

AGM

Westhall Community Pub Ltd

a Community Benefit Society registered with the Financial Conduct Authority
(reg. number 7806)

Minutes of the first Annual General Meeting
November 8th 2019 7.30 pm Westhall Village Hall

Present;

Committee members;

Nick Hoare, Stu Read, George Harvey, Steve Gray, Andrew Clarke and Brenda Smith
Plus the attached list of members of the public.

1. Introduction

Nick Hoare, the Chair of the Westhall Community Pub Committee thanked the people that had supported the set up of the Westhall Community Pub Ltd. by pledging to invest in the purchase of the Racehorse and attending fund raising events throughout the year.

Our Community Benefit Society had been formed with the aim of purchasing the pub and had raised a creditable £135K in pledges and a further £20K in loans and grants. An offer to buy the pub was made, but declined by the owner.

As a committee, we felt that we were not able to recommend taking on more debt to meet the asking price. The Pub was then taken off the market. However, the owner came back with an offer to lease the pub for a year with an option to purchase the pub at the end of a year.

2. Election of management committee

The following people agreed to stand as committee members;

Nick Hoare, Stu Read, Brenda Smith, George Harvey, Steve Gray, Andrew Clarke, Simon Finch and Colin Knight.

As the total number of nominations was less than 12, it was not necessary to vote for committee members.

As stated in Community Benefit Society Rules the roles of committee members will be decided by the committee members.

3. Opening of share scheme

The Committee announced that the community would be invited to join The Westhall Community Pub Society. Shares cost £25.00 each and members are entitled to attend and vote at future AGM's on the basis of one member one vote. Details on the terms and condition of community Share Offers can be found at www.westhallpub.com/documents .

The aim of the Committee is to raise £15,000 and establish a start up fund which allow us to begin trading at the Racehorse.

Information sheets and application forms were circulated.

4. Accounts

Income and Expenditure Account for the Year Ending 31 July 2019

Income	£
Bursary - Plunkett Foundation	2,500
Fund Raising Events	3,054
Grants	—
Total	5,554
Expenditure	3,185
Excess Income over Expenditure	2,369
Balance Sheet as at 31 July 2019	£
Current Assets:-	
Current Bank Account.	2,246
Petty Cash.	123
Assets.	2,369
Liabilities.	-
Reserves.	2,369

5. A.O.B.

The floor was opened for questions;

Shop and Post Office

In response to questions about the threat of the village shop and post office closing it was agreed that if there was a need a shop would be incorporated into the pub and discussions had been opened with the Post Office about possible options.

Opening Hours

When asked about opening hours for the pub, it was suggested that we begin with a schedule between Thursday and Sunday.

Suggestions for a cafe and accommodation for groups to meet was also discussed.

Training

It was suggested that the committee would seek help from the Plunkett Foundation for training volunteers.

Quality of Wine

When questioned about the types of wine that would be sold at the pub, it was agreed that listening to the ideas and suggestions from customers would be important.

Drinks per session

Questions were asked about potential sales figures. It was pointed out that business plan figures had been compiled with advice from business advisors and confirmation would only come after opening.

Help from Vendor

In answer to questions about expectations of help from the Vendor for the maintenance of the pub it was stated that he had agreed to maintain the external structure and services.

Contract with option to buy price

In answer to questions about the option to buy the pub it was explained that the committee hoped to be able to secure an option to buy at the current market price.

Music licence

In answer to enquiries about a music licence for the pub it was agreed that an application would be made. Thoughts about having a TV licence were mixed.

Other details, including WiFi and Card payments were also discussed.

The meeting was closed with a show of hands for support for the plan to lease the pub with an option to buy at the end of a year. The response was unanimous and very enthusiastic.

**Present at the Westhall Community Pub
Annual General Meeting November 8th 2019**

Barbara Gitsham	Peter Gitsham
Mandy Payne	Ellie Sedgewick (rep Bob Silsby)
Simon Finch	Sara Finch
Richard Chamberlain	Jill Williams
Bob Sanders	Peter Smith
Peter Hodge	Anne Hodge
Hyde Garbutt	Kim Hoare
Annie Minton	Kevin Minton
Sue Joyce	Chris Joyce
Des Kelly	Anita Goddard
Lorraine McTaggart	Will Bass
Alison Dudeney-Dodds	Nick Dodds
Jo McDonald	Barry McDonald
Chris Blackburn	Steve Blackburn
Jan Sparshott	Tony Sparshott
Karan Daniel	Clive Daniel
Maryanne Milbank	John Milbank
David Miller	Liz Miller
Ben Sharratt	Helen Holmes
Duncan Empey	Joanna Wood
Pat Lickman	John Lickman
Shaun Darch	Aileen Thompson-Darch
Sara Riches	Oliver Riches
Julia Punt (rep Chris Punt)	Marion Clarke
Graham Smith	Jean Chapman