

Redgrave Community Society Limited



“working for the community”

Dear Members

First things first: thank you to all you local heroes for being part of **Redgrave Community Society** and for helping keep **The Cross Keys** exactly where it belongs — in village hands rather than brewery spreadsheets.

We wanted to share a short update on where things stand, why you don't see dramatic change year-to-year, and how you can help strengthen the Society for the future.

The Good News: Stability and Predictability

The Cross Keys continues to operate successfully under our lease with **Stephen Larder**, who runs the pub day-to-day and pays rent to the Society. This arrangement for 5 years from Jan 2023 is deliberately **steady and predictable**:

- The pub is professionally run
- The Society receives regular rental income
- We are not exposed to the ups and downs of running a hospitality business nor deciding the wine list or pulling pints (probably for the best)

In short: **no drama is good news**. The model is working as intended.

The People Behind the Bar: Stephen and the Cross Keys Team

It's also worth saying something that often goes unsaid: **The Cross Keys works because of the people who run it**.

Stephen, and his excellent team do a fantastic job day in, day out — keeping the pub welcoming, well-run, and very much at the heart of village life. They are the ones creating the atmosphere, serving the food and drinks, and making it somewhere people actually want to come.

Like many pubs up and down the country, **the hospitality industry is under real pressure** now. Rising costs, staffing challenges, and squeezed margins. Village pubs survive (or don't) based on one simple thing: **people choosing to use them**. So, one of the most valuable ways members can support both:

- the pub
- **and** the long-term success of the community model

is refreshingly straightforward - **Come to the pub. Bring friends. Eat, drink, meet, and use it**. Every coffee, pint, lunch, quiz night, or event attended helps keep the Cross Keys thriving — which in turn supports the rent that maintains the building

Registered Address: c/o Newman & Co, 4b Church Street, Diss, IP22 4DD

Redgrave Community Society Limited is a Community Benefit Society registered by the Financial Conduct Authority (Register no. 7589) www.redgravecommunitysociety.com secretary@redgravecommunitysociety.com

What's On at the Cross Keys

Upcoming events and gatherings below — a great excuse to pop in, support your pub and introduce a new neighbour to their local pub at the same time.

May Events at the Cross Keys

Folk Night – Tuesday 7th May 8pm
Quiz Night Thursday 14th May 7.30pm
Pie and Mash night Tuesday 21st May

Quiz Nights every second Thursday. 18.00 food and 19.30 start

May 14 th	September 10 th
June 11 th	October 8 th
July 9 th	November 12 th
August 13 th	December 7 th

Max of 6 per team. £2 entry per person. Cash prize for winner and proceeds to charity

August Bank Holiday – Hot Rods on the Knoll

The Less Glamorous Bit: Owning a Grade II Listed Building

What *does* change year by year are the responsibilities that come with the privilege owning a Grade II listed building.

While the pub business is leased, the building is our responsibility. This means:

- Ongoing maintenance and repairs are inevitable
- Fixes are rarely cheap
- You can't just nip to Wickes and hope for the best. That said, we do need to pretty up the front – if anyone has any half barrels for planters or knows of a cheap source, please let us know – and volunteering time or skills to help maintenance is great

These costs don't come with fanfare, we have just repaired a leaky part of the roof for £5,000 - they are real and unavoidable if we want the Cross Keys to remain at the heart of the village for generations to come.

Why Membership Matters More Than Ever

We currently have **around 240 members**, which is fantastic — but villages change. People move in. Others move away. We need to encourage new members so we can repay people who have moved away and want to withdraw their shares. Some newer residents simply **don't know**:

- That the Cross Keys is **community-owned**
- That there *is* a Community Society
- That they can become a member by buying a **£50 share**

Community ownership only works if it stays visible and relevant.

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How You Can Help (This Is the Big Ask) This is where we'd love your help.

Please talk to your neighbours, especially:

- New arrivals to the village
- People you meet socially, dog-walking, school-run chatting
- Anyone who enjoys the pub but may not know its story

A quiet word works wonders:

- Did you know the village actually owns the pub?"
- "There's a community society behind it — we're the landlords, not the beer police."
- "You can buy a share for £50 – about a pound a week."
- "It's Grade II listed, which means it's beautiful but allergic to cheap repairs."
- "Owning a share doesn't get you free drinks, sadly — but it does keep the pub alive."
- "It's safeguarding the pub for future villagers and future hangovers."
- "Think of it as a modest investment in bricks, mortar, and village life."

Every new member:

- Strengthens the Society's finances
- Helps fund building maintenance
- Keeps ownership rooted in Redgrave
- Gives people bragging rights at dinner parties ("I own part of a pub")

Email secretary@redgravecommunitysociety.com

Or speak to one of the committee

James Ramm	07494 322 042	Matt Smith	07920 021686
Karen Pearse	07821 685 233	Andy Lawrence	07790 817 545
Bradley Pearse	07736 675 345		

Finally, Thank You

Thanks again for your quiet, steady support. Things may not change dramatically from year to year but that's because the Society is doing exactly what it was set up to do: **protect the building, support the pub, and keep the Cross Keys part of the village, not just in it.**

Warm regards,

The Management Committee

Redgrave Community Society

1st May 2026

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