

Dear Friends and Neighbours,

We want to keep you informed about our ongoing efforts to secure the future of The King's Arms. Over the summer, the Wing Community Pub Community Benefit Society (WCPCBS) wrote twice to the freeholder, Mr Gerry Solomons, asking about his intentions for the pub and sharing our concerns.

Our Correspondence

In our letters, we:

- Asked for clarity on his long-term plans.
- Reiterated the community's overwhelming support for reopening.
- Highlighted the independent valuation of £395,000–£550,000, compared with the current £975,000 asking price.
- Expressed concern about the risk of the building deteriorating further while empty.
- Reaffirmed that we are ready to work constructively with any future owner or tenant to help The King's Arms thrive.

Mr Solomons' replies, in summary, were that:

- He believes the pub would need very high weekly turnover to be viable, and that most community-run pubs fail.
- He has not received what he considers to be a "realistic" proposal and is continuing to market the pub.
- He does not accept our valuation figures, is exploring "various uses" for the property, and will share his chosen plans once finalised.

For those who want to see the correspondence in detail, including a summary of his replies, these are available on our website: www.wingpub.co.uk.

Recent Visits and Maintenance

Since this exchange, Mr Solomons has visited the site at least twice (in late August and mid-September), with another visit expected in October. He has carried out a number of improvements, including:

- Cleaning and tidying the car park, trees and rear areas.
- Engaging a gardener and surveyors, showing that the property is being kept under active watch.

These steps, along with his conversations locally, suggest he does not intend to let the pub deteriorate and still wants it to reopen as a pub when the right proposition is found.

We also understand that offers have been made for the pub. We do not know the details, but they are understood to have been reasonable.

Our Reflections

The Committee recognises that his written replies may have felt dismissive, but his actions on site have been more constructive. Our agreed approach is therefore to remain measured and positive, keeping a close eye on the property's condition and continuing to explore viable tenancy and operator models.

Thank you as always for your continued support. The determination to bring The King's Arms back to life remains strong, and your backing is vital as we continue this process.

With best wishes,

The WCPCBS Committee