

BACBS Annual Members Meeting – 7:30pm, 29 November 2023

Beckley Village Hall

35 members in attendance – including 9 committee members

Chair's report

- Fourth tough year for tenants with increasing supply and staffing costs. Disappointing summer due to the weather, but a better autumn, with a lot of wakes.
- 383 pubs closed in first 6 months this year
- Alex, one of the original tenants has left the Abingdon Arms – now running own catering business. Vicky and Dan together with Hattie and others changing the offer
- We've undertaken works including fitting non-slip strips onto ramp, new bin enclosure, repainting windows, new sign
- BACBS has maintained close cooperation with the tenants and kept rent as low as possible – sufficient to cover our costs, but to help avoid pushing them out of business.
- Raised £18k in a share offer 18 months ago and may need a further share offer to raise capital for upstairs works.

Treasurer's report

- Accounts issued on 28 November 23. Modest expenditure within current year, though have not been able to restore the rent to commercial levels – would hope to in a future year.
- Small profit of £2,046 before tax. Operating profit of £5,249.
- Total members funds is £549k – we had to make a payout to the estate of someone who had died.
- We pay a Coop loan of £13,490 that should be repaid by November next year. Once this is paid off will be able to settle a private loan of £14,642. We have a closing cash balance of £56,263
- We don't have audited accounts, as below the thresholds where it would be required or make sense, financially, to do so.

Votes

- To receive Chair's reports - **approved**
- To receive Treasurer's accounts - **approved**
- To authorise we don't have a full audit - **approved**

Membership update

- Now have 318 members with total investment of £530,150. We are considering a relaunch of the share offer that remains open.
- Would like to recruit those that have moved into our villages
- Had hoped to pay interest from 2022 and withdrawals – don't currently have the finances to do this – but hope to do so in due course

More than a pub

- 10 walks, 11 pub quizzes, 8 coffee mornings, 10 evening talks over the past year
- Have held Cake and Cuppa sessions – but these have not been well attended – will hold one in December and then take a view on whether to continue these

- 2 members calling for fires to be lit in the pub.
- 1 Dec a Christmas crafts session – will hold a collection for Shelter or Crisis or another charity
- Thanks offered to many people who have supported many events and activities: Peter Burt, Pam St Clements, Sapna Shah, Elizabeth Kenworth-Browne and others

Management Committee

- Kate Howles to join the Management Committee - **approved**
- Jerry Bloomfield and Cathy Davies periods of election to the committee to be renewed - **approved**
- John Walsh will take over as BACBS Chair - **approved**

Q&A Questions/Responses

- *Dave Drew: Who are directors of 3C* – Vicky is the sole director, though Dan may become so
- *Mike Hobbs: What other things beyond refurbishment of upstairs may require resources* – upstairs refurbishment and double-glazing is needed. We would hope to have this co-funded through Local Authority grant. We also need to draw more money in, if we are able to allow people who leave the area to withdraw their funds
- *Terence Goad: pub appears to have lost its energy – it needs re-energising*: Committee thinks the pub will do better – Elena does the cooking in the kitchen and Vicky will have a freer hand to introduce village-oriented food and drink offer. In the current climate, we think the likelihood of finding better tenants is low – so committee wants to support Vicky.
- *Phil: how does lack of tenants impact on insurance* – James and Lauren are living upstairs, but this is not a condition of the pub's insurance
- *Dave Drew: encouraging there is more marketing, but unclear when are pizzas going to be available again, it needs to be simpler* – all Committee disappointed the pizza oven isn't making money – though they should be reintroduced in the new year
- *Phil: suggest seeing if we can separately rent out the oven* – we will look at this
- *Phil and other chap: note that the pub has closed early on some evenings* – disappointing – we will feed this back
- *Mike Hobbs: gratitude to John Stradling for chivvying others over the past few years*
- *Pat: if we found a pizza chef could they live upstairs* – possibly
- *Jane Appleton: would be helpful for Vicky to attend a BACBS meeting* – will invite for next year