

Winterbourne Bassett Community Pub Limited

Minutes of Annual Members Meeting

9th March 2020

Apologies for Absence

Apologies were received from the following members: Mick Hext, Simon Hylson-Smith, Stephanie Witt, Peter Mcluskie, Angela & Ian Henery, Gerald & Glynis Long, Clare & Martin Knight, Andy Stevens, Lynne Chidgey, Rod Hafner, Alan Davison, Stella Hopkins, Brenda Tuxbury and Peter Young.

Attendees

The following members were present at the meeting: Howard Witt, David & Pat Salter, Carol Jones, Damian & Claire Le Gresley, Colin & Jacqui Webb, Malkit & Parmjit Banga, Phil & Lesley Catling, Adrian Smith, John & Jackie Austin, Steve & Alison Windel, Graham & Sheree Wilson, Claire Stiles, Elizabeth & Mike Tavener, Jim Gunter, Beverley Margerison, Malcolm Bennett, James Hussey, Paul Harrison, David Squire, George & Gill Horton, Mick Cooper, Timothy Buckeridge, Phil McCaffrey, John Stooke, and Deborah Young.

Also present as guests were our tenants Roger and Emie Hawkshaw.

Chairman's Welcome

Pat Salter opened the meeting at 7:10pm and welcomed everyone especially new members that had joined since the previous Annual Members' Meeting.

Chairman's Report

Pat Salter presented highlights from her report and thanked all volunteers, members and non-members that had helped in various ways to deliver the playground and information technology project. She described maintenance and improvement of the property is a "never ending task" and thanked those who had contributed to this over the year and promised that volunteer work sessions will resume with the return of better weather! Installation of the electric vehicle charging unit is delayed due to the coronavirus outbreak but as this will be provided by Alfa Power at no cost to the society thus we can focus on funding other projects:

Our plans for a level access porch are with Wiltshire Council with a decision expected in the next few weeks – no objections were made when the application came before our parish council. Although we have passed the target level of share offer fundraising that

would enable the toilets refurbishment to start, we are now also gathering support (via a comment form in the pub) for grant funding around cycling facilities which, if awarded, will fund a bike rack and part-fund the toilets project. Consequently, we would then be closer to being able to start work on the porch. Pat thanked Howard Witt specifically for a tremendous amount of work in securing the grants we have so far received but urged members to take part whenever we also have to show strong proof of support for a project from our community in order to win grant funding. We have also again shared our experience as a community benefit society to help other community groups in their efforts to buy their community pubs.

Pat gave personal thanks to the management committee members, and their partners who have supported the committee over the last 12 months including Claire Le Gresley for minute taking and Alison Windel for work on the planning application. She also expressed thanks on behalf of the society to Roger & Emie Hawkshaw for their efforts in running an increasingly successful business as without this the society would likely fall far short of delivering its chief purpose.

Treasurer's Report

Damian Le Gresley presented the treasurer's report.

The open share offer had raised £24,000, grant funding £8,500 and tenants' rent £31,316. We were able to build the screening fence and the playground which increased our capital assets to £362,584. The society made a profit of £13,623 with most of this being spent to reduce the balance on our loans by £11,131. Allowing for retention of reserves for further investment and contingencies this permits the recommendation of a 1.5% interest payment to members.

Damian asked all Series A share holding members to complete the form at the back of the annual report and return to him as soon as possible to allow interest payments to be made as necessary.

Membership Report

Adrian Smith presented the membership strategy and reported success in a gain of 13 new members and 2 existing members increasing their shareholding. We now have 60 individual members with a wide geographical spread hopefully reflecting that of appreciation for the pub. We have increased the share capital from £283,000 to £307,000 in the last year. 4 members are standing to be elected or re-elected to the management committee, increasing the volunteering time available and bringing further

diversity of skills so we can best support the pub as a business and community hub. A wider pool of members and non-members have been volunteering on an ad hoc basis at work parties and it was pleasing to see a good attendance at this annual members' meeting. Adrian stated that he thought this amounted to a healthy situation but that a refresh and restock of the share offer marketing material would be a priority for the new committee in order to continue to attract new members.

Resolutions

Adrian explained that this year the committee considered it unnecessary to obtain an audit of the accounts but that this will continue to be kept under review with a formal audit expected within the next three years.

- a) To adopt the Financial Accounts for year to 31st January 2020
Carried unanimously
- b) To authorise the Management Committee to substitute an accountant's report in place of a full audit of the accounts for the year to 31st January 2020, as permitted by the Rules and applicable legislation.
Carried unanimously

Election of Management Committee

Under society rules the committee is permitted to have up to seven members. All members were invited to stand for the committee with John Austin and Mick Hext kindly stepping forward for election to the committee.

Adrian explained that under the staggered terms of committee service agreed at the previous Annual Members Meeting, Steve Windel and Howard Witt were also both standing for re-election to the committee having each completed the agreed initial one-year term.

Members present voted unanimously in each case as follows:

To elect John Austin to the management committee for a 3-year term.

To elect Mick Hext to the management committee for a 3-year term.

To re-elect Steve Windel to the management committee for a 3-year term.

To re-elect Howard Witt to the management committee for a 3-year term.

The three mandatory positions according to the rules of the society, of chairperson, secretary and treasurer would be chosen by the elected committee at their first meeting.

Open Forum

Is Claire Le Gresley happy to continue notetaking for the committee? Yes. Thanks again to Claire for her time and effort.

What are the longer-term plans for investment and financial management? Is there for example a 5-year plan or any expected major maintenance issues? No major maintenance issues are anticipated and are not looking far beyond current projects that we either have, or are close to having, funding for, but there are ambitions such as developing the “garage” building/site, extending the business offering eg. accommodation. There is external funding available that might help if not the volunteering capacity. It is important to also maintain our financial health with a balance of spending and reserves. The committee should make a medium-term plan.

How many electric vehicle charging points will there be? Initially just one.

What is happening with regards to a loyalty scheme? Adrian referred the question to Roger & Emie: we are discussing this in our tenant liaison sessions as something we and the committee want to see. Adrian added that we need to get the format right. Thank you to Roger & Emie for support of the darts team.

Address by John Stooke: The Campaign for Real Ale (CAMRA) stands in support of community pubs. Our society can be proud of its achievement in getting the pub to where it is from where it was. Other communities have not been as successful eg. recently in Baydon where there was lots of local concern about the impending pub closure but not leadership to take action. I happened to pop into The Winterbourne recently to find beer on-tap from an independent brewer in Bristol and tonight from very local Broad Town Brewery which was pleasing to see.

Close

Pat Salter closed the meeting at 8:10pm.