

Part C: About the Asset

Name of asset	The IbeX Inn Public House
Address or location of asset	Main Street, Chaddleworth, RG20 7EH
Description of the asset and its boundaries (you are encouraged to attach a photo and/or a plan as supporting evidence). Please read the accompanying guidance notes.	<p>A Public House that is in Main Street in Chaddleworth at the heart of the village.</p> <p>The Public house is currently owned by John Castle Illexanna Ltd. It was sold by Greene King on the 4th April 2013. Since 1978 it has been owned by Simonds Brewery then Courage Brewery, then Morland Brewery and finally Greene King</p>
Does anyone live at the asset? If yes, please give details	The Public House has living accommodation for Landlords/Managers
<p>Reasons for nomination: Why do you believe the asset is of community value? (<i>You are encouraged to attach supporting evidence</i>)</p> <p>Any information entered here may be copied and passed onto the owner of the property you are nominating, the rest of your nomination will not be shared with the owner.</p>	<p>The Ministerial Foreword in the Government's own guidance for local authorities on assets of community value begins: "from local pubs and shops to village halls and community centres, the past decade has seen many communities lose local amenities and buildings that are of great importance to them."</p> <p>Community pubs represent the very essence of a community asset, providing a meeting place where social networks are strengthened and extended and where people can mix with others from different backgrounds to their own. Pubs host a wide variety of community-oriented events and activities that add considerably to local civic life.</p> <p>As well as injecting an average of £80,000 into their local economy each year, pubs play a key role in raising money for local charities – it is estimated that the average pub raises around £3000 a year for charity.</p> <p>The Institute of Public Policy Research (IPPR) has used 'Social Return on Investment' methodology to quantify the wider social value which pubs generate for their communities, which cannot be captured in financial terms. These wider community benefits range from the amount of money the pub raises for charity to the reduced risk of social isolation through opportunities for pub-goers to make new friends and strengthen community ties. The IPPR's research found that each pub generates between £20,000 and £120,000 of wider social value to their communities.</p> <p>The Pub has had many boom years and in the 1980's and early 90's was a very successful public house with good</p>



profits being made. Over the past few years, much to the frustration of locals from the village and those in nearby surrounding villages, the pub has floundered mainly due to the exorbitant rent being exacted by the brewery.

The Village is resident to around 465 adults.

The situation of the pub being close to the M4, very close to the West Berkshire Golf Club, and being in the heart of shooting country make it an ideal location to service the needs of these. It currently has inside seating for around 40 covers with a good size car park, offering excellent food opportunities as an out of town pub/restaurant. The large car park is also an asset to the village, as it is regularly used by visitors from outside of the village. The village itself has many daytime businesses, including farms, a packaging company, a confectionary business (with outlets at Harrods and Fortnum & Mason among others), three large agricultural estates as well as many smaller businesses run from individual homes, which used to generate daytime trade for business lunches. The Ibx also provides much local employment.

The Ibx Inn sits within the North Wessex Downs, an Area of Outstanding Natural Beauty (AONB) and a Conservation Area with 27 separate footpaths which brings in many visitors including ramblers and cyclists.

The pub has a bus stop right outside which runs between the village and Newbury and on Saturday Wantage.

It is regularly used by the local darts teams, and would frequently provide additional entertainment for the village in the form of bands, quizzes, and beer festivals.

Its used as a meeting point for many local organisations including the Chaddleworth Cricket Club, Darts Club.

Local businesses are able to advertise within the pub.

The pub car park has also been used by the local police force as a meeting point during rural operations and there has been a regular Christmas Market at which many local businesses have been represented .

In essence, the Parish Council and those it represents feels that The Ibx Inn is a real social asset to the community, and that if ever the owners were to sell the pub, that there would be an opportunity for a community purchase, in order to keep it as a community asset.

This may be as a Pub, but may also incorporate other assets such as a shop, Post Office (that used to be operated here) Bed and Breakfast accomodation and a 'café' in order to make it firstly viable, and secondly to further enhance its value to the community.



<p><i>Community Notes</i></p>	<p>The exact funding and running of the Pub, should it be put up for sale is at present unsure.</p> <p>In the first instance the Parish Council would look to help form a working party to facilitate the procedure of funding & planning of any bid to buy the pub. This would consist of at least 1 Parish Councillor, but in the main be formed by local members of the public. The feeling is we would have plenty of support in this aspect.</p> <p>They would seek advice and guidance from such organisations as 'Pub is the Hub', The Plunkett Foundation and 'CamRA' amongst others to ensure the best possible chance of success in buying the Pub and its viability in the future are met.</p> <p>The Parish Council may in part apply to the 'Public Works loan Board' for help with funding.</p> <p>Some experiance of this situation is known to members of the Parish Council, and help & advice has already been offered by our close neighbors at Hungerford Newtown who have succesfully registered the Tally Ho pub.</p>
<p>Current owner's name and address (if known)</p>	<p>[REDACTED]</p>

<p>Date nomination submitted</p>	<p>08/05/14</p>
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You are encouraged to attach photos, maps, plans and other documents to help us correctly identify the asset and to support your nomination.



West Berkshire
COUNCIL

