

Beckley & Area Community Benefit Society Limited

ANNUAL MEMBERS' MEETING

15th November 2017

7:30pm

Beckley Village Hall

Agenda

- Chairman's welcome
- Committee Reports
 - Annual Report, including "*More than a Pub*" update
 - Treasurer's Report
 - Membership Report
 - The Abingdon Arms: past & future
- Results of elections to the Management Committee
- Open Forum
- Conclusion of business followed by refreshments

Annual Report

Mike Hobbs

BACBS

A DRAMA IN 3 ACTS

1. Purchase of The Abingdon Arms
 - Option, decision, action
2. Ownership
 - Celebration, makeover, 'cheers'
3. Tenancy
 - Recruitment, handover, refurbishment
 - Open, welcome, good food & drink

OUR COMMUNITY

THE CAST

1. Shareholders (226 plus 50 joint applicants)
 - Total raised £505,000
2. Volunteers (>100): front of stage
 - Village ambassadors
 - Clearing out, repairs, decoration, garden makeover
 - Cleaning, bar staff
3. Volunteers: backstage
 - Advisers
 - Partner organisations
 - Management Committee

‘MORE THAN A PUB’ THE PLOT

1. Aims
2. Funding: Plunkett Foundation / Power to Change, CCF
 - £100,000 matched grant & loan
3. Programme
 - Community café, lunches
 - After-school children’s activity cafe
 - Inclusive social groups
 - Recreation (table games, walk & bike routes)
 - Culture (jazz, folk music, literature)
 - Services (cycle repair & hire, collection & delivery)
 - Improved accessibility
 - **VOLUNTEERS NEEDED!**
4. Outcomes
 - Increased use of pub, business; stronger community

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Treasurer’s Report Gabriel Brodetsky

Summary of final accounts

Profit & Loss Account **£822**

- Revenue £22,731 (rent paid, pub trade)
- Gross profit £17,190
- Operating profit £1,300
- Profit before tax £822
- Tax due £ nil

Balance Sheet **£505,822**

- Share capital £505,000
- Profit & loss £822

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Treasurer's Report

- Share Offer raised **£505,000**
 - **A shares 75%** (withdrawable, interest payable)
 - **B shares 25%** (non-withdrawable, no interest payable)
- Brakspear accepted our offer of **£435,000**
 - Included fixtures and fittings
 - Capital allowances worth **£17,500** transferred to us
 - Stamp Duty paid: **£15,165**
 - Mortgage not required to fund the purchase
- Private loan made available for working capital at advantageous interest rate

Treasurer's Report

- Repairs & maintenance
 - Spent just over **£17,000** (against £50,000 budgeted)
 - Top items: new wood-burning stove, replacement windows, shed, electrics
 - Some additional costs will appear in 2018 accounts
- Pub open sessions
 - Takings **£9,797**
 - Gross profit **£4,975** (51%)
 - Net profit of **£3,357** (34%)
 - **2,200+** pints pulled, **180** bottles of wine sold

Treasurer's Report

Beer / Cider / Lager	Pints
Prospect	612
Gravitas	432
Cotswold Lager	348
Cotswold Cider	260
XT4	216
Good Size Eh? & Hoptric	191
Guinness	104
Scholar	72
Hooky Gold	36

Wine	Bottles
White	120
Red	60

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Treasurer's Report

- Cash in bank at year end **£72,193**
- Financial position in line with Business Plan
- Currently preparing budget for 2017-18
 - Main expenditure will be on 'More Than A Pub' accessibility project and further repairs & maintenance

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Treasurer's Report

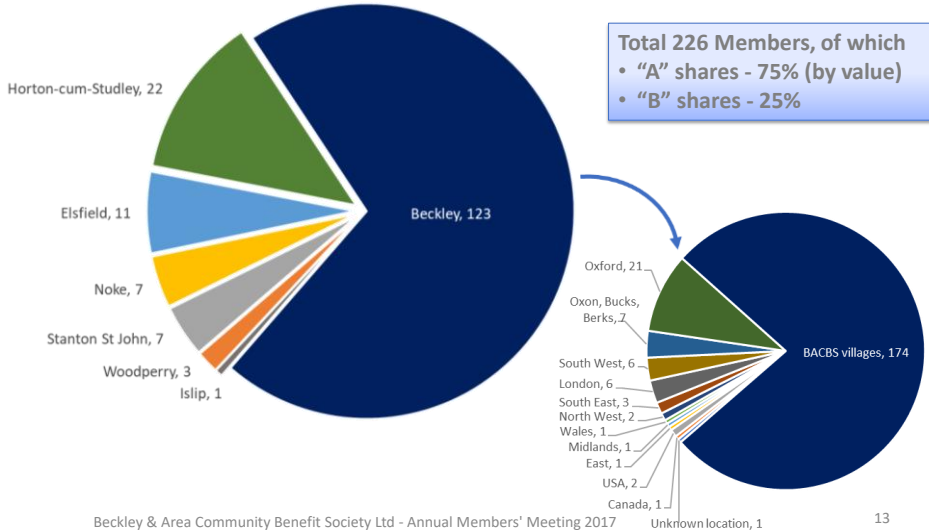
- Audit exemption
 - Full audits typically cost **£3,000+**
 - Unaudited report costs c. **£650**
 - Exemptions permitted if:
 - Total value of assets less than **£2.8m**, and
 - Turnover less than **£5.6m**
 - Has to be approved annually at a general meeting

Treasurer's Report Resolutions

Item	Resolution
Audit exemption (2016-17)	To authorise the Management Committee to substitute an accountant's report in place of a full audit of the accounts for the year to 30 th September 2017, as permitted by the Rules and applicable legislation
Financial Accounts	To receive the Financial Accounts for year to 30 th September 2017
Audit exemption (2017-18)	To authorise the Management Committee to substitute an accountant's report in place of a full audit of the accounts for the year to 30 th September 2018, as permitted by the Rules and applicable legislation

Membership Report Adrian Hampshire

Geographical distribution of BACBS membership



Membership Report Adrian Hampshire

Distribution of shareholders' investments



* certificates

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Membership Strategy

Objectives

- To maintain and grow our membership
- To ensure members are engaged and participate

Aims

- Ensure sufficient share capital
- Generate new capital
- Maintain pool of volunteers
- Promote community cohesion

Membership Strategy

Approach

- Actively promote membership
- Recruit new members
- Appoint Membership Secretary

Measures of success

- Total number of members
- Number of new members recruited in the year
- Value of share capital
- Number of members standing for election to the management committee

The Abingdon Arms – Past Works

John Stradling

**What was achieved
between taking ownership
and handing over to our
tenants?**



**Grade II
listed
building**

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**Structural survey revealed nothing of great concern – the ‘alarming’
lean of the front wall has apparently been there for over 100 years!**



**But plenty of unacceptable issues due
to years of neglect**

The surveyor commented on perilous state of car park wall

November 2016



January 2017



Did it fall or was it pushed.....

Wall rebuilt over four Saturdays by team of dedicated local 'stonemasons' under expert guidance of David Coles



**Estimated DIY saving
over £5,000**



The windows were in a terrible state and these were repaired/replaced by Derek Jacobs



Gutters and drainage very unkempt. Sorted out by Ray Blackler and David Butcher

Damaged rendering on rear wall to be repaired in 2018



Main beam by entrance door precariously supported



Nice new oak support by Keith Valentine



Old septic tank - flimsy covers and really dangerous



Filled in by Stuart Ring, who also put in new garden drainage system to get rid of boggy areas and who landscaped some more uneven areas.

- **Garden was in appalling state with rubbish everywhere**
- **Very active gardening team, led by Helen Stradling, did an amazing job clearing rubbish, old pond, tree stumps; replanting, reseeding, hedge trimming, planting new hedge and trees. New shed installed, patio cleaned, wooden railings repaired, etc.**



Google maps image taken on a busy Saturday – 8/4/17 !



Area of Japanese knotweed to deal with

Serious water leakage from cistern overflow – soaking wall and causing significant damage including to ceiling in ladies loo. Repaired & sorted out by Paul Perros and Adam Jeffrey.



Swing sign repaired and updated to show free house status; other signs updated (Zap Graphics)



- Extensive repairs and redecoration, upstairs and downstairs, led by Adrian Pennink
- Pub looked so much more attractive for the period when we ran the pub, and to entice a new tenant!



Summary

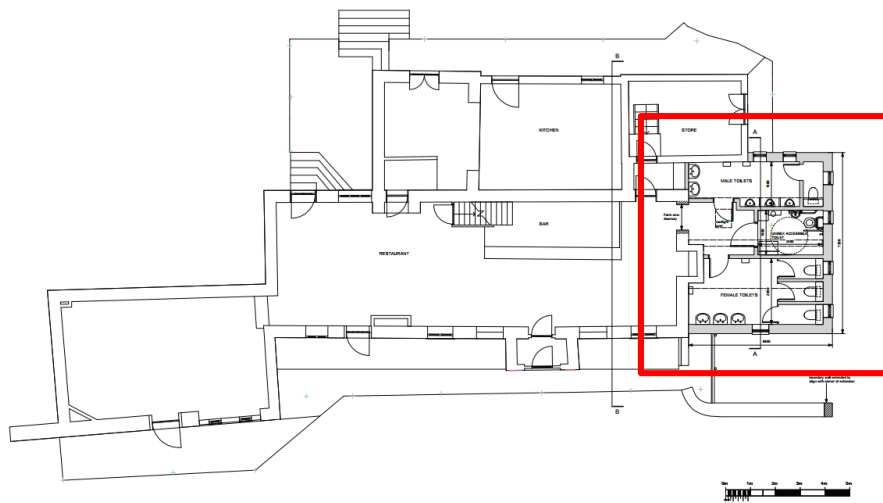
Major effort by over 100 volunteers made an astounding difference to the attractiveness of the pub. In addition a considerable sum of money was saved, thus greatly reduced the borrowing requirements. Many thanks to all you volunteers!



The Abingdon Arms – Future works Accessibility Project – Progress – Mike Baker

- Laser survey of building and surrounds, and as-existing drawings produced by SIAD Ltd in June 2017
- Architect (Ben Tanner of Andy Patterson Architects) appointed in July 2017
- Bat surveys undertaken in September 2017 with a recommendation that building works commence between October and March
- Planning and listed building application - target decision date of 13 December 2017
- Architect has been instructed to proceed to tender documentation to ensure a construction start by March 2018
- Quotes being obtained from supporting consultants
- Prospective contractors to be firmed up for tender issue first week of January
- Proposed to hire fully-plumbed event toilet trailer located in car park during the works to allow pub to keep trading

The Abingdon Arms – Future works Accessibility Project - Plan



The Abingdon Arms – Future works Accessibility Project - Elevations

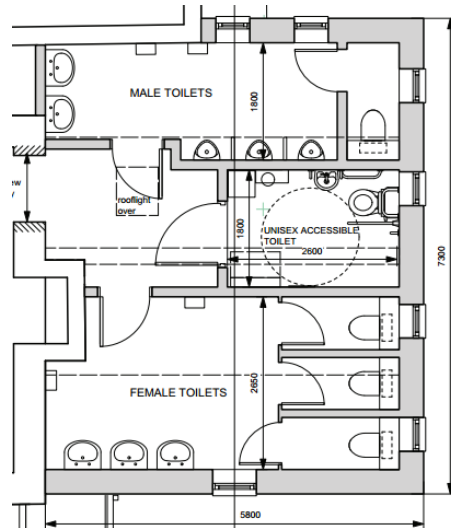


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The Abingdon Arms – Future works Accessibility Project - Detail

- New opening through end gable wall
- Oversized accessible WC to accommodate fold-down baby changing table
- Ambulant disabled cubicle in male and female areas
- Water and energy saving fittings, lighting and ventilation
- Front door widening
- Garden terrace access



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Elections to Management Committee

Georgina Matthews

- The Rules of the Society require between 3 and 12 committee members
- The current Committee decided that the future size of the committee should be 8 at its meeting on 4th September 2017
- As all current members are co-opted to the Committee, all are required to resign
- 12 valid nominations received
- The term of office for each elected Committee member based on the number of votes received
- As a result, the following have been elected to the BACBS Management Committee

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BACBS Management Committee

Elected Members

Total Members casting votes: 120 (53% turnout)

Elected Member	Term of Office
Hobbs, Mike	3 years
Brodetsky, Gabriel	3 years
Hampshire, Adrian	3 years
Stradling, John	2 years
Baker, Mike	2 years
Jepson, Susy	2 years
Jeffrey, Adam	1 year
Traynor, Lise	1 year

The outgoing Committee thanks all candidates whether elected or not, and notes that the new Committee will seek to make good use of the enthusiasm and expertise of Members in running the Society, especially all those that put themselves forward for election.

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Open Forum

- Evelyn Waugh blue plaque proposal
 - Tony Strong/Adrian Pennink
- Your views on progress made to date in respect of the Society's aims and objectives
- Priorities for future
- Any other topics

End of meeting

Refreshment to be served