

A photograph of a traditional English pub named 'The Cross Keys'. The building is a two-story structure with a red brick lower half and a white upper half. The roof is covered in dark grey tiles, and there are two prominent brick chimneys. A sign on a wooden pole in front of the pub features the text 'THE CROSS KEYS' above a logo of two crossed keys. The pub has several windows, some of which are adorned with red flower baskets. In the foreground, there are white patio umbrellas and wooden picnic tables. The sky is blue with scattered white clouds.

The Cross Keys Community Pub

Village Meeting 15 Sep 26

YOUR PUB NEEDS YOUR HELP!! - PUBLIC VILLAGE MEETING



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1. Welcome and explanation of the purpose of the meeting.
2. The condition of the Cross Keys and why action is urgent.
3. The immediate roof work and other essential repairs.
4. The financial position and our £50,000 campaign.
5. Raise the Roof and Sponsor a Tile for £20.
6. The longer-term vision and external funding support.
7. Questions, comments and offers of help.
8. How to donate and what happens next

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Welcome and explanation of the purpose of the meeting



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The meeting has been called because:

- The Cross Keys Building now requires **Substantial** and **Urgent** investment

WHAT IT IS NOT:

- It is **NOT** a meeting to suggest that the pub business is closing
- Continue to use and enjoy it

The **Purpose** tonight is to:

- Explain the current position clearly
- Set out what is being done
- Show what help we need from residents

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The Condition of the Cross Keys and why action is urgent

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What is the Problem:

- The historic (Grade II listed) building:
 - Suffers from decades of under-investment
 - We promised to fix some on lease let
 - But needs much more work than can be met from normal rental income

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Known problems include:

- Water ingress due to
 - Deteriorating roof/valleys
 - Crumbling membrane
- Deteriorating battens and rafters
- Problems with toilets, kitchen, plumbing, ventilation and drainage
- Other defects including masonry, rainwater goods, cracking of ceiling and walls

A full condition survey will confirm the complete scope, but the immediate risks are already clear

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Some of this work is URGENT - Why?

1

Delay increases the damage

A small roof failure can become extensive water damage to ceilings, timbers and historic fabric.

2

Costs will continue to rise

Emergency repairs cost more and may only provide a short-term answer. Planned work offers better value.

3

Safety and operation come first

Roofing, toilet and plumbing defects need controlled action so the pub can remain safe and usable.

4

We need funds before major work can begin

Surveys, professional advice, consents and urgent repairs all require money before grant-funded work can follow.

5

Must fix before renegotiating new lease

Promised remedial works must take place in the period of the current tenancy.

Fundraising now allows us to keep the building safe, stop further deterioration and prepare a properly planned repair programme



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- **Responsibilities:**

- Day-to-day operation of the pub
 - Our tenant
 - **Going very well**
- Freehold, long-term ownership and custodianship of the building
 - Redgrave Community Society Ltd (*on behalf of you, the community*)
 - **This is not going so well**
 - **income cannot meet the costs of fixing accumulated problems**

Tonight's meeting is about how we, the owners, meet that responsibility for the long-term integrity of the building



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And what will all that cost:

- Estimated costs are as follows:
 - Fix the Roof & toilets c.£50,000.00
 - Residual Defects c.£200,000.00

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The financial position and our £50,000 campaign

Why the Society Simply Cannot Pay for everything

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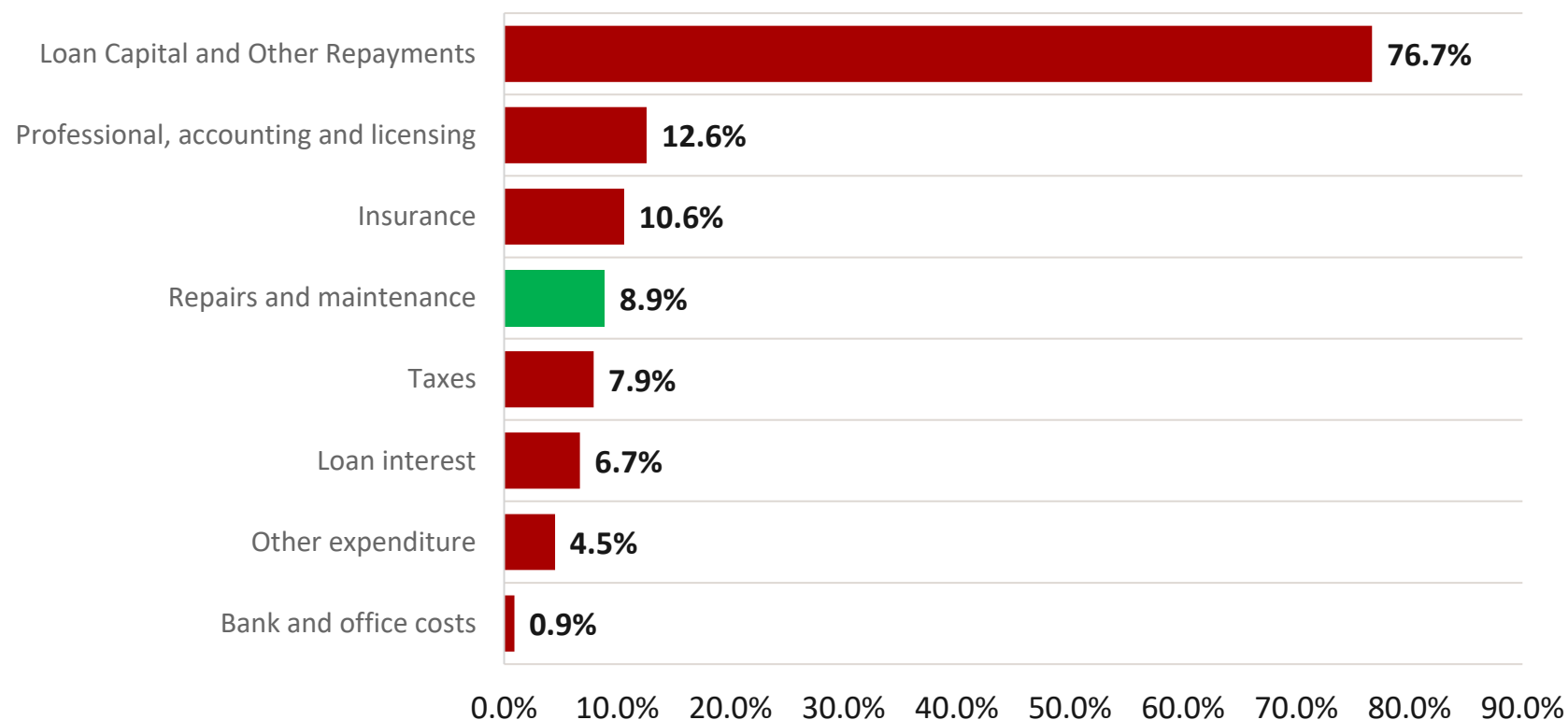
Redgrave Community Society Limited



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How our annual income has been used

Each bar shows expenditure as a percentage of average annual income



Five-year average

**128.7% spend against
average annual income**

Reserves funded the amount spent above annual income.

**The maximum we have been
able to afford on maintenance in
one year is £7.15K**

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The major programme of roof and other urgent building repairs now required ***cannot realistically be funded*** from the Society's normal rental income and remaining reserves.

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So what to do

- **First – Protect the building**
 - Find the £50K necessary
- **Second – Establish and fix the full extent of problems**
 - Grant application being prepared to Heritage England for ~£225K
 - EOI submitted today

Grants are competitive and require matched funding.

- Visible community backing needed to strengthen these applications

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**How can you to help
Funding & Practical Help**

SAVE THE CROSS KEYS

RAISE THE ROOF

Our village saved it in 2017.
Now it needs us again.



£50,000 NEEDED NOW

The roof urgently needs major repairs.
Without them, our community pub is at risk of closing.

PLEASE DONATE TODAY

Every gift will help keep the Cross Keys at the heart of Redgrave.

BANK DONATIONS

Redgrave Community Society Limited
Account No. 63159779
Sort Code 20-17-20

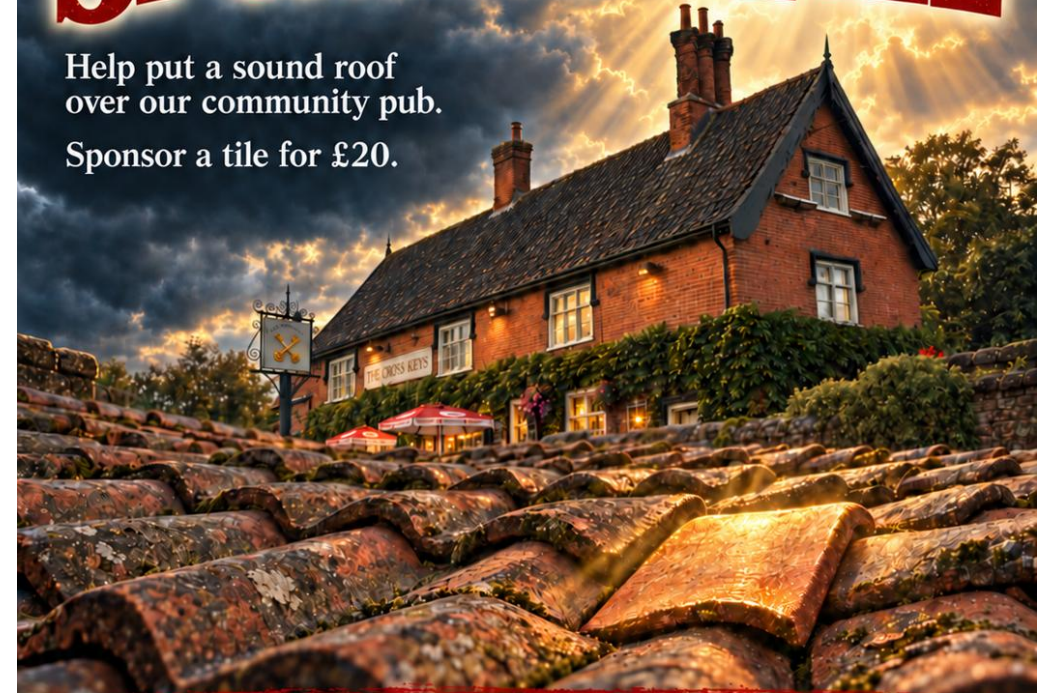


SAVE THE CROSS KEYS

SPONSOR A TILE

Help put a sound roof
over our community pub.

Sponsor a tile for £20.



EVERY TILE COUNTS

£20 PER TILE

Help us get towards our target of £50,000.

Together, Redgrave can raise the roof again.

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Other ways to Help

1. Help form a Working Sub-committee
 - Use skills in the village (***speak afterwards***)
2. Help us find Skills at "Mates Rates"
 - Immediate need for Quantity Surveyor/Architect

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The longer-term vision and external funding support



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Our Vision

To create one of England's leading examples of a **sustainable heritage community pub** by:

- conserving the historic building
- reducing energy consumption
- lowering carbon emissions
- improving customer facilities
- improving accessibility
- enhancing biodiversity
- creating a more financially resilient business



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What Might the Project Include?

Illustrative proposals include:

- Heritage repairs
- Sensitive insulation
- Secondary glazing where appropriate
- Kitchen extension and improvements
- Better toilet facilities
- New community hub
- Renewable energy technologies (where heritage allows)
- Low-carbon heating
- Air conditioning (at least in the newer facilities)
- Water efficiency measures
- Landscaping improvements
- Visitor accommodation

All proposals will be developed alongside heritage specialists and conservation officers.

THE CROSS KEYS: A VISION FOR THE FUTURE



HERITAGE CONSERVED

Our much-loved Grade II listed pub, carefully restored for the future.



IMPROVED KITCHEN

Better facilities for an efficient, resilient pub.



ACCESSIBLE FOR MORE PEOPLE

Step-free routes, inclusive facilities and a pub for all.



WELCOMING COMMUNITY HUB

Good food, great company and a place for everyone.



BETTER ARRIVAL, PARKING & EV CHARGING

Well-organised, landscaped parking with EV charging for a cleaner, greener future.



ENHANCED PUB GARDEN

A greener, wildlife-friendly space to relax, with planting for people and nature.



GREENER, LOWER-ENERGY BUILDING

Well-insulated, efficient and sympathetic to the village setting.



VISITOR ACCOMMODATION

High-quality, snug accommodation for walkers, cyclists and visitors to the area.



COMMUNITY HUB & REFUGE

Flexible community space and practical support during emergencies.



COMMUNITY RESILIENCE

A stronger, more sustainable pub supporting local people, jobs and a vibrant rural community.

An enduring heart • A living heritage • A sustainable future

Concept vision only — all proposals subject to evidence, detailed design, consultation and statutory approvals.



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Funding Strategy

The project will rely primarily on external funding rather than local taxpayers.

Initial estimate perhaps in the order of £700K

Lottery Heritage funding necessary if it is to be achieved

But first we need to "Raise the Roof"



"Our ambition is to secure the future of the Cross Keys as a thriving, environmentally sustainable, community-owned pub for generations to come."