

BECKLEY & AREA COMMUNITY BENEFIT SOCIETY LTD

Minutes of Annual Members' Meeting

On: Wednesday, 15th November 2017, 7:30pm

At: Beckley Village Hall, Beckley

Present: 51 Members holding voting rights
1 Non-Member

1. Chairman's welcome

Mike Hobbs (Chairman) welcomed all attendees to the Annual Members' Meeting of the Beckley & Area Community Benefit Society Ltd (BACBS).

2. Committee Reports

2.1. Annual Report, including "More than a Pub" update

Mike Hobbs presented a summary of the Annual Report of the Society, including an update of the *More than a Pub* initiative. A copy of the full report is attached, with an updated copy of the *More than a Pub* events currently scheduled at The Abingdon Arms as displayed at the meeting.

2.2. Treasurer's Report

Gabriel Brodetsky (Treasurer) presented a summary of the Financial Accounts. A copy of the Treasurer's report is attached.

Three formal resolutions were put to the meeting, as follows:

Resolution	
To authorise the Management Committee to substitute an accountant's report in place of a full audit of the accounts for the year to <u>30th September 2017</u>, as permitted by the Rules and applicable legislation	
<i>Proposed</i>	Phil Partington
<i>Seconded</i>	Sian Jeffrey
<i>Result</i>	Carried unanimously
To receive the Financial Accounts for year to 30th September 2017	
<i>Proposed</i>	Lise Traynor
<i>Seconded</i>	Sharon Lord
<i>Result</i>	Carried unanimously
To authorise the Management Committee to substitute an accountant's report in place of a full audit of the accounts for the year to <u>30th September 2018</u>, as permitted by the Rules and applicable legislation	
<i>Proposed</i>	Sam Clarke
<i>Seconded</i>	Suzanne Aigran
<i>Result</i>	Carried unanimously

2.3. Membership Report

Adrian Hampshire (Secretary) reviewed the current members by geographical distribution and spread of investment. This analysis can be found in copy of the presentation slides, copy attached. The presentation slides will also be available from the BACBS website (www.bacbs.org).

Adrian Hampshire also presented the formal Membership Strategy that has been developed by the Management Committee and which is now being followed, copy attached. The membership strategy will also be available from the BACBS website (www.bacbs.org).

2.4. The Abingdon Arms: past & present

John Stradling presented a summary of the condition of The Abingdon Arms at the point that the Society completed its acquisition and the extensive work that has been completed by the excellent team of volunteers since that point. This summary can be found in copy of the presentation slides, copy attached. The presentation slides will also be available from the BACBS website (www.bacbs.org).

2.5. Results of elections to the Management Committee

Georgina Matthews presented the outcome of the Election to the Management Committee of the BACBS as follows:

Elected Member	Term of Office
Hobbs, Mike	3 years
Brodetsky, Gabriel	3 years
Hampshire, Adrian	3 years
Stradling, John	2 years
Baker, Mike	2 years
Jepson, Susy	2 years
Jeffrey, Adam	1 year
Traynor, Lise	1 year

3. **Open Forum**

3.1. Evelyn Waugh blue plaque proposal

Members Adrian Pennink and Tony Strong presented a proposal to acquire and erect a commemorative blue plaque at The Abingdon Arms to record the association of Evelyn Waugh with the pub. This association will be further explored in the upcoming presentation on Evelyn Waugh by Professor Stannard (a *More than a Pub* initiative).

An informal consultation with the Members present was taken by a show of hands that indicated strong, but not unanimous, support for the proposal. Mike Hobbs noted the outgoing Committee is not able to commit to the necessary expenditure and that the proposal will be considered by the incoming new Committee.

3.2. Members' views on progress made to date in respect of the Society's aims and objectives

By a show of hands, the meeting confirmed that satisfactory progress is considered to have been made with respect to the Society's aims and objectives.

Sam Clarke stated that he was impressed with the progress of the Society but was surprised that the tenants were not represented at the meeting. Mike Hobbs explained that, as non-Members, they were not invited and that, in any case, they would probably have found it difficult to attend given the planned jazz evening at the pub. **[Post-meeting update:** The Committee established that non-members may be invited for specific agenda items. The tenants will be invited in future years to attend the AMM.]

Sam Clarke also commented on the proposal not to appoint auditors to audit the Society's accounts. He understood the desire to avoid spending money needlessly but noted that the purpose of an audit is to provide assurance to members that its money is being properly handled and that external oversight of the systems of handling money in the society should be undertaken, for example, in years when there is a large expenditure or every five years or so. The Treasurer undertook to respond to Sam Clarke after the meeting.

Susy Jepson spoke of the liaison meetings held between the tenants and representatives of the Management Committee and how this has fostered good relationships between the Society and its tenants.

Gabriel Brodetsky reported that the Management Committee was satisfied that the tenants' business at the pub is progressing well.

3.3. Priorities for future

Member Suzanne Aigran voiced disappointment that the development of a small shop at the pub will not go ahead at this time (for reasons explained in the Chairman's Annual Report) and requested that this option be kept under consideration for the future. Mike Hobbs confirmed that this would be done.

David Drew raised concern that the food menu at the pub did not support a family atmosphere through a lack of options at the lower end of the pricing. Phil Partington noted that The Abingdon Arms was not out of line with the pricing by pubs of a similar type within the Oxford area. Suzanne Aigran suggested that the pub could offer one lower cost option on the menu for one day of the week when families are most likely to eat out – Friday. Maeve Bayton noted that passing rambles – one of the frequent sources of trade – would be likely to seek sandwiches. Mike Hobbs noted that this has already been discussed with the tenants and will continue to be so. He did note that, although not included on the menu, customers can actually order a BLT or a cheese toastie. He also noted that a lower cost, fixed price menu was planned for the proposed community lunches.

John Stradling asked about the cost of the planned accessible toilet block and asked for the meeting to confirm the view that the level of expenditure was appropriate. Mike Baker confirmed the total likely cost of the project at £90-95,000 (including fees) but noted that, with the matched grant and loan from *More than a Pub*, the cost to the Society will be much less. Although no vote was taken, no one at the meeting spoke against the expenditure.

3.4. Any other topics

Charles Hunter Pease spoke in recognition of the excellent work done by the Management Committee in championing and seeing through the acquisition of the Abingdon Arms. All present at the meeting confirmed their similar recognition in a show of thanks.

There being no further business, the meeting closed.

Attachments

- Chairman's Annual Report 2017
- Treasurer's Annual Report 2017
- BACBS Membership Strategy
- 'More than a Pub' programme