

Beckley & Area Community Benefit Society Limited

ANNUAL MEMBERS' MEETING

18th November 2019

Beckley Village Hall

Agenda

- Chairman's welcome
- Committee Reports
 - Chairman's Report (Mike Hobbs)
 - Treasurer's Report (Gabriel Brodetsky)
 - Vote on resolutions (Mike Hobbs)
 - Secretary's Report (Adrian Hampshire)
 - Accessibility project: end of project report (Gabriel Brodetsky)
- Results of elections to the Management Committee (Mike Hobbs)
- Good Neighbour Scheme (John Stradling)
- Community Survey results (Susy Jepson)
- Open Forum (All)
- Conclusion of business & refreshments

Chairman's report 2019

The Abingdon Arms

- The pub
- Tenant selection process
- New tenant
- Opening hours
- Welcome, food & drink

Chairman's report 2019

Our community

- Pub accessibility
- Community survey
- Transport
- Other community provision
- Our volunteers

Chairman's report 2019

'More than a Pub' programme

- Activities
- Support: tenant, community, Plunkett Foundation
- Social inclusion
- Looking ahead: community engagement, membership growth, 'social prescribing'

Treasurer's report 2019

Summary of final accounts

	2019	2018
<u>Profit & Loss Account (£)</u>		
Revenue	24,989	25,964
Gross Profit	23,805	25,983
Operating Profit	7,491	4,164
Profit before tax	2,919	3,364
Tax due	nil	nil
<u>Balance Sheet</u>		
Share Capital	508,000	505,250
P&L Account	7,105	4,186
Members Funds	515,105	509,436

Income & Expenditure (excl. VAT)

<u>Income</u>	ACTUAL	BUDGET	Variance
Grant (SODC)	67,332	101,000	-33,668
Grant (More Than A Pub)	50,000	50,000	0
Loan (More Than A Pub)	50,000	50,000	0
Rent	26,875	28,958	-2,083
Insurance recharges	2,715	2,750	-35
Share sales	2,750	0	2,750
Sale of walking maps	1,104	0	1,104
	200,776	232,708	-31,932

Income & Expenditure (excl. VAT)

<u>Expenditure</u>	ACTUAL	BUDGET	Variance
Accessibility project	196,080	194,920	-1,160
Loan repayments	13,291	13,260	-31
Business disruption compensation	7,126	0	-7,126
Insurances	3,252	3,227	-25
Property maintenance	2,143	5,000	2,857
More Than A Pub grant expenditure	1,580	5,000	3,420
Cost of walking maps	1,184	0	-1,184
Accountants	695	700	5
Licences / Subscriptions	653	653	0
Tenancy advertising	500	0	-500
Sundry expenses	402	450	48
Website hosting	381	350	-31
	227,287	223,560	-3,727

Cash flow



Opening Balance (1st October 2018)	68,163
Closing Balance (30th September 2019)	30,788
	<hr/>
	-37,375
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Notes

- Excludes tenant's security deposit
- Includes VAT paid and received
- Final payment of SODC grant (c. £34k) expected Jan 2020

Treasurer's report 2019

Audit exemption

- Full audits typically cost at least **£3,000**
 - Unaudited report costs **£700**
 - Exemptions permitted if: Turnover less than **£5.6m** 
Total value of assets less than **£2.8m** 
- As reported last year, we took expert advice to:
 - Consider full audit periodically, or if unusually high levels of income/expenditure anticipated
 - Keep under review
- **For 2019-20 we recommend exemption** and to submit unaudited report prepared by our accountants (D. Cadwallader & Co. Ltd)

Treasurer's report 2019

Resolutions

Resolution No. 1 To receive the Financial Accounts for year to 30th September 2019

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 2020, as permitted by the Rules and applicable legislation

Secretary's report 2019

Secretary's report 2019

Formal policies

No new policies were introduced in 2018-19

Reminder of existing policies:

- Data Privacy Notice (in response to the General Data Protection Regulations – GDPR).
- Safeguarding
- Equality, Diversity and Anti-Discrimination

Secretary's report 2019

Membership strategy

Objectives

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

Aims

- Ensure sufficient share capital
- Generate new capital in line with development strategy
- Maintain pool of volunteers
- Promote community cohesion

2019/20

- Grow the membership if required to increase share capital to meet development needs and move towards payment of dividend and enabling withdrawals

Secretary's report 2019

Membership update

Changes in membership

- 5 new Members added to the Register...
- ...of which 1 was a transfer from an existing Member

Distribution of membership and shares

- Geographical spread not significantly changed:
 - 78% in Beckley and surrounding villages
 - 55% within Beckley itself
- Distribution by value unchanged at:
 - “A” shares = 76%
 - “B” shares = 24%

Accessibility project

End of project report

What we achieved

Before



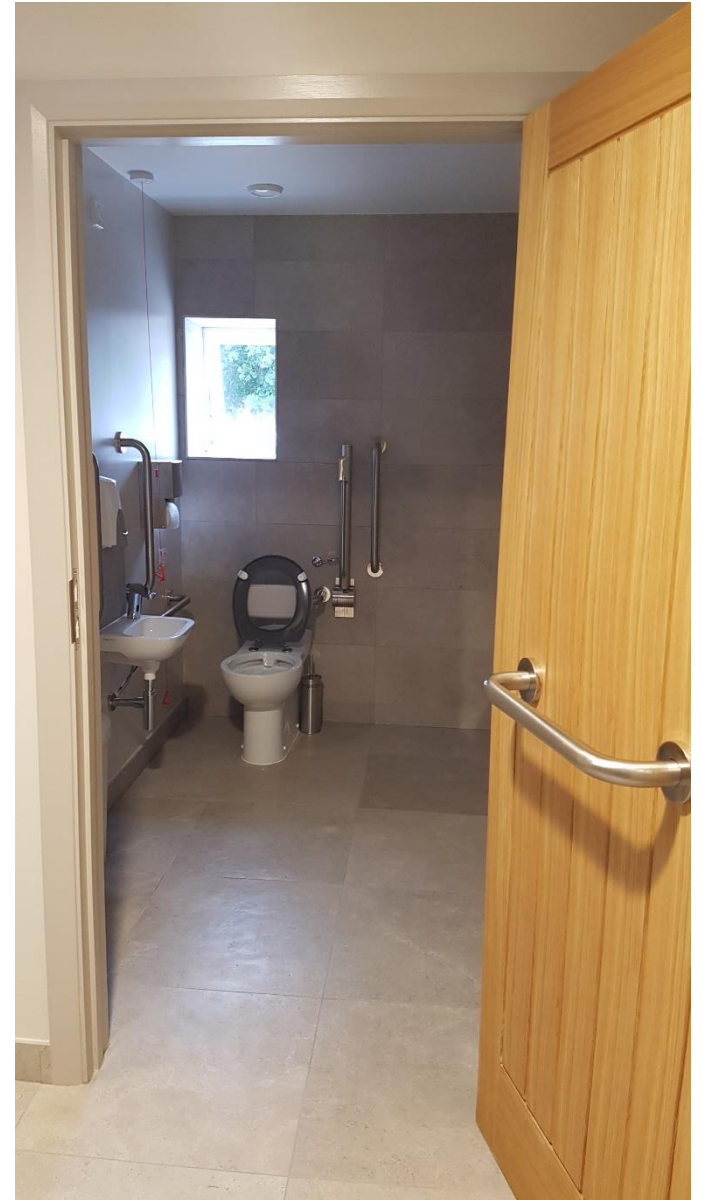
- No disabled access
- Unhygienic / damp / mouldy
- Gents loo – outdoor access / squalid
- Ladies loo – down awkward stairs / gloomy

After



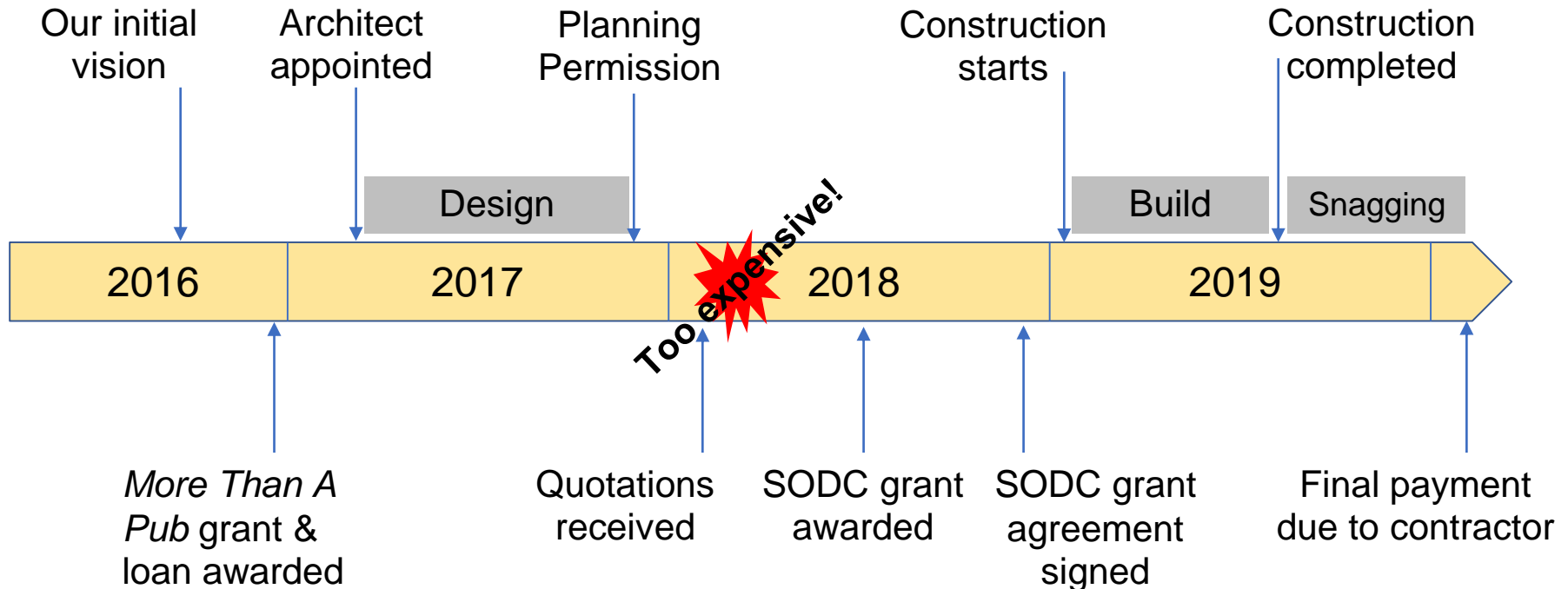
- Full disabled access
- Baby-changing facilities
- Modern / hygienic
- Reduced water usage
- Direct access from bar

The finished product



Project timeline

- Three years from start to finish
- Funding crisis / delay when quotations received
- Build took 6 months – originally anticipated 3 months



Financials

Total project cost: £218,205 (forecast)

Funded:

More Than A Pub grant £ 45,000

More Than A Pub loan (CCF) £ 50,000

South Oxfordshire DC grant £ 101,000

BACBS reserves £ 22,205

£ 218,205

Notes:

- SODC grant – up to £101k. Final amount will be confirmed when final payment made to contractor (January 2020)
- CCF loan is over 5 years

Let the build commence...



... below ground



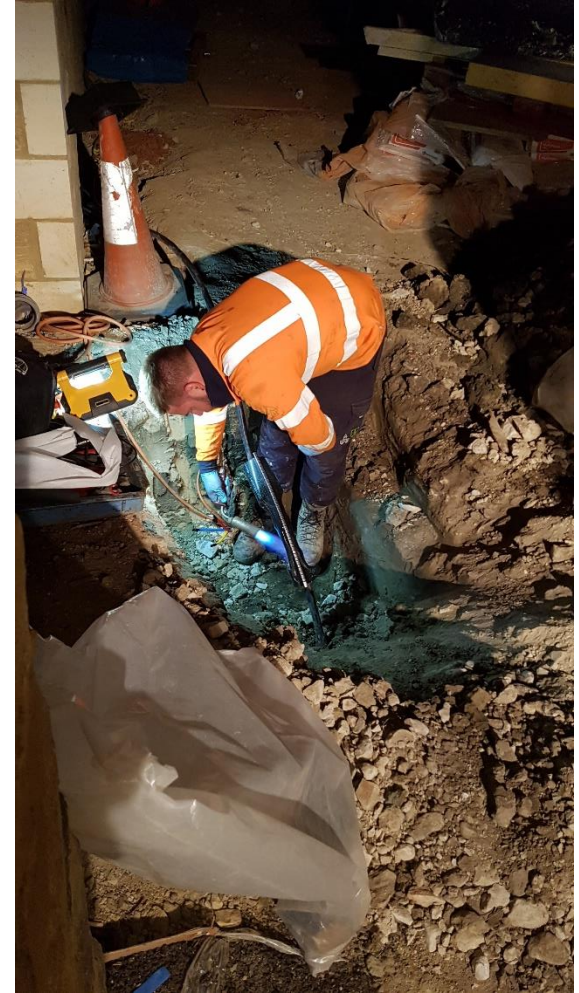
... and above ground



... and inside



Oops !



Whodunnit?

Our thanks to the following:

- **Architect: Ben Tanner** (Andy Paterson Architects Ltd)
- **Contractor: Classic Builders** (Watlington) Ltd
- Other professional services:
 - **SIAD Ltd** (digital survey)
 - **Spires Ecology Ltd** (bat survey)
 - **Amiantus Environmental** (asbestos survey)
 - **Alex Torbet** (structural engineer)
 - **Fraser Walker** (mechanical & electrical consultants)
 - **Gosschalks** (solicitors)
- Aimee and her team at the pub for putting up with noise, mess, disruption
- Customers for continuing to use the pub during the works

Any questions ?

Election results

BACBS Management Committee

Elected Members

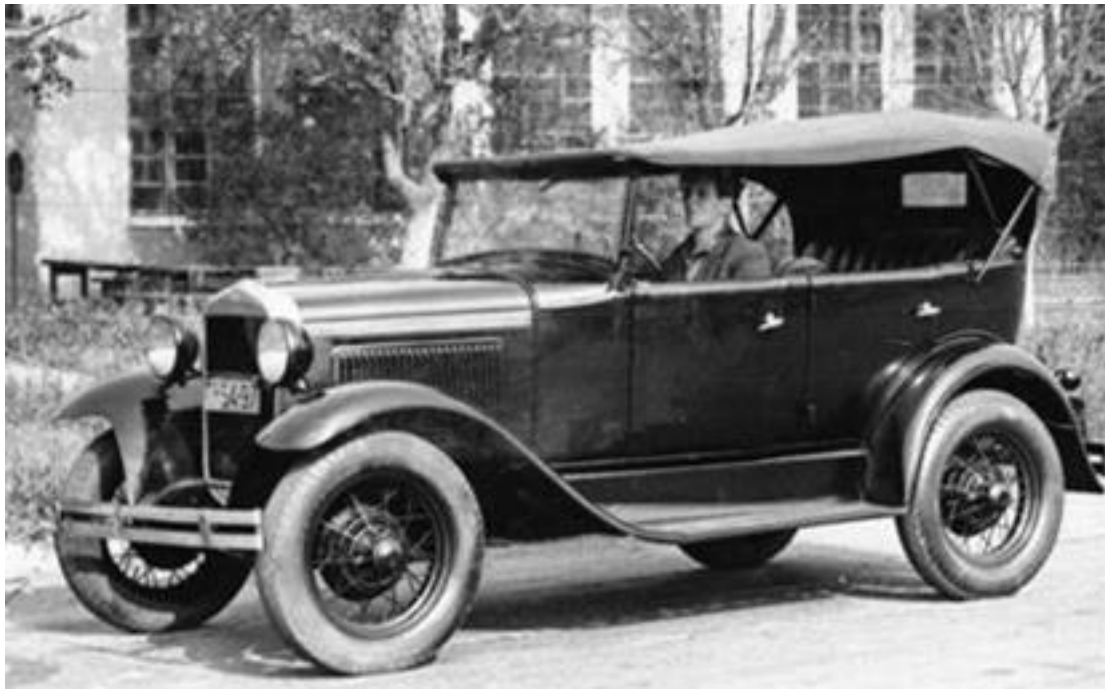
Elected Member
Clarke, Sam
Drew, Dave
Jepson, Susy
Stradling, John

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.

Good Neighbour scheme

BACBS Good Neighbour Scheme



- **Proposal made to last year's annual members meeting for a good neighbour scheme**
- **To serve Beckley, Elsfield, Stanton St John, Forest Hill and their surrounding rural areas.**
(Islip, Noke, Woodeaton already have a scheme [3 parishes], as does Horton-cum-Studley).
- **Lifts for community social events at the Abingdon Arms or the Village Hall, and subsequently to include Islip surgery**
- **For those without their own transport who would find such trips difficult to arrange.**

- **Meetings in February 2019 to gauge support from local villages.**
- **Cathy Davies and John Stradling asked to lead on the scheme.**
- **Information sent out to inform and publicise possible future scheme in local newsletters etc.**
- **Meeting in March with Sally McQuillan (3 Parishes scheme), Rosie White (Age UK and GNS co-ordinator with Volunteer Link Up). Generous offer to share information & documentation.**
- **Meetings in April with established similar schemes**

- **Decision made to start small, and grow as necessary in response to demand**
- **Meeting with Islip Surgery (Beverley Turner)**
- **We decided to hone the bureaucracy down to: 1) Enhanced DBS* checks for the drivers, as this was a requirement from Islip Surgery, and 2) assurances that drivers' normal car insurance covered us.**
- **Decided to start with about 10 volunteer drivers as part of the 'pilot' and a general instruction/advice sheet prepared for them.**
- **DBS checks provided free by Age UK/Volunteer Link-Up and started in May.**



*disclosure and barring service, previously criminal records bureau

Scheme launched in July with announcements in all the newsletter, posters in all relevant villages, posters and flyers in Islip Surgery

Beckley and Area Good Neighbour Scheme

Might you need help getting to this surgery or collecting prescriptions?



We are aware that very helpful arrangements to transport people to the Islip Surgery exist for villagers in Islip, Noke and Woodeaton (Three Parishes GNS).

We are hoping to extend this opportunity to people in Beckley, Elsfield, Forest Hill and Stanton St John. We are therefore setting up a pilot scheme to gauge interest and the need for such a service.

If you, or someone you know, has difficulty getting to this surgery, we can help by arranging for a driver to provide a lift.

There are several ways to access the scheme.

Phone 07514791910

Email BACBSgoodneighbour@gmail.com

Send or deliver any requests to:- The Ridings, High Street, Beckley, OX3 9UU (two down from the pub, beyond their car park).

John Stradling and Cathy Davies on behalf of the Beckley and Area Community Benefit Society

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General poster

Beckley and Area Good Neighbour Scheme

Do you live in Beckley, Elsfield, Forest Hill or Stanton-St-John, and need help getting to the Islip surgery, or collecting prescriptions? Or perhaps a lift to community social events at the Abingdon Arms and Beckley Village Hall?



We are aware that very helpful arrangements to transport people to the Islip Surgery exist for villagers in Islip, Noke and Woodeaton (Three Parishes GNS). And Horton-cum-Studley operates a similar scheme. We are extending this opportunity to people in Beckley, Elsfield, Forest Hill and Stanton St John. We are now running a pilot scheme to gauge interest and the need for such a service.

If you, or someone you know, has difficulty getting to the Islip surgery, or community events at the Abingdon Arms and Beckley Village Hall, we can help by arranging for a driver to provide a lift in return for a modest per mile charge (approximately 45p).

There are two ways to access the scheme:

Phone 07514 791910

Email BACBSgoodneighbour@gmail.com

Send or deliver any hard copy requests to:- The Ridings, High Street, Beckley, OX3 9UU (two down from the pub, beyond their car park).

John Stradling and Cathy Davies on behalf of the Beckley and Area Community Benefit Society

To access the service there is a dedicated mobile number directed to whoever is ‘on-call’.

- **07514 791910**
- **BACBSgoodneighbour@gmail.com**
- **The Ridings, High Street, Beckley**

‘WhatsApp group’ for the volunteer drivers

Someone takes the job



Slow start – a few requests so far

If you know anyone who might appreciate help – let us know

Discussion points

- **Do the people who would value this service know about it?**
- **What further advertising should we do?**
- **Letter box drop?**
- **At what point will we need to enrol further drivers?**
- **Can we maintain the ‘limited bureaucracy’ approach?**
- **Should we extend to other locations, eg JR, churches, shopping etc**
- **Should we incorporate a ‘Community Responder’ component**

Community Survey results

Community Survey results - I

General

The Community Survey produced great information. We have given an anonymised version to the new tenants.

Frequency of eating and drinking at the pub

Large proportion visit rarely or only once/twice a month.

Challenge for new tenants to increase “footfall”.

Underlines the fact that the pub can't survive on local custom alone.

Style of pub

Majority want a pub with:

- good food and drink
- pub standard fare AND...
- high quality catering
- good choices for veggies and vegans as well

Community Survey results - 2

Apart from beers...

Strong support for:

- a better range of non-alcoholic drinks, but also
- high-quality wines
- gins.

Accessibility

Many suggestions but a regular theme of improving accessible access to the terrace area.

Improvements to pub and garden

Plenty of ideas but most are happy with the pub and garden as they are and don't want changes.

Facilities for children

Improvements suggested but need evidence that the lack of facilities for children is deterring customers. Need to balance provision for children with needs of other customers and our neighbours.

Community Survey results - 3

Publicity

Clear support for the tenants to communicate through email, website and social media about events and menus.

The Society

Most respondents think that BACBS is doing a good job!

Encouraging greater use of pub

Repeated theme of

- good food
- reasonable prices
- warm welcome
- committed tenants

Open forum

Open forum

Topics

End of meeting

Refreshments are served