

Beckley & Area Community Benefit Society Limited

ANNUAL MEMBERS' MEETING

28th November 2018

Beckley Village Hall

Agenda

- Chairman's welcome
- Committee Reports
 - Chairman's Report (MH)
 - Treasurer's Report (GB)
 - Secretary's Report (AH)
 - Accessibility project (GB)
- Results of elections to the Management Committee (MH)
- Open Forum (All)
- Conclusion of business followed by refreshments

Chairman's report 2018

The Abingdon Arms

- Consolidation
- Awards:
 - Sawday's Community Pub of the Year
 - CAMRA's Good Beer Guide
 - Independent's Best Sunday Lunches
- Collaboration / liaison

Chairman's report 2018

Our community

- Community participation
- Volunteer activities: garden maintenance, 'More than a Pub' programme, village links, management committee
- Grant awards:
 - SSEN Resilient Communities Fund
 - Co-operative Society Community Grant
 - SODC Community Capital Grant
- Governance, Safeguarding

Chairman's report 2018

'More than a Pub' programme

1. Aims
2. MtaP funding
3. Programme
 - ❖ Eating, drinking, socialising
 - ❖ Children
 - ❖ Recreation
 - ❖ Music
 - ❖ Literature
 - ❖ Future?

----- VOLUNTEERS NEEDED! -----

Treasurer's report 2018

Treasurer's report 2018

Summary of final accounts

	2018	2017
<u>Profit & Loss Account (£)</u>		
Revenue	25,964	22,731
Gross Profit	25,983	17,190
Operating Profit	4,164	1,300
Profit Before Tax	3,364	822
Tax due	nil	nil
<u>Balance Sheet (£)</u>		
Share Capital	505,250	505,000
P&L Account	4,186	822
Members Funds	509,436	505,822

Treasurer's report 2018

Income & Expenditure

- **Income – main items**

– Rent	£ 25,934
– Grants & donations	£ 2,898

- **Expenditure – main items**

– Accessibility project	£ 11,210
– Property improvements	£ 4,526
– Property maintenance	£ 4,241
– Loan repayments	£ 1,957

Treasurer's report 2018

Key points (I)

- Cash in bank at year end **£68,163** (2017: £66,443)
(excluding tenant's security deposit)
- Financial position remains consistent with original Business Plan
- Regular feedback provided ***in confidence*** by Aimee on the pub's financial performance

Treasurer's report 2018

Key points (2)

- We have reviewed our financial management practices with BACBS members with professional financial experience:
 - Improvements to monthly reporting of income and expenditure
 - Better internal oversight of book-keeping etc
- Currently preparing budget for 2018-19
 - Main capital expenditure will be on the accessibility project
 - Operating costs will include loan payments to CCF (approx. £12,000 pa)
 - Ongoing repairs and maintenance

Treasurer's report 2018

Audit exemption

- Full audits typically cost **£3,000+**
 - Unaudited report costs **£700**
 - Exemptions permitted if: Turnover less than **£5.6m** ✓
Total value of assets less than **£2.8m** ✓
- Committee has taken informed advice and considered in detail:
 - Consider full audit periodically, or if unusually high levels of income/expenditure anticipated
 - Keep under review
- Accessibility project involves significant income and expenditure but is being scrutinised in detail by the loan provider and both grant awarding bodies
- **For 2018 we recommend exemption** and to submit unaudited report prepared by our accountant (D. Cadwallader & Co. Ltd)

Treasurer's report 2018

Resolutions

Resolution No. 1 To receive the Financial Accounts for year to 30th September 2018

Resolution No. 2 To authorise the Management Committee to substitute an accountant's report in place of a full audit of the accounts for the year to 30th September 2019, as permitted by the Rules and applicable legislation

Secretary's report 2018

Secretary's report 2018

Formal policies

Formal policies approved in 2017-18:

- Data Privacy Notice (in response to the General Data Protection Regulations – GDPR).
 - Designated committee member: Adrian Hampshire
- Safeguarding
 - Designated committee member: Mike Hobbs
- Equality, Diversity and Anti-Discrimination
 - Designated committee member: Susy Jepson

Secretary's report 2018

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

Update

- Movement of membership numbers has been very small.

Secretary's report 2018

Distribution of BACBS membership*



Named share certificate holders = 227
 Joint shareholders = 54
TOTAL MEMBERSHIP = 281
of which (by value)
 "A" shares = 76%
 "B" shares = 24%

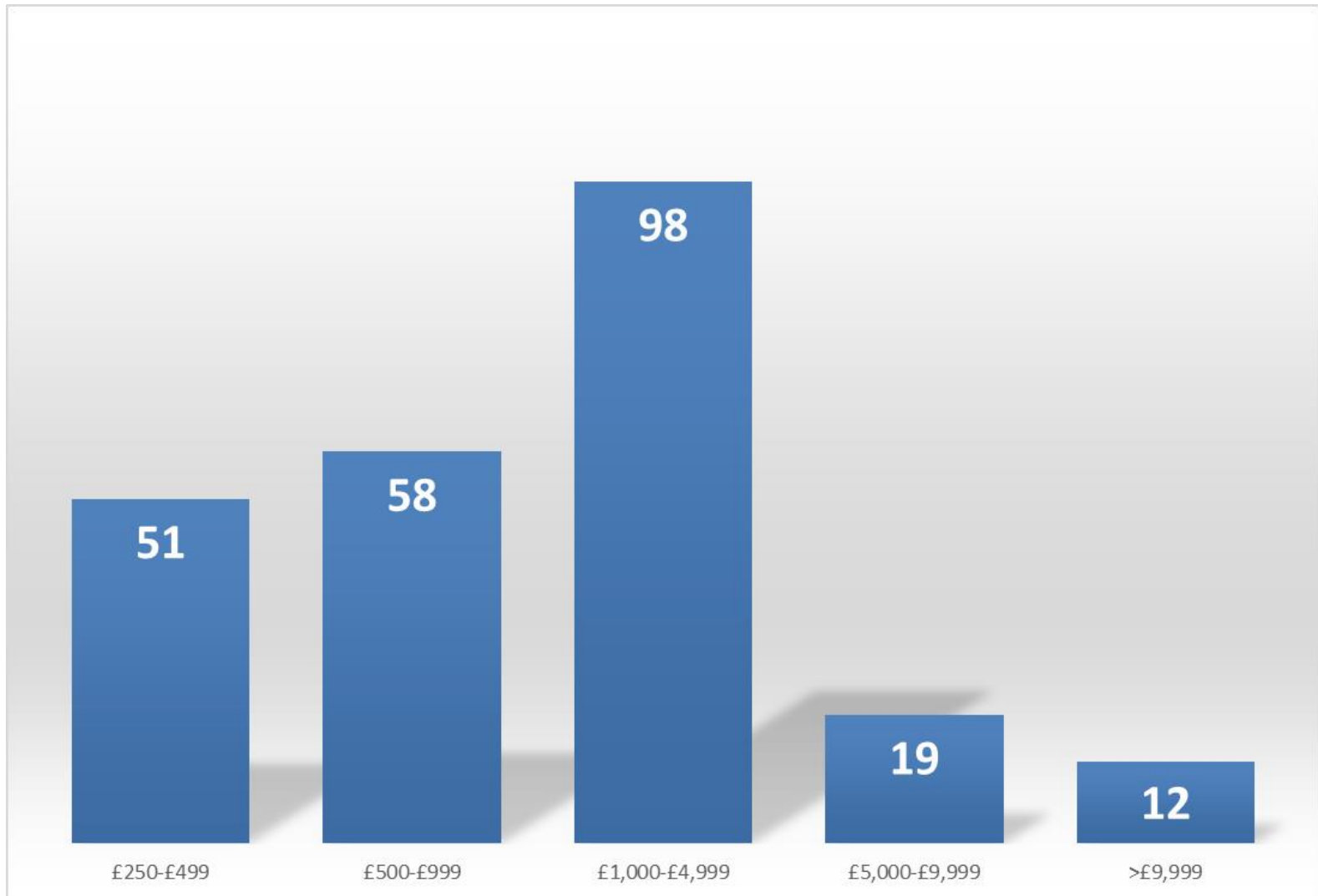


* Distribution of named share certificate holders

Beckley & Area Community Benefit Society Ltd - Annual Members' Meeting 2018

Secretary's report 2018

Distribution of shareholders' investments *



* Count of share certificates in each range

Accessibility project

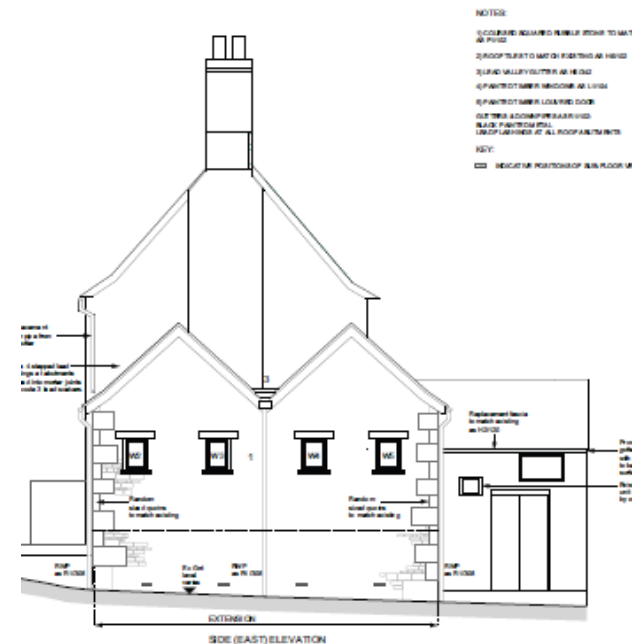
Accessibility project

- Enlarged extension to provide accessible toilet (with baby changing facilities) and enlarged male and female toilets, all accessed from inside the pub
- Wider front door for easier wheelchair access

From this



.... to this



Accessibility project

Project to date

2016 *More Than A Pub* grant & loan awarded

2017 Architect appointed

Plans prepared and agreed

Planning permission granted

2018 Tender quotes received – prices too high

Public meeting at pub to review options

SODC grant awarded (July) – project now affordable

SODC grant legal T&Cs finalised (Nov)

Accessibility project

Next steps

- Sign contract with Classic Builders
- Construction to start January 2019
- 24 week project duration
- Completion due June 2019

Accessibility project

Financial forecast

Contract value	£ 190,000
----------------	-----------

Professional fees	£ 6,000
-------------------	---------

Contingency	£ 10,000
-------------	----------

Spent to date	£ 26,000
---------------	----------

Total	£ 232,000
--------------	------------------

Accessibility project

Financial forecast

Contract value	£ 190,000
Professional fees	£ 6,000
Contingency	£ 10,000
Spent to date	£ 26,000
Total	£ 232,000

Funding

MTAP grant ¹	£ 45,000
MTAP loan	£ 50,000
SODC grant ²	£ 101,000
Reserves ³	£ 36,000
Total	£ 232,000

Notes

1. MTAP grant total £50k, but £5k allocated for other MTAP expenditure
2. SODC grant £101k maximum
3. Includes private loan of £30k

Election results

BACBS Management Committee

Elected Members

Elected Member
Francis, Sam
Jeffrey, Adam
Kelay, Nin
Traynor, Lise

The above are elected for a 3-year term.

The 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.

Open forum

Open forum

Topics

- “Good Neighbour” scheme
- Toilet twinning
- Other items

Open forum

“Good Neighbour” scheme

- What?
- Why?
- How?
- Next steps

Open forum

“Good Neighbour” scheme

Dimensions -

- Car lifts
- GP & hospital appointments
- Shopping, etc.
- Befriending

Open forum

“Good Neighbour” scheme

Next steps -

- Approve proposed scheme
- Recruit volunteer drivers
- Coordination
- Publicity
- Trial



toilet twinning

663,000,000
PEOPLE LACK ACCESS TO
CLEAN SAFE
DRINKING
WATER

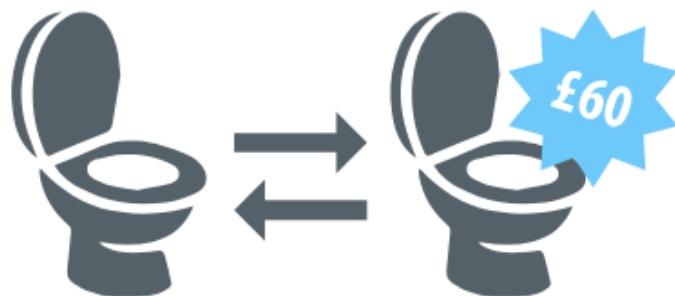
IN 47 COUNTRIES
LESS
THAN **HALF**
THE POPULATION
HAS A PROPER TOILET



toilet twinning



TWIN FOR £60



Toilet Twinning funds 'Tearfund'

Donation will be used to provide clean water, basic sanitation, and hygiene education



toilet twinning



GET A CERTIFICATE



The loo becomes the proud owner of a certificate, complete with a photo and GPS coordinates so you can look up its twin's location on Google Maps



toilet twinning



Afghanistan



DRC (Democratic
Republic of Congo)



Malawi



Myanmar



Nepal



Pakistan



Tanzania



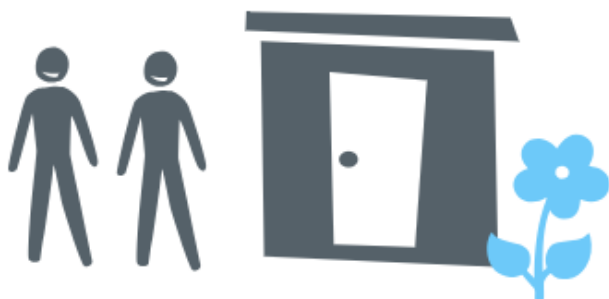
Uganda



toilet twinning



TRANSFORM LIVES



Community-led total sanitation

Sanitation projects work best when local people see the need for improved sanitation

Hygiene education

Handwashing

Sustainable

Community builds its own latrine with assistance

This toilet has been
Twinned



with a latrine at

Latitude: 11.03555000 Longitude: 105.84400000
Portisross village, Cambodia



2.5 billion people don't have a loo. By supporting Toilet Twinning you are helping to flush away poverty.
Cord is a Registered Charity in the UK Number 1070684
www.toilettwinning.org

F22783

Questions

Do we want to twin?

If Yes

How many should we twin?

Open forum

Other topics

- Your questions and/or suggestions

End of meeting

Refreshment to be served