

Pitton Community Store

Community Meeting on 13 September 2025

Questions & Answers

1. Might funds be raised by a “buy a brick” or similar scheme, whereby residents donate £X per brick ?

This has been considered but is very unlikely to yield the £70,000 that is currently required to commission the building of the shop.

2. Will the Store raise income through selling solar generated electricity to the village hall?

The roof of shop has been designed to accommodate solar panels, but these are currently not included in the tender. If funds permit, they will be included and the possibility of raising income from them will be examined.

3. Will the salaries of the Manager (at £11 per hour) and (at £10 per hour) Assistant Manager be sufficient to recruit staff and provide the necessary holiday and sickness cover.

The figure of £11 per hour quoted in the business case relates to the salary in 2022. The business case includes provision for cumulative staff cost inflation of approximately 30% up to 2026. This gives a salary of £14.30 per hour for the Manager which equates to £36,608 p.a. for a 40-hour week. The Manager will work for 25 hours per week. At present this is competitive and will be reviewed prior to recruitment of staff. Holiday and sickness cover has been built into the overall salary costs.

4. Has sponsorship from businesses been considered?

Sponsorship from potential suppliers will be looked at as part of the set-up phase prior to the shop opening.

5. How will the set-up costs be funded?

Several smaller grant funders have been identified as potential funders of the set-up costs. These include the Royal Countryside Fund and Wiltshire Council South Area Board. In addition, crowdfunding and other local fund raising together with a possible small loan will be considered. If the community share offer exceeds the £210,000 required to fund the build phase, then this will be used to cover the set-up costs. We will also be looking at the recently announced Wiltshire Rural Hub grants. This is capital funding and so might fund part of the build and allow some of funds raised through the share offer to fund the set up costs.

6. When will the community shop open?

If this share offer is successful, we expect the shop to open around July 2026.

7. Could someone pledge to provide a loan instead of a share purchase?

This would be welcomed and dealt with on an individual basis outside the community share scheme.

8. When the shop opens will the post box be moved to the new shop location?

Currently we don't know and will investigate further.

9. Has any data been obtained from estate agents regarding the impact on house prices of there being a local shop?

No specific local investigations have been made however it is generally asserted by Plunkett (a not-for-profit organisation that supports community businesses) and other organisations, such as "Which", that houses in locations that have convenient access to a shop have higher value than equivalent houses that do not have such access.

10. Does the shop's build cost include inflation?

This was included in the business case. We now have fixed price quotation for the build which is based on a detailed requirements specification and includes £20,000 contingency.

11. Would it be lower cost to have a labour only contract combined with the community store purchasing the materials?

When factoring in the extra project management costs it is unlikely that this approach would be lower cost for this project. It would also be higher risk in terms of time and cost.

12. Might volunteers help to finish off the build e.g. decorating, fitting out the shop.

This might be appropriate in some areas at a later stage. At present, because of time and budget constraints, the approach is to contract professionals to build and equip the shop to a firm timetable and cost. Then to look to community volunteers, working with the paid staff, to get the shop ready for opening.

13. How much rent will be paid to the village hall for use of the land?

£350 per annum for 30 years.

14. Have large corporations such as Asda, Tesco etc. been approached for a grant?

Corporate donations from large commercial organisations have been partially examined and will be investigated further.

15. Will enough car parking be provided and take account of longer stays by café customers?

There will be 4 spaces at the front, and together with further parking at the rear will give 20 spaces. In addition there is overspill car parking on the new “grid” parking on the field.

16. Are there detailed floor plans and internal illustrations of the shop?

Yes, these are now available on the web site.