THE FORESTER

The future of The Forester

The Donheads' Community Benefit Society Limited

Public Meeting 31st October 2026

Held at St Andrew's Church, Donhead St Andrew





1. Welcome
2. Sale agreement
3. Introducing the team
4. What we have done in the past 12 months
5. What happens next
6. What we need from you
7. Questions
8. Voting
9. Acknowledgements

A message from John Glenn MP



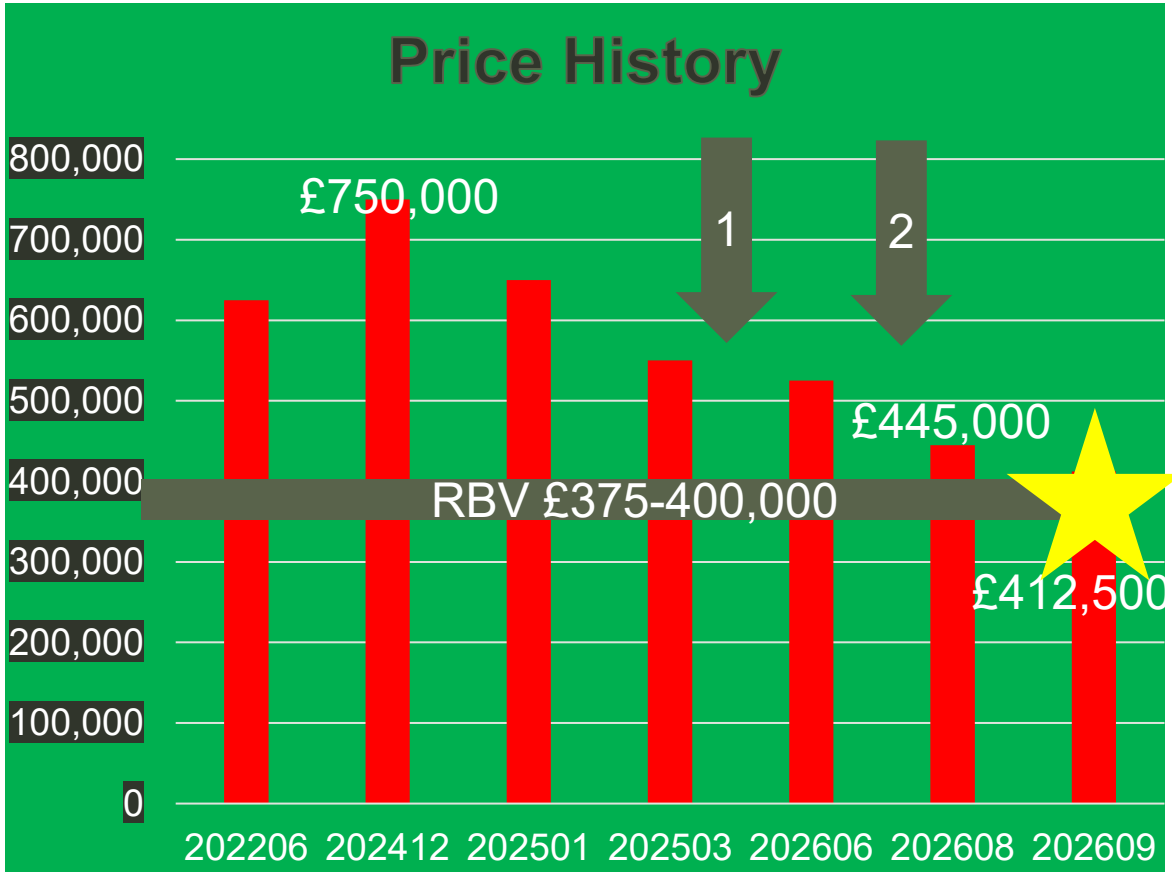
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2. Sale agreement



Sales price agreed





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3. Introducing the team





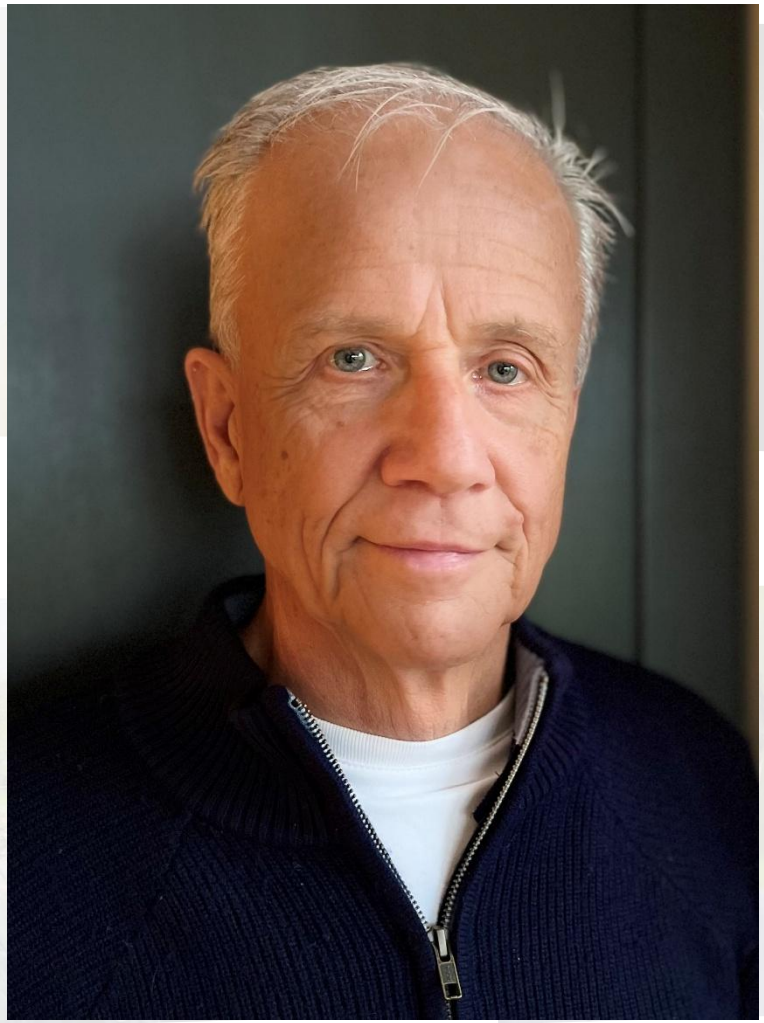
Interim Management Committee
9 Members



Simon Barkham

Exploration & Production Geologist

Managerial and organisational
Communications and liaison
Community knowledge



Nick Martin

Managing Director

Project Management
Creation of DCBS
Business Plan for DCBS & Pub/Share Offer
Fund Applications
Strong connection w/& knowledge of local businesses



Peter Dawson

Commercial Property Lawyer

Negotiation & Purchase of Commercial Property
Registration & Rules of DCBS
Share Offer Rules and Regulations
Business acumen



Miranda De Bellaigue

Marketing Consultant (neuromarketing)

Advertising & psychology
Decision science to consumer brands
Creative flair to the campaign
Enhancing communications
Strategic thinking



Hamish Sherlock

Hospitality/Event Professional

Hospitality – customer experience
Catering - food & drink
Staffing numbers and costs
Tenant selection & recruitment



Marcus Shepherd

Chartered Surveyor (MRICS)

WHITES

Property Industry
Valuation of commercial & residential properties
Local knowledge of building contractors
Local business climate



Michael Culligan

Financial Advisor

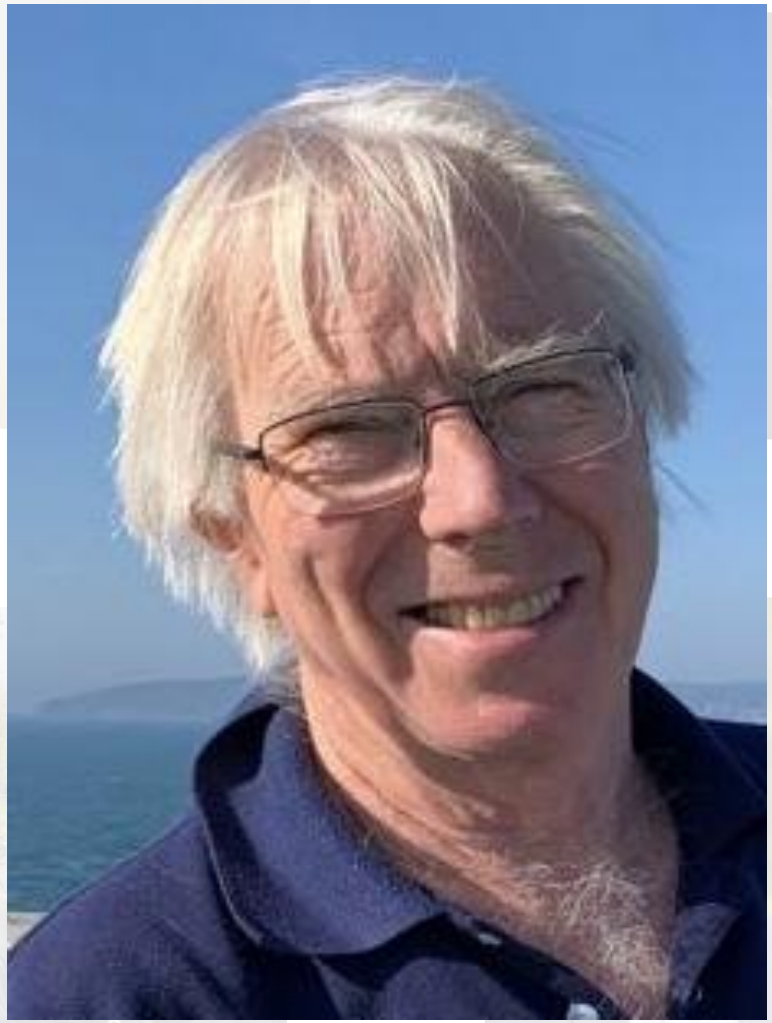
Banking, financial services & property finance
Pub & venue operations
Pub business plan
Negotiating tactics



Brent Hyde-Smith

Project Manager/Building Services Engineer

Project Management
Organise and manage renovation & refurb
Contract, hire and manage builders etc.
Schedule of works & cost control



Alistair Stoker

Chartered Accountant

Accountancy
Business plans for DCBS & pub
Banking, tax, audits and budgeting
Accounting software
Financial analysis, interpretation & planning

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4. What we have done in the past 12 months

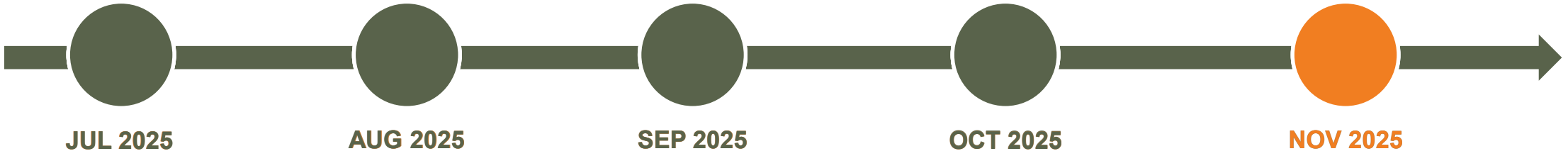


From First Conversations to a mobilised community

Christie For Sale Sign
Sale price £550,000

PC informed of change of use

173 Responses to questionnaire
1st Public Meeting 130 attendees
Forester registered as ACV



Sounded out community

246 objections

A mobilised community takes action

Ask For Pledges

100+ Residents for photo
DCBS Registered w/FCA

Bank Account Opened
Revised Red Book Evaluation

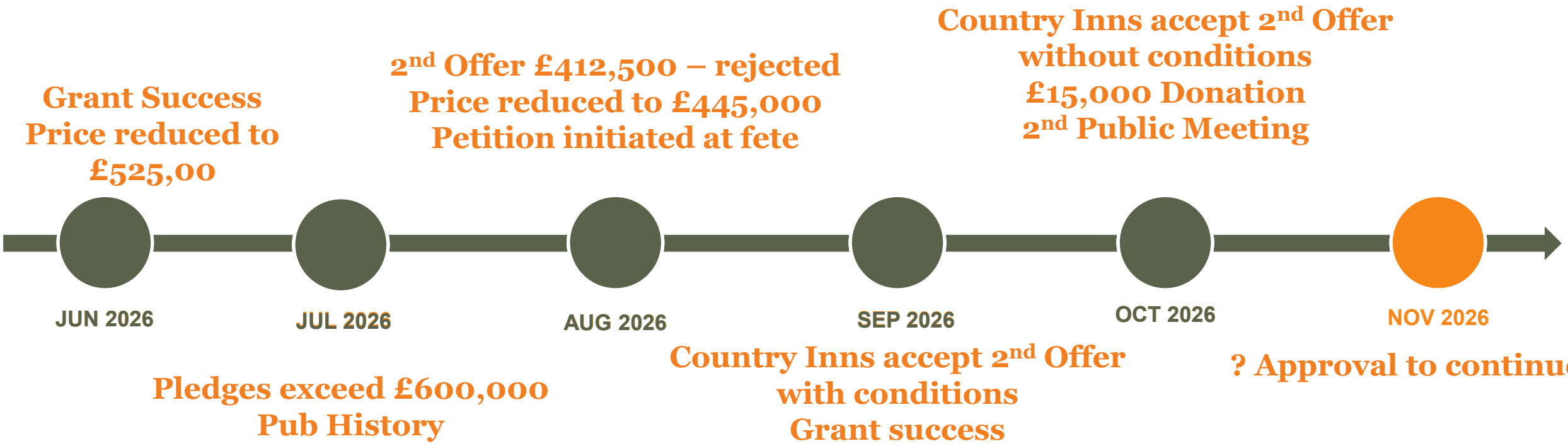


Pledges exceed £½ million
Website & Social Media

Planning Application Refused
Red Book Evaluation
Building Condition Survey

1st Offer £328,500
Rejected

A mobilised community takes action



Funds needed

Property	Target £850,000	Trigger £750,000
Purchase Price	412,500	412,500
VAT	74,250	74,250
SDLT	13,838	13,838
Total	**500,588**	**500,588**
Transaction Costs		
Surveys	6,000	6,000
Professional Fees	8,000	8,000
Total	**14,000**	**14,000**
Pre-Trading		
Start up & Legal Reg	16,000	16,000
Refurbishment	263,000	211,000
Total	**279,000**	**227,000**
Ongoing DCBS		
Working Capital	50,000	30,000
Contingency ~7-9%	80,662	52,662
Total	**130,662**	**82,662**
Total	**850,000**	**750,000**

Indicative figures only. Final numbers will be confirmed in the BP & SO

Funds pledged & raised

Trigger to proceed is £750,000 & Goal is £850,000

✓ **Pledges** of £601,650 from 168 individuals

✓ **Donations** of
- £15,000 Semma Fund
- Add a crowdfunding button to website

✓ **Grants**, researched over 300 possible providers
- Success to date:
  - £4,800 Access Reach Fund
  - Conditional £50-£60,000 w/loan of £40-50,000
- Work in Progress
  - Landfill Communities Fund
  - National Lottery Fund

✓ **Management Committee** have spent some £10,000

A possible financial total to date of £741,450

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5. What Happens Next



From now to completion

The following four processes will be run together

Legal



Refurbishment



Fundraising



Finding a tenant



Legal Process



- Instruct Solicitors
- Update on state and condition – check for fundamental changes and compliance with regulations etc
- Relevant questions arising raised in enquiries with Seller's solicitors
- Contract and transfer documentation agreed
- Timing – combining exchange and completion – how and why
- Lease – "FRI" + Community obligations

Fundraising - Share Offer



- A formal share offer document will be issued shortly
- Will qualify for the 'Community Shares Standard Mark'
- Please read it **carefully**
- It will summarize the DCBS Business Plan (with full plan attached)
  - Business Plan is based on DCBS as a landlord
  - DCBS income will be rent from the tenant
  - Estimated figures for tenant's business shown
- Share Offer will open on a specific date and specify a closing date (likely to be 10 weeks later)

Share offer – how it works



- Anyone over 18 can be a member (i.e. shareholder)
- £1 Shares
- For the initial offer - minimum subscription amount £250 (plus £1 member share which everyone has to have);
- Every shareholder has one vote irrespective of amount of shares – right to vote at Annual Meeting and Special Meetings
- No dividends
- After 3 years possibility of interest
- No right to sell or transfer
- Limited right to withdraw capital (but not reduce below minimum)

Condition Surveys

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Refurbishment



Sept-Oct 2025 3 initial surveys of the pub undertaken by community members

March 2026 A condition survey undertaken by Historic Building Advisory Services (Tisbury) identified four categories of work

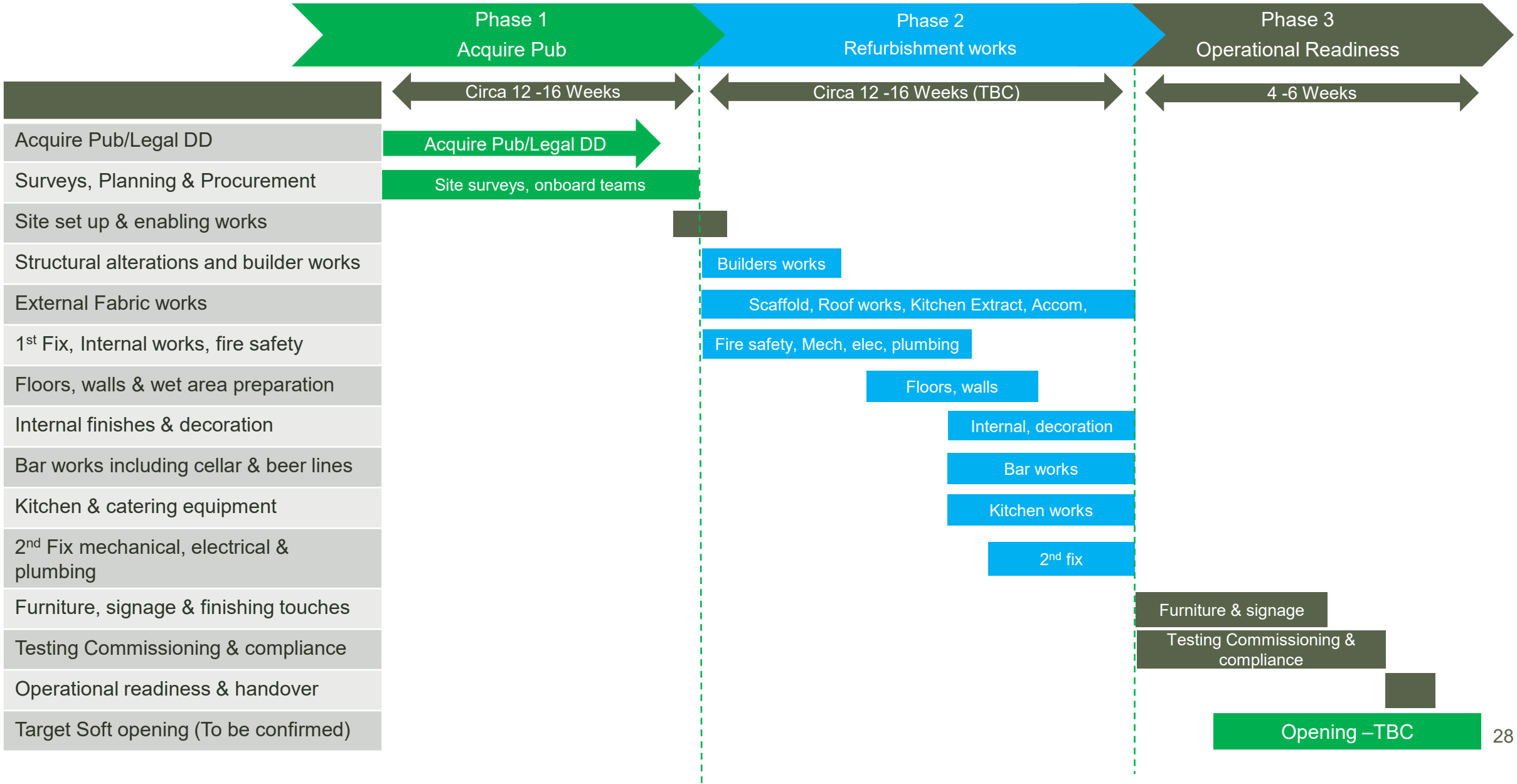
i. **Unavoidable/statutory** - £33,450
ii. **Essential -** can't be deferred without risk of further deterioration & increased cost - £57,500
iii. **Urgent -** to maintain value & utility of the building - £124,000
iv. **Desirable** - £51,600

First three items covered by Trigger Target of £750,000
Item iv is included in the Target Goal of £850,000

Currently creating a schedule of works

Refurbishment

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Tenant Recruitment Process & Timeline



- Why not community-RUN pub?
- Recruit to the ‘Forester Profile’
- National: agents, foundations, websites & trade press
- Local: press & radio, social media & advertising, word of mouth
- Application form - with business plan & start up capital
- Interview & food demonstration
- Refurbishment alignment

1	2	3	4	5	6	7	8	9
Week 1-3	Week 4-12	Weeks 13-16	Weeks 17-18	Weeks 19-21	Weeks 22-26	Week 23	Weeks 24 -27	Week 28
Prepare	**Advertise**	**Shortlist**	**Select**	**Heads of Terms**	**Legal**	**Sign & Hand-over**	**Tennant Prep**	**Open**

Attracting the right tenant and making the pub thrive



- **Vested audience**
- **Community events programme**
- **Fair & sensible rent**
- **Strong relationship management**
- **Well-maintained building**
- **Stable, long-term relationship**
- **On-hand goodwill & volunteers**
- **Track record**

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6. What we need from you



Pledges



Please do take up the share offer and buy as many shares as you can

Spread the word



- ✓ Encourage friends to invest
- ✓ Talk about the pub to build awareness
- ✓ Share social media posts
- ✓ Help us to find a tenant
- ✓ Share your ideas
- ✓ Get involved - VOLUNTEER

7. Questions



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8. Voting



Voting

Last Year you gave us your approval to form a

Community Benefit Society

And to approve

The interim Management Committee as proposed

Voting

We would now like to ask for your approval:

To support the Management Committee's proposal to proceed with the purchase of The Forester Pub, funded by a community share offer and any grants, loans and donations that might be forthcoming

9. Acknowledgements



We would like to thank…



- ❑ **320+ of you** who have supported the initiative
- ❑ **David Curless** for building and running the website
- ❑ **Jane McCarthy** for setting up and running our social media presence on Facebook and Instagram
- ❑ **Christopher Hart** for researching and writing up the history of The Forester
- ❑ **Nick de Bellaigue** for his work on grant applications
- ❑ **St Andrew's Church** for providing us with this location
- ❑ **The Chickpea Group, The Beckford** and **Simon Coombe of the Hop Pole** for their support, time and advice

We would like to reiterate our thanks to

- **George Lisle, Tracey Boyd, Ted Martin, Tim Reeve, Michael Farewell** and **Chef Jason Lewis** who have surveyed the pub for us
- **Belinda Swallow, Marcus & Henrietta Thorpe, Jeremy & Birdie Hartley & James Hedges** for distributing flyers & acting as collection boxes for the completed questionnaires
- **Ewan Guinness** and **James Scott** for looking at the historic trading numbers
- **Claire Guinness** and all the distributors of the Donhead Digest for delivering flyers
- **Donhead St Andrew Parish Council** for nominating The Forester as an Asset of Community Value
- **The Parish Councils of Donhead St Andrew & Donhead St Mary** for advertising this campaign
- **Ludwell Stores & Post Office, Semley Village Stores,** for advertising & collecting questionnaires