



Hail Weston Parish Council

October 2012 Newsletter

Parish Council News

It is with regret that we have to inform you that Peter Chandler, the Chairman of Hail Weston Parish Council, has resigned with immediate effect. Peter has served on the Parish Council for more than 20 years and during that time he has fulfilled many different roles working tirelessly on behalf of the village and its residents. His support and experience has been invaluable to the other councillors, some of whom are new to the job and he will be greatly missed. Thank you Peter for all your efforts and the time you have spent over the years. We will be appointing a new Chairman within the next month and an announcement will be made in due course.

On a more positive note Caren Jones has recently joined the Parish Council with responsibility for the new cemetery and the Save The Royal Oak Campaign. Caren is already an enthusiastic member of the Neighbourhood Watch team and we wish her well in her new role which will hopefully prove both interesting and challenging.

Finally, we would also like to report that we are in the process of compiling a Parish Plan which will be in the form of a questionnaire to be completed by all residents. We will be seeking your views on how you would like to see the village develop over the next 25 years and what can be done to help these plans become reality.

Consecration of the Cemetery Extension

Bishop Stephen of Ely will be consecrating the new cemetery on Sunday 28th April 2013. Watch this space for further information about the event.

St Neots Museum

Did you know that as a resident of Hail Weston you are able to visit the St Neots Museum for free? Give it a try—you never know what you might find out?

Connecting Cambridgeshire

Connecting Cambridgeshire has been launched to provide access to superfast broadband to at least 90% of homes and businesses across Cambridgeshire and Peterborough, and better broadband connections for all other premises by 2015.

But it cannot be done without you. We need residents, businesses, parishes, and community groups across Cambridgeshire and Peterborough to show suppliers where there is most demand for broadband.

Superfast Broadband provides access to the internet at speeds of at least 25 Mbps, which means you can connect more quickly and more reliably. The village currently gets approximately 0.5Mbps!!

Benefits for communities

Here are some of the ways that using broadband can make our lives easier, more rewarding and save us money:

Save time and money by searching for better deals, banking and paying bills online.

Keep the whole family entertained – catch up on TV, upload photos to social networking sites and enjoy online gaming .

Work more flexibly from home to save on commuting costs, reduce your carbon footprint and achieve a better work life balance.

Improve your children's education by giving them the IT skills they need to succeed and use the internet to open up a world of learning opportunities.

Learn new skills, gain qualifications and find jobs through online learning and training,.

Broaden your mind – reserve and renew library books or DVDs online, research information on the internet, or download books, films and music .

Keep in touch with friends and relatives at home and abroad through email, social networks, video links and web cameras

Play your part in local democracy by reporting problems, raising community issues, commenting on local plans and policies and voting online.

Register your support at

www.connectingcambridgeshire.co.uk

Hail Weston
Parish Council

www.hailweston.org.uk



Save the Royal Oak Campaign

This is a summary of the plans to establish a community society to purchase the Royal Oak Public House in Hail Weston and run it as a community enterprise.

A community society is registered as an Industrial and Provident Society under the law as a 'society for the benefit of the community' with the Financial Services Authority. The society's purpose is to carry on business for the benefit of the community. The society is committed to trading for the benefit of the community, and not for anyone's private benefit, and to retain profits and applying them to achieve the society's purpose, which includes the enhancement of the Royal Oak as a community asset.

The society has members and a management committee. Members will be kept informed about the society's business activities, will have a voice in the society's affairs, can attend meetings, can vote on proposals and elections for management committee representatives, and stand for election themselves. The management committee, which includes a secretary, manages the affairs of the society.

The society will hold an annual members meeting to receive the accounts, a report on the society's

performance, and plans for the next year, appoint auditors, and hold elections for the management committee. Any member may attend this meeting and other meetings. Voting is conducted on a basis of every member having one vote. Annual accounts will be prepared and audited and sent to the Financial Services Authority each year.

Every member holds at least one share. Shares can be withdrawn and the share value reimbursed to members who have held them for a minimum period of five years. The society may pay interest to holders of shares, when trading surpluses permit this.

The community society is being registered in September 2012. An initial management committee has been elected. The management committee will encourage potential investors to join the community society as members, so that we can establish the level of support for this venture. There is a joining fee of £10 per member. The joining fee will be converted into ten one pound shares when the share scheme is launched.

The community society will not attempt to purchase the Royal Oak from the current owner until the new Localism Act fully comes into force, which is expected to be Oc-

tober 1st. This legislation has enabled the Parish Council to register the Royal Oak as a community asset, and will give the community society special powers termed a 'community right to buy'.

As part of the process of purchasing the Royal Oak, the community society will advertise for a tenant to run the pub on behalf of the community society and the local community. We feel that an experienced tenant, committed to running their own successful business, within a framework of guidelines laid down by the community society, is the best way to ensure the Royal Oak is commercially successful. The recent survey has established that there is a clear consensus amongst the residents of Hail Weston as to what you want from your village pub, and so the community society has a clear understanding of what range of services you are expecting, and what type of tenant we should be looking for.

When we come to purchase the pub, there will be a share offer to raise the capital necessary to complete the purchase, and all members of the society will be expected to apply for shares. We will consult with community Once the community society has purchased the Royal Oak, our plan is to reopen the pub as quickly as possible, which we hope will be within a few weeks of the purchase. We understand that a number of important improvements to the Royal Oak should be considered over time, and these will be factored into the long term community society business plan.



ROYAL OAK

COMMUNITY SOCIETY

HAIL WESTON



Business Plan and Share Offer - Questions & Answers

How much does the Royal Oak Community Society need to sell in shares ?

- £150,000 is the target.

What will the Royal Oak Community Society do with this money ?

- The initial plan is to buy the pub, decorate it, fit with fixture & fittings and upgrade the cellar; this will then allow a Tenant to open as a wet-led pub, (selling drinks only).
- After 6 months, the intention is to convert the old kitchen area into an extra restaurant area and to convert the old store room into a kitchen; this will then allow a Tenant to start selling food.
- After 12 months, the thatch will need to be patched or replaced.

£150,000 is not enough to do all of this, is it ?

- No, other funds will need to be raised through a combination of Grants, fundraising and donations.

How can I help ?

- Become a Member of the Royal Oak Community Society; it costs £10 and gets you 10 x £1 shares.
- Purchase shares when the Royal Oak Community Society makes its main share offer.

How many shares may I purchase ?

- For the main share offer, it is suggested that the minimum share purchase is £100 per person, with a maximum of £20,000 per person.

When can I sell my shares ?

- Shares may not be sold within the first 5 years of purchase. After that, shares may be sold at any time, giving a minimum of 3 months notice.

Who do I sell my shares to ?

- The Royal Oak Community Society will buy shares back from the Shareholder, and may then sell them on to another individual.

What price will I get for my shares ?

- The Royal Oak Community Society Management Committee will set the price that it will pay at the start of every year.
- The Royal Oak Community Society will always invest in the pub, and enhance the community asset and the range of community services offered, whilst at the same time increasing the asset value to attract investors and generate good returns.
- Our Business Plan estimates that the CAGR (Compound Annual Growth Rate) is 7.4% after 5 years i.e. your investment could grow by 7.4% every year. A 7.4% CAGR means that a £1,000 investment would be worth £1,429 after 5 years. As with all investments, this number cannot be guaranteed and is subject to performance, but is a useful indicative figure.

Will the shares pay out any Dividends ?

- Yes, the Dividend will be determined at the end of every year by the Management Committee. This will be paid electronically into your Bank Account.

What voting rights do Shareholders' get ?

- Every Shareholder is entitled to one vote only, more shares does not mean more votes.

Recycling

Huntingdonshire residents are among some of the top recyclers in the country, with 57 per cent of our waste being sent for recycling. Huntingdonshire District Council are pleased to announce that everything from yogurt pots and margarine tubs to shampoo and milk bottles can now be recycled as part of your kerbside collection.

Plastics – YES please!

- ✓ Plastic bottles of all types
- ✓ Yoghurt pots
- ✓ Margarine or spread tubs
- ✓ Ice cream tubs
- ✓ Trays from chocolate and biscuit boxes
- ✓ Trays from meat, vegetables and fruit
- ✓ Clean plant pots
- ✓ Bottle tops, lids and triggers
- ✓ Sandwich packets
- ✓ Cream and custard pots
- ✓ Soup pots
- ✓ Instant Noodle pots
- ✓ Tubs for dishwasher and laundry tablets

NO thanks

- ✗ Hard plastic items e.g. toys, washing-up bowls,
- ✗ Plastic film or wrapping
- ✗ Plastic bags or black sacks
- ✗ Expanded polystyrene
- ✗ Bubble wrap
- ✗ Food Waste

Cheaper Heating Oil – Have you thought about Boilerjuice?

What is BoilerJuice?

BoilerJuice was originally formed in 2004 by a group of friends who used oil for their central heating. They wanted to make ordering home heating oil simpler, cheaper and more convenient – so they set up a website to bring heating oil users and suppliers together 24/7/365 days a year.

BoilerJuice has grown to be the leading and most innovative heating oil website in the UK, delivering millions of litres of heating oil to thousands of customers - every single month. They continue to operate completely impartially, obtaining prices from all the participating suppliers. Each supplier enters their prices into their system directly for the various delivery options. They then display the cheapest heating oil or gas oil price entered, based on the criteria entered by the members.

As the UK's leading heating oil website, BoilerJuice provides instant online quotations to over 3000 postcode districts in the UK and has 65 participating suppliers. The suppliers range from small family owned independent businesses to the larger regional and national brands, giving you access to an even wider range of suppliers.

With BoilerJuice you can:

- Instantly get a competitive price for central heating oil delivered to you from the participating suppliers in your local area;
- Buy your central heating oil online 365 days of the year, 24 hours a day, at your convenience;
- Join buying groups to benefit from further discounts;
- Quickly find other related services from reputable suppliers in your area (e.g. service engineers);
- Benefit from BoilerJuice's ability to group your order with others from your postcode area to automatically gain volume discounts.
- Help reduce the environmental impact of burning oil, by reducing fuel miles.

Why Use BoilerJuice?

There are 1.5 million homes in the UK using oil for central heating. But because the vast majority buy heating oil as individuals, they often pay a much higher price.

For a start with BoilerJuice we work hard to get you the cheapest heating oil price we can find from our participating suppliers in your area and because we cluster orders in postcode areas, fewer tankers need to go out onto the roads.

This is great news for you – because it means we're often able to give you an extra Group Saving on top of the price we quote. So you save all-round!

www.boilerjuice.com

Hail Weston Parish Council Contact Details

Meetings are normally held every third Tuesday of the month at 7.30pm in the Village Hall with no meetings in August or December.

Members of the public are welcome to attend, as there is an opportunity for public participation at every meeting where anyone can air their views or ask questions.

Notices for these meetings are posted on the village notice board, which is situated in the High Street between the turnings for Orchard Close and Aubreys Farm, and can also be found on the web site at www.hailweston.org.uk

The Parish Council comprises of seven members and there is presently one vacancy.

Please note the new Parish Clerk contact details.

CHAIRMAN

NIGEL BURDETT
VICE CHAIRMAN
8 Barker Close
(01480 470366)

SHEILA BUCHANAN
34 High Street
(01480 210366)

VERONICA BOLTON
6 Weston Close
(01480 217061)

DI SALTER
111 High Street
(01480 475153)

JOHN BURTENSHAW
59 High Street
(01480 476933)

CAREN JONES
8 Pound Close
(01480 471257)

Neighbourhood Watch
Allotments representative

Open Spaces
Planning Committee
Health & Safety
Pub Campaign

Communications
Pub Campaign

Planning Committee

Highways & Environ-
ment
Planning Committee

Cemetery,
Pub campaign

JEN ABELL
PARISH CLERK
5, Orchard Close
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E-mail:
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COUNTY COUNCILLOR:
PETER DOWNES
42 Huntingdon Road, Brampton
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MARTIN BAUGHAN - Web site
admin.