

Beckley & Area Community Benefit Society Ltd

ANNUAL MEMBERS' MEETING

19:30, 29th November 2023



Agenda

- Chairman's welcome
- Minutes of the last AMM – circulated by email (John Stradling)
- Committee Reports
 - Chair's Report (John Stradling)
 - Treasurer's Report (Adam Jeffrey)
 - Vote on resolutions (John Stradling)
 - Membership issues (John Stradling)
- More than a Pub report (Cathy Davies)
- Management Committee Changes (John Stradling)
- Q & A (All)
- Refreshments



Chair's report 2023



- 1.The Abingdon Arms
- 2.Projects Completed
- 3.The Society

1. Abingdon Arms

- Fourth tough year for our tenants
- Large increase in supply costs
- Large increase in staff costs
- Large increase in energy bills
- Had to replace some expensive kitchen kit
- Other improvement costs
- Working hard to maintain income
- Summer disappointing due to weather
- Good Autumn and hopefully Christmas
- Many pubs are closing due to these difficulties

Quote:
“It’s a miracle
they have
survived”

A total of 383 pubs closed during the first six months of the year, almost matching the total for 2022, when 386 sites were lost.

The data, from real estate analysts Altus Group, tracks the overall number of pubs in England and Wales, including those vacant or being offered to let.

An average of 51 pubs a month were lost during the first quarter of the year, rising to around 77 a month between April and June. These sites were either demolished or converted for different uses, such as homes, offices or nurseries.

Pub closures rose sharply in first half of 2023

© 18 September 2023 by Sophie Witts



The number of pubs closing in England and Wales rose sharply in the first half of 2023, prompting warnings that looming tax rises could force more venues to shut for good.

Rock of Gibraltar Pub - Enslow



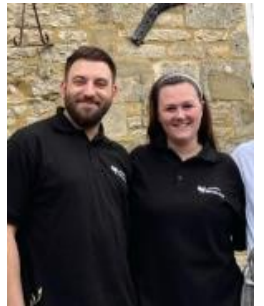
“Large canal-side free house dating to the 1780s. The spacious garden, bouncy castle, visitors in good weather and narrowboaters make use of the moorings to enjoy this popular pub. Good home-cooked food is served in the restaurant”.

New news!



Alex, the chef, one of the original tenants along with Suzy and Vicky, has decided to leave the Abingdon Arms. Recently became a dad and needs more flexible working, so is now running his own catering business.

Vicky and husband Dan, along with Elena (chef), Hattie, James, Lauren and others are determined to ensure the Abingdon Arms survives and continues to serve the community.



They are introducing new initiatives to make the pub more attractive to locals with lower priced alternatives to the previous offerings.

Therefore, essential we support these new initiatives.

2. BACBS contributions to improvements

- Non-slip strips fitted to both sets of garden steps following accident
- New bin enclosure and moved car charger
- Removal of picket fence
- External repainting
- Re done Swing sign
- Painting donated for advertising purposes by Mark Gardiner



2. BACBS contributions to improvements

- Non-slip strips fitted to garden steps following accident
- **New bin enclosure and car charger moved**
- Removal of picket fence
- External repainting
- Re done Swing sign
- Painting donated for advertising purposes by Mark Gardiner



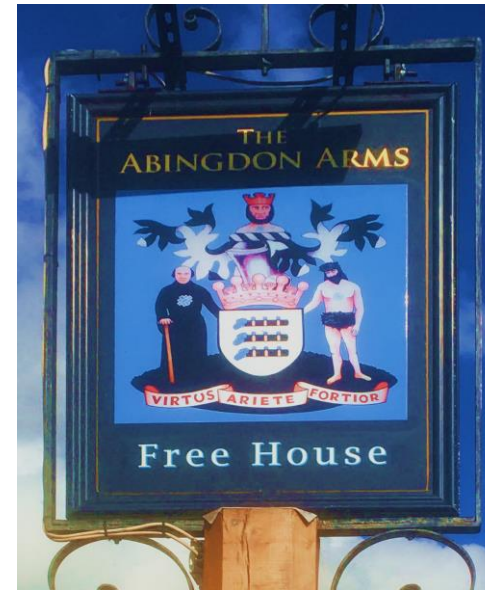
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- **Painting donated for advertising purposes by Mark Gardiner (Beckley Art Group)**



3. Beckley and Area Community Benefit Society Ltd

- Close cooperation with our tenants remains essential.
- We want them to be successful of course, and this must be our first responsibility - to ensure the village has a thriving pub.
- Rick Kealy, John Walsh, and Jerry Bloomfield have put in many hours helping our tenants with various issues.
- We have kept the tenants' rent as low as possible, but still covering our costs.
- Unable to consider interest payments until improved finances.
- Open share offer raised about £18.4k (mainly in 2022).
- May need to consider raising more money to refurbish the upstairs in 2024, possibility of partial grant.

Poster

Beckley & Area Community Benefit Society Ltd
OPEN SHARE OFFER



- In 2016 The Abingdon Arms was up for sale and Beckley was at risk of losing its only pub.
- The community came together and raised nearly £500k to buy The Abingdon Arms. Our aim was to secure the pub for future generations.
- Beckley & Area Community Benefit Society Ltd (BACBS) now leases the pub to experienced tenants for an affordable rent.

We are now seeking new members and additional investment from the community to further improve and look after this beautiful pub

- Minimum investment only £50!

To find out more about this share offer, please visit our website where you can download the share offer prospectus and learn more about the Society.

www.bacbs.org/openshareoffer



3. Beckley and Area Community Benefit Society (contd.)

Three new members joined the committee last November *
Members this last year (Nov 22 to Nov 23)

- John Stradling (Chair)
- Adam Jeffrey (Treasurer, agendas and minutes)
- John Walsh (Financial advice, company secretary)
- Cathy Davies (More than a pub activities)
- Rick Kealy (Property management, legal and business input)
- Jerry Bloomfield (Business input)
- Nin Kelay (Tenant liaison)
- Susy Jepson (Tenant liaison, legal input)
- *Mish Tullar (Agendas and minutes)
- *Georgina Mathews (Media communications)
- *Aris Karastergiou (BACBS communications)



Approximately monthly committee meetings

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Summary

- Finances for 22/23 were slightly better than the previous year in terms of income with ongoing rent reductions for tenants.
- Profit of £2,048 for the year against a loss of £3,461 last year

Summary of final accounts

| <u>Profit and Loss Account</u> | 2023 | 2022 | 2021 |
|--------------------------------|---------|---------|---------|
| | | | |
| Turnover | 16,617 | 16,617 | 17,752 |
| | | | |
| Operating Profit/(Loss) | 5,249 | (704) | 15,926 |
| | | | |
| Profit/(Loss) before tax | 2,046 | (3,461) | 12,409 |
| | | | |
| <u>Balance Sheet</u> | | | |
| | | | |
| Share Capital | 530,300 | 530,200 | 511,750 |
| P&L Account | 18,781 | 16,735 | 20,196 |
| Members' Funds | 549,081 | 546,935 | 531,946 |
| | | | |



Current financial position

- Amount outstanding on loans
 - CCF loan
£13,490
 - Private loan
£24,632
 - Total
£38,122
- *Total 2022* **£48,512**

Cash Balances

- Notes
- Includes tenant's security deposit

| | | |
|----------------------------|--------------------|---------|
| Opening Balance | (1st October 2022) | £61,361 |
|----------------------------|--------------------|---------|

| | | |
|----------------------------|-----------------------|---------|
| Closing Balance | (30th September 2023) | £56,263 |
|----------------------------|-----------------------|---------|

Treasurer's report 2023

Audit exemption

- Full audits typically cost at least **£3,000**
 - Unaudited report costs **£755**
 - Exemptions permitted if:
 - Turnover less than **£10.2m**
 - Total value of assets less than **£5.1m**
- 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 2023-24 we recommend exemption and to submit the unaudited report prepared by our accountants (D. Cadwallader & Co. Ltd)

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Vote on Resolutions



Resolution No. 1 To receive the Chairman's Report for year to 30th September 2023

Resolution No. 2 To receive the Financial Accounts for year to 30th September 2023

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 2024, as permitted by the Rules and applicable legislation

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Membership Issues 2023

Membership update

- Open share offer launched Jan 2022, resulting in
 - 22 new members
 - 368 shares purchased (352 'A' shares; 16 'B' shares)
 - £18,400 raised
 - Share offer remains open
- 318 members have together invested £530,150 since October 2016
- **1 Member and 1 Joint Member sadly died in 2022/3**

Strategy remains unchanged, members central to our enterprise

- To maintain and grow our membership
- To encourage members to engage with BACBS

Beckley & Area Community Benefit Society Ltd

OPEN SHARE OFFER



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www.bacbs.org/openshareoffer



Interest payments to 'A' share holders

- Original intention had been to pay interest from Year 5 (i.e. 2022)
- Covid, and now inflation (especially staff and energy costs), have had significant adverse impact on BACBS finances through the necessary rent reductions.

Share withdrawals - 'A' share holders

- Withdrawals were in principle permitted from 2022 as per our Rules, at the Management Committee's discretion (as reported last year).
- A small number of withdrawal requests have been received but can't be agreed until finances permit.
 - Members will be informed in advance when withdrawal requests are being accepted, and the agreed process will be followed

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More than a Pub report

- 10 Sunday afternoon walks
- 11 pub quizzes
- 8 coffee mornings
- 3 afternoon Cake and a Cuppa sessions
- One children's crafts session
- One online 'bake-along'
- 10 Sunday evening talks (and interviews)

BECKLEY AND AREA COMMUNITY BENEFIT SOCIETY LTD
'MORE THAN A PUB' PROGRAMME
Sunday 27th
November 2022
6.30 - 7.30 p.m.
'MORE THAN A PUB' PROGRAMME'

Burma A very troubled country.

Challenges for health care.

A talk from Peter Saunders
at The Abingdon Arms, Beckley
and via zoom for web access please google:
BACBS - ACTIVITIES AND EVENTS



Dr Pete Saunders, a Royal College of GPs trainer, has been involved with a project in Burma also known as Myanmar, to help strengthen the health care provision. He will give a bit of background, some history, some politics, then talk about the main elements of the projects that are continuing despite Covid and last year's military coup.



BECKLEY AND AREA COMMUNITY BENEFIT SOCIETY LTD
'MORE THAN A PUB' PROGRAMME

Sunday 21st May 2023 6.30 - 7.30 p.m.
at The Abingdon Arms, Beckley

WHY IS MY CAR SO SLOW?

Terence Goad

Terence is a Beckley resident and mechanical engineer who has spent a quarter of a century designing racing cars, mainly for F1. He has never designed a "normal" car and has no intention of doing so.



An early 20th century passenger car, more dynamic than most modern sports cars. 100 years later on, cars still don't look this futuristic!

Your car's performance is glacial compared to a Formula 1 car. And to make matters more depressing, an F1 car's engine is far more efficient than your car's. In this talk, Terence Goad will explain why road and race cars are so different. The talk is aimed at the curious layman, not just petrol heads.

Note that this talk will be neither Zoomed nor recorded

BECKLEY AND AREA COMMUNITY BENEFIT SOCIETY LTD
'MORE THAN A PUB' PROGRAMME

Sunday 29th JANUARY 2023 6.30 - 7.30 p.m.
at The Abingdon Arms, Beckley.

**EVE BITES BACK : an Alternative
History of English Literature**

Anna Beer

talks about her 'smart, funny and highly readable' (A. L. Kennedy) recent book



Biographer Anna explores the lives and work of eight women - all game-changers, ground-breakers, or simply brilliant writers in their particular genre - and there are plenty of stories to tell. But Anna will also be making some surprising connections with one of her previous biographical subjects, John Milton, whose first wife was Mary Powell from Forest Hill. Anna will offer entertaining insights into the lives and works of these women - you may never think about Jane Austen in the same way again!

To join this meeting via Zoom, please Google:
BACBS - ACTIVITIES AND EVENTS

BECKLEY AND AREA COMMUNITY BENEFIT SOCIETY LTD
'MORE THAN A PUB' PROGRAMME

Sunday 25th June 2023 6.30 - 7.30 p.m.
at The Abingdon Arms, Beckley

**Everything you want to know
about the Menopause**

Is it me, or is it hot in here?

Peter Hintridge and Sapna Shah

Recently, the health and wellbeing of menopausal women has received more focus than ever before. And yet, only a decade ago, it barely got any attention at all. Why the sudden change? Why does HRT seem to go in and out of fashion? What is HRT anyway? Does it work? Is it safe?



Peter Hintridge is a Consultant Gynaecologist specialising in menopause and in endometriosis. He lives with his family on the edge of the Peak District.



Sapna Shah (Kopcyńska) is a Consultant Obstetrician and Gynaecologist at the Royal Free London Hospital. She has recently moved to Beckley with her husband and two boys.

To join this meeting via Zoom, please Google:
BACBS - ACTIVITIES AND EVENTS

BECKLEY AND AREA COMMUNITY BENEFIT SOCIETY LTD
'MORE THAN A PUB' PROGRAMME

Sunday 26th FEBRUARY 2023 6.30 - 7.30 p.m.
at The Abingdon Arms, Beckley.

**Walking on Water - how
your joints work and why
they get arthritis**

Michael Beverly



Michael Beverly, retired orthopaedic surgeon from Islip, followed his NHS career with research at the Botnar Research Centre at the Nuffield Orthopaedic Centre in Oxford. His talk will describe how joints, work, why we get arthritis, and some of the underlying causes of arthritis: in particular, how the fat in bone acts as a hydraulic transfer mechanism when joints are under pressure.

To join this meeting via Zoom, please Google:
BACBS - ACTIVITIES AND EVENTS

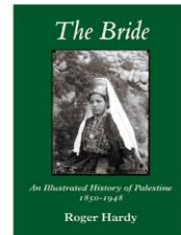
BECKLEY AND AREA COMMUNITY BENEFIT SOCIETY LTD
'MORE THAN A PUB' PROGRAMME

Sunday 30th July 2023, 6.30-7.30 p.m.
at The Abingdon Arms Pub, Beckley

**A History of Palestine in
Twelve Photographs**

Roger Hardy

Local author Roger Hardy was for more than 20 years a Middle East analyst with the BBC World Service, and is the author of two previous books on the Middle East and the wider Muslim world. This talk will be on his most recent book 'The Bride' focusing on the history of Palestine using 12 photographs.



To join this meeting via Zoom, please Google: **BACBS - ACTIVITIES AND EVENTS**

BECKLEY AND AREA COMMUNITY BENEFIT SOCIETY LTD
'MORE THAN A PUB' PROGRAMME

Sunday 26th MARCH 2023 6.30 - 7.30 p.m.
at The Abingdon Arms, Beckley.

The Power of Placebos

Andy Carr



Andrew Carr is the Nuffield Professor of Orthopaedic Surgery at the University of Oxford. He established the shoulder surgery service in Oxford. His research has focussed on the development and evaluation of surgical implants. Whilst working with John Goodfellow, he defined the use of the Oxford Knee as a partial knee replacement which has been implanted in over two million people worldwide. He was Director of the NIHR Biomedical Research Unit in Oxford and the Botnar Research Institute and co-founded the Royal College of Surgeons Clinical Trial Unit in Oxford. He is author of over 450 publications, including more than 25 in the Lancet and BMJ.

To join this meeting via Zoom, please Google:
BACBS - ACTIVITIES AND EVENTS

BECKLEY AND AREA COMMUNITY BENEFIT SOCIETY LTD
'MORE THAN A PUB' PROGRAMME

Sunday 24 September 2023 6.30 - 7.30 p.m.
at The Abingdon Arms, Beckley

**The Otmoor Riots –
What the Locals did at Full Moon**

Presented by Lyn Ebbs

Lyn Ebbs has lived in Stanton St John for 35 years and has been volunteering at the RSPB Otmoor Reserve at Otmoor Lane, Beckley, since 2009. Readers of the Four Parishes Magazine will be familiar with her writings about the local wildlife. Lyn will take us back in time to look at how Otmoor landowners embraced the enclosure movement and the conflict that arose with the locals.



Note that this talk will not be Zoomed

BECKLEY AND AREA COMMUNITY BENEFIT SOCIETY LTD
'MORE THAN A PUB' PROGRAMME

Sunday 30th APRIL 2023 6.30 - 7.30 p.m.
at The Abingdon Arms, Beckley.

**THE TRADESCANTS:
ARK TO ASHMOLEAN**

Anna Steven

Talks about the remarkable father and son whose collection is at the core of the Ashmolean Museum's history



(John Tradescant the Younger as a gardener, attributed to Thomas de Critz (1607 - 1653) © Ashmolean Museum, University of Oxford.)

Ashmolean Guide and experienced gardener Anna explores the lives of the Tradescants father and son, both named John, 17th Century gardeners extraordinaire, plant collectors and keepers of curiosities, whose collection became the kernel of the Ashmolean Museum, when it opened in 1683.

To join this meeting via Zoom, please Google:
BACBS - ACTIVITIES AND EVENTS

BECKLEY AND AREA COMMUNITY BENEFIT SOCIETY LTD
'MORE THAN A PUB@ PROGRAMME

Sunday October 29th 2023 6:30 - 7:30
at the Abingdon Arms, Beckley



**Long COVID -
What's it all About**



Presented by Dr Emily Fraser (Respiratory Physician) and Emma Tucker (Post COVID Rehabilitation Specialist), Churchill Hospital, Oxford.

And in discussion with Dr Matthew Giles.

Emily Fraser and Emma Tucker run the Post-COVID clinic at the Churchill Hospital.

Both are authors of 'The Long COVID Self Help Guide, Practical Ways to Manage Symptoms'.



This Friday!!

BECKLEY AND AREA COMMUNITY BENEFIT SOCIETY LTD

Friday 1 December 3.30 - 5.30 pm
The Abingdon Arms, Beckley

Christmas Crafts

Christmas decoration making for
children, wreaths for adults – all
free!

Mince pies and mulled wine
available to buy

(Children must be accompanied
by an adult)

Email info@bacbs.org to book or
take a chance on the day

Thanks to...

- All our amazing speakers
- Peter Burt (quiz maestro)
- Pam St Clement (quiz presenter)
- Elizabeth Kenworthy-Browne (the brains behind Pam's quizzes)
- Andreea Melania (children's craft session)
- Sapna Shah (online 'bake-along')

The MtaP organising group

- Cathy Davies
- Jane Appleton
- Kate Howles
- John Stradling
- Mary Stuck
- Chris White
- All the village reps who publicise the events.

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- **Management Committee Changes (John Stradling)**
- Q & A (All)
- Refreshments

Management Committee

- Committee currently made up of 11 members
- New committee member:
 - Kate Howles (has worked on the MtaPub committee)
- Previous committee members standing again:
 - Cathy Davies
 - Jerry Bloomfield
- No other committee members leaving:
- John Walsh taking up Chairman’s post from today.



From me to all the team for their various contributions during the last three years I have been chairman.

| Committee members 23/24 | Until |
|-------------------------|-------|
| Kate Howles | 2026 |
| Jerry Bloomfield | 2026 |
| Cathy Davies | 2026 |
| Georgina Matthews | 2025 |
| Mish Tullar | 2025 |
| Aris Karastergiou | 2025 |
| Susy Jepson | 2025 |
| John Stradling | 2025 |
| Adam Jeffrey | 2024 |
| Rick Kealy | 2024 |
| Nin Kelay | 2024 |
| John Walsh | 2024 |

Officers for the coming year will be elected at the first MC meeting after this AMM

Agenda

- Chairman's welcome
- Minutes of the last AMM (John Stradling)
- Committee Reports
 - Chair's Report and survey results (John Stradling)
 - Treasurer's Report (Adam Jeffrey)
 - Vote on resolutions (John Stradling)
 - Secretary's and membership Report (Gabriel Brodetsky and Sam Clarke)
- More than a Pub report (Cathy Davies)
- Result of elections to the Management Committee (Gabriel Brodetsky)
- Q & A (All)
- Refreshments



End of meeting and refreshments

