Chamber of Trade
Carol Lanyon	Town Council
Andy Miers	Big Lottery – Reaching Communities
Marion Coupe	Civic society
Jeff Scales	Locality North West

### Supported by:

Mark Menzies MP for Fylde  
St. Annes Town Council  
Fylde Borough Council

### Organisations we want to work with:

PACT  
Local businesses  
Hope Street Park  
YMCA  
Methodist Church  
St Alban's R C Church  
Parish Church  
Lytham St Annes High School

## Buy a Brick for The Vic

Restoration of the Victoria Hotel, (The Vic), Church Road, Lytham St Annes will bring economic and social benefits to the town and its community. Saving The Vic is not just a worthy effort in terms of preserving the towns heritage – it is also a great way to help strengthen the local economy and bring the community together.

We are looking forward to the launch of this campaign. We need charitable giving to do initial repairs to the Old Lady, The Vic once we have secured ownership. She needs several urgent repairs before we raise the funds for full restoration. These will be repairs to make her water tight hopefully before the onset of winter and to ensure that the integrity of the building is maintained.



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**Thanks to everyone who came to the meeting on 11th September.**

## NEXT MEETING

**Tuesday 9th Oct 7.30pm  
St Albans Church Hall  
Kilnhouse Lane, St Annes**

**ALL WELCOME**



In August the committee welcomed London pub campaigner Dale Ingram (pictured second left) to the Vic

## Trades and Business Pledges

We have already launched a call for trades people to pledge their time and expertise free to carry out initial repairs to the building.

You can pledge your offer of help by downloading the pledge from the VHCA web site at [www.vhca.co.uk](http://www.vhca.co.uk) or pick up a pledge from Jeff Bryson or any member of the committee.

All completed pledges are to be delivered to VHCA, c/o St Albans Road Post Office. These will then be passed onto Jeff Bryson to co-ordinate.

The terms and conditions are on the VHCA web site, We have received pledges so far from:

Jeff Bryson	<i>C&amp;J Building and restoration specialists</i>
Martin Diggle	<i>Plumber</i>
Jamie	<i>Site Manager Garsides</i>
Steve Lee	<i>Joiner</i>
Chris O'Brien	<i>Joiner</i>
Guy Openshaw	<i>Re upholster</i>
Andrew Staniford	<i>Bathroom fitter</i>
Kevin Heyworth	<i>Electrician</i>
Simon	<i>St.Annes Timber</i>
Darrel	<i>Painter/decorator and sign writer</i>
James	<i>Carpenter</i>
Pete	<i>A&amp;B Fairclough Roofing</i>

Visit our website: [www.vhca.co.uk](http://www.vhca.co.uk)

facebook join our group +

Save The Vic (Lytham St Annes)

follow us on **twitter** @TheVicStAnnes



**Macmillan Coffee Morning  
at The Vic**

**Friday 28th Sept from 10 till 11.30am**

Come along for coffee and cake  
All for a good cause