

Beckley & Area Community Benefit Society Ltd

ANNUAL MEMBERS' MEETING

24th November 2021

Agenda

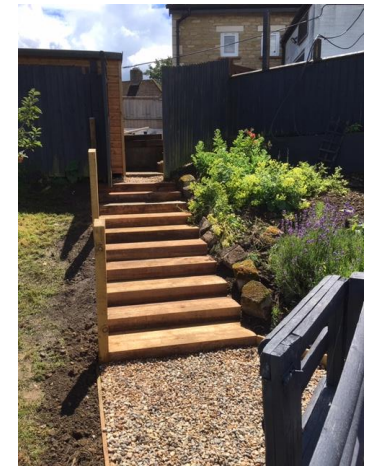
- Chairman's welcome
- Minutes of the last AMM (John Stradling)
- Committee Reports
 - Chair's Report (John Stradling)
 - Treasurer's Report (Adam Jeffrey)
 - Vote on resolutions (John Stradling)
 - Secretary's Report (Gabriel Brodetsky)
- Result of elections to the Management Committee (Gabriel Brodetsky)
- Q & A (All)
- Refreshments

Chair's report 2021

1. The Abingdon Arms and COVID-19
2. The Society
3. “More than a Pub” activities
4. Good neighbour scheme
5. Welcome packs
6. Grants
7. Projects
8. The future

1. Abingdon Arms and COVID 19

- Second tough year for our tenants
 - Changing government restrictions
 - Nationwide shortage of staff
 - Lots of new young staff
 - Rising costs: staff, supplies, VAT etc
 - Income generation has to come first if the business is to survive
 - Working extremely hard
-
- Wood fired pizza
 - ‘Capri tent’ – permanent version when planning permission obtained
 - Partly funded new steps to the terraces and up to the car park to facilitate a one-way circuit
 - Installation of a car charging point



2. Beckley and Area Community Benefit Society

- Close cooperation with our tenants remains essential.
- We want them to be successful of course, and this has to be our first responsibility to ensure the village has a successful pub.
- Food provision is financially more rewarding than 'wet' sales, and a balance has to be struck between allocation of space for diners, and space for drinkers.
- COVID issues have meant keeping increased space between tables etc. Loss of outside dining with the onset of winter has an impact too.
- Ways to raise money to continue to develop the structure of the pub and its garden.
Open share offer. Available both to newcomers and current investors who might like to invest more.

2. Beckley and Area Community Benefit Society (contd)

Two new members(*) joined the committee last November. Members this last year.

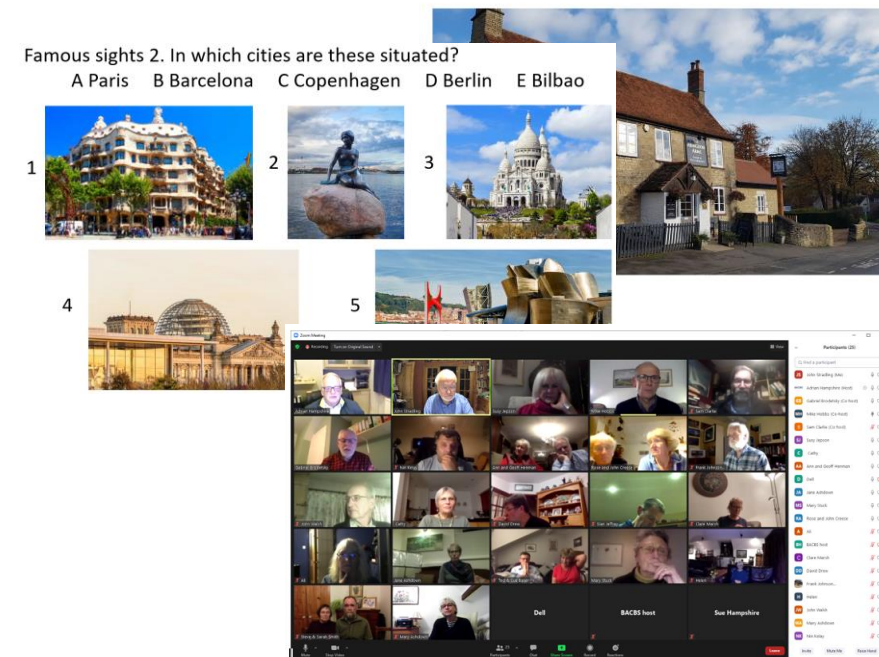
- John Stradling (Chair)
- Adam Jeffrey (Treasurer)
- Gabriel Brodetsky (Secretary)

- * Cathy Davies (More than a pub activities)
- Dave Drew (Property management)
- * Jerry Bloomfield (membership secretary)
- Lise Estcourt (social media) *Retiring November 2021*
- Nin Kelay (Tenant liaison)
- Sam Clarke (Vice chair)
- Susy Jepson (Tenant liaison, legal input)

Results of elections for new members coming later.

3. More than a Pub activities <https://bacbs.org/events>

- Despite various lockdowns Sunday evening talks and monthly quizzes maintained
- Many talks 'in the pipeline' for rest of 2021 and 2022
- Planning to continue hybrid talks (in the pub and Zoom) into next year
- Two lockdown 'treasure hunts' were successful
- Community walks have restarted
- Hoping to start other activities



Beckley & Area Community Benefit Society
 'Even More Than a Pub' programme

Sunday 11th April 2021, 6.30 -7.30pm

Tim Dixon
Carbon Capture and Storage

'The cutting edge: surgery in the pandemic and beyond'
 Prof Neil Mortensen, President of the Royal College of Surgeons
 - an illustrated talk by Zoom

Sunday 17th October 2021

6.30-7.30pm

BECKLEY AND AREA COMMUNITY SOCIETY LTD

Even More than a Pub Programme 2

Sunday 14 March 2021: 6.30-7.

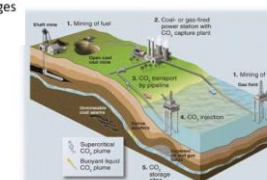


“Great Horkelesley to Eight Ash Green”

A talk by Betty Dye



Surgery has advanced dramatically in recent years. A fascinating subject at the best of times, it has been in the news recently for the worst of reasons – the escalating waiting times for surgery during the pandemic. No-one is better able to explain both the exciting prospects and the agonising challenges for surgery better than Neil.



All welcome

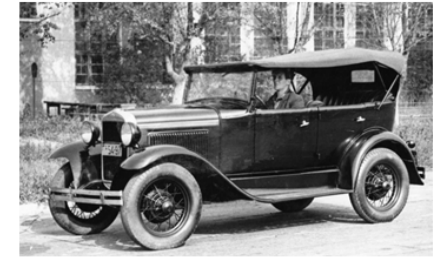
Ideas to Cathy Davies please.

4. Good neighbour scheme

- Set up in 2019 to offer lifts to people who are unable to get to GP and hospital appointments
- 10 safeguarding-checked drivers
- Very low usage – we assume that people have their own arrangements with friends, neighbours and family helping where necessary
- Still available to all residents of Beckley, Elsfield, Forest Hill and Stanton St John, and complements the schemes already provided for residents of Horton cum Studley, Noke, Woodeaton and Islip

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

5. Welcome Packs <https://www.beckley-and-stowood-pc.gov.uk/information>

- A continuously updated welcome pack is available for new residents of Beckley, contains lots of useful information. Several delivered over the last year.
- If anyone new to Beckley moves into your 'patch', please let us know, and we can deliver one of these packs to them

Email john.stradling@ouh.nhs.uk. This information is also available via the BACBS or Beckley website.

<https://bacbs.org/local-information>

<https://www.beckley-and-stowood-pc.gov.uk/information>

Welcome to Beckley



New residents' survival pack! August 2021

1. Abingdon Arms Pub
2. Beckley and Area Community Benefit Society Ltd (BACBS)
3. Activities organised by BACBS
4. Village Hall and other community activities
5. Beckley Church
6. Beckley Primary School
7. Stanton St John and Islip Shops
8. Stanton St John PYO
9. Local delivery and postal services
10. Local GP Surgeries
11. Good Neighbour Scheme
12. Bin collections
13. Buses
14. Newsletters
15. RSPB reserve
16. Contact information
17. Maps and Walks

6. Grants

- Over the last year we have applied for grants to support construction of a path from the car park to the terrace, to be used by wheelchairs and buggies etc.
- We were granted £2,250 from a local lottery fund, and £2,000 from the Bruce Wake trust which will cover about half the expected cost.

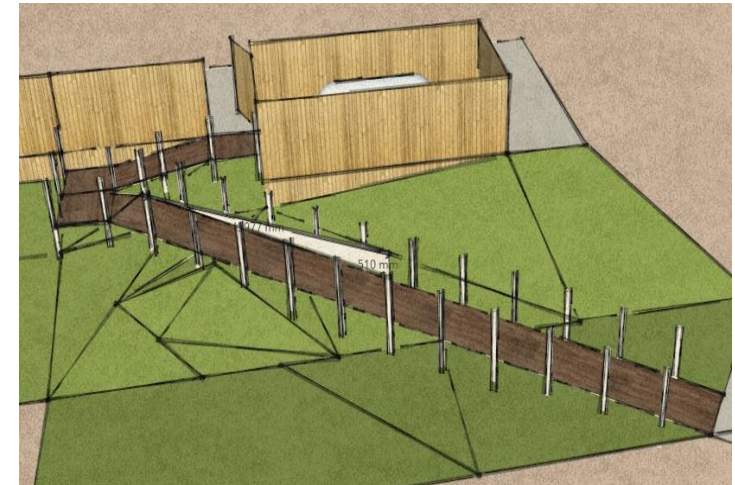


Bruce Wake Charitable Trust

ASSISTING THE PROVISION OF LEISURE FACILITIES FOR THE DISABLED

7. Projects - Step free access to lower terrace

- We decided that some kind of path from the car park would be the only feasible way to enable wheelchair users and other wheeled devices to easily reach the lower terrace and enjoy the fantastic views across Otmoor.
- Marlake Landscaping constructing a path to the lower terrace, and they plan to start this week and complete it by Christmas.
- Although half the cost has been covered by grants, we are hoping that further share purchases, under the new 'Open Share' Offer, will provide the rest.
- Phase two of this project is to create a wheelchair friendly path across the car park to this new garden path. This needs to withstand heavy vehicles driving over it, so needs to be carefully constructed and will require further funds.



7. Projects - Maintenance and repairs

- Although some repair work has been carried out in the pub following our purchase of it and subsequently, further repairs and modernising is needed.
- In particular, the upstairs is in a poor state, with ceiling and floor repairs particularly urgent.
- Staff live in the upstairs accommodation, and we feel we would like to improve this, partly because it will help maintain the value of the property, but also to aid the tenants in getting staff to come and work at the pub.
- Examples of improvements, apart from general decoration, are such things as providing double glazing.

7. Projects - Gazebo

- Finally, there has been some enthusiasm for an open gazebo on the lowest part of the garden that could accommodate children's (and adults'!) parties for example, for around 20 people.
- This would mean parties could be held without disturbing other pub users, whatever the weather.
- All these projects require financing, and we hope the 'Open Share' offer will go some way to making them possible. If anyone has other ideas that would make the pub more attractive to both customers and staff, we would be pleased to hear about them.

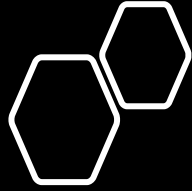


8. The Future

- We intend to send out a survey to find out what BACBS members and others see as important, and this should provide a useful steer.
- Ultimately, we have a responsibility to ensure that the pub survives, that we have the best possible tenants, and that it remains a central focus for Beckley and surrounding villages.
- Lots of people give their time to support this venture and, if there are others who would like to help, then we would be very pleased to hear from them!
- Email info@bacbs.org.

Treasurer's report 2021





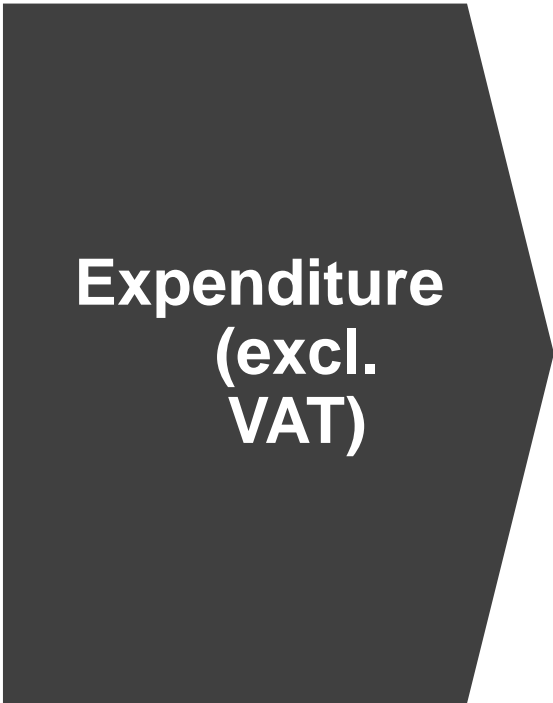
Summary

- Finances for 20/21 were better than last year but Covid-19 has had a significant impact
 - Rent holiday for tenants
 - Our loan providers accepted interest-only payments during lock-down
- Profit for year £12,400 against a loss of £1,500 last year
- Outlook for coming year.....?
 - Further rent holidays as a result of lockdowns unlikely
 - Loan payments
 - Future interest payments – hopefully in 2022



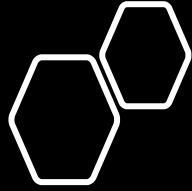
**Income
(excl.
VAT)**

Grant	£2,250
Rent	£16,083
Insurance Recharge	£1,417
Share Sales	£3,500
Sale of maps/guides	£296
<hr/>	
Total	£23,547



**Expenditure
(excl.
VAT)**

Loan repayments	£11,023
Insurances	£3,352
Property Improvements	£6,014
Accountants	£725
Admin expenses	£615
Licences/subscriptions	£380
Total	£22,109



Current financial position

- Amount outstanding on loans
 - CCF loan
£30,639
 - Private loan
£26,184
 - Total
£56,823

- Total 2020
£64,105

- Available cash in bank £63,122
 - (excludes tenant's security deposit)

Summary of final accounts

<u>Profit and Loss Account</u>		2021		2020
Turnover		£17,752		£13,614
Gross Profit		£17,752		£13,272
Operating Profit		£15,926		£2,314
(Loss)/Profit before tax		£12,409		-£1,537
Tax due		nil		nil
<u>Balance Sheet</u>				
Share Capital		£511,750		£508,250
P&L Account		£20,196		£7,787
Members' Funds		£531,946		£516,037

Cash flow

- Notes
- Includes tenant's security deposit
- Includes VAT paid and received

Opening Balance	(1st October 2020)	£70,518
----------------------------	--------------------	---------

Closing Balance	(30th September 2021)	£70,662
----------------------------	-----------------------	---------

Treasurer's report 2021

Audit exemption

- Full audits typically cost at least **£3,000**
 - Unaudited report costs **£725**
 - Exemptions permitted if: Turnover less than **£5.6m**
Total value of assets less than **£2.8m**
- As previously reported, we took expert advice to:
 - Consider full audit periodically, or if unusually high levels of income/expenditure anticipated
 - Keep under review

For 2021-22 we recommend exemption and to submit the unaudited report prepared by our accountants (D. Cadwallader & Co. Ltd)

Vote on Resolutions

Resolution No. 1 To receive the Chairman's Report for year to 30th September 2021

Resolution No. 2 To receive the Financial Accounts for year to 30th September 2021

Resolution No. 3 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 2022, as permitted by the Rules and applicable legislation

Secretary's report 2021

Formal policies

New policies introduced in 2021

- Management Committee Code of Conduct
- Equality, Diversity, Racism and Anti-Discrimination
- Complaints procedure (work in progress)

Reminder of existing policies:

- Data Privacy Notice (in response to the General Data Protection Regulations – GDPR)
- Safeguarding

Secretary's report 2021

Membership strategy

Objectives

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

Membership update

- 239 voting Members
- 3 new Members added in 2021
- 1 Member sadly died in 2021

Secretary's report 2021

Membership strategy

Considerations for 2021/22

- Open Share Offer – to be launched early in 2022
- Interest payments to Members – decision deferred until later in the year
- Share withdrawals – dependent on success of Open Share Offer

Management Committee - Election results

Management Committee - Election results

- Committee expanded to 11 members
- Four vacancies and four nominations – so no election necessary, all deemed elected
- New committee members:
 - John Walsh
 - Rick Kealy
- Previous committee members standing again:
 - Nin Kelay
 - Adam Jeffrey
- Previous committee members not standing:
 - Lise Estcourt

Committee members	Until
Sam Clarke	2022
Dave Drew	2022
Susy Jepson	2022
John Stradling	2022
Jerry Bloomfield	2023
Gabriel Brodetsky	2023
Cathy Davies	2023
Adam Jeffrey	2024
Rick Kealy	2024
Nin Kelay	2024
John Walsh	2024

Q & A

End of meeting