



Westhall Community Pub Ltd

A Community Benefit Society

Registered with the Financial Conduct Authority (no. 7806)

Minutes of the Fourth Annual Members' Meeting Monday 15 December 2022

Present;

Committee members;

Nick Hoare (Chair), George Harvey, Steve Gray, Andrew Clarke, Keith Jennings, Simon Finch, Chris Punt, Brenda Smith, Sally Bassett & Nick Dodds.

Plus 32 members of the Westhall Community Pub Society;

The names of these members are recorded and kept on file.

1. Introduction

Chairman Nick Hoare welcomed the attendees to the 4th AGM and gave an outline of the meeting ahead. Questions could be asked at the end of each report and again at the end under AOB. Members were also invited to The Racehorse afterwards for further discussion with Committee Members.

2. Annual Reports

Chairman's Report

It has been a fantastic year for the Racehorse.

- COF grant: Thank you to the COF team ND, AC, CP and myself from the committee and Kim & Ali. So it was a real team effort that took a lot of hours but with a great outcome.
- Bought the Pub - a landmark moment.
- Turnover was well above our target and has doubled from the previous year.
 - To achieve that already is a tribute to all the hard work that has been put into it by a great many volunteers and a tribute to the massive support locally.
 - So far we have managed to keep our pricing competitive to other local pubs, although given the state of the economy this will need to be kept under constant review over the coming

months and keeping our costs low will be more challenging going forward.

- Summer success
 - Rock the Horse, music events, enhancing the outside area.
- Beer reputation
 - Beer team led by Steve.
 - Good Beer Guide.
- Renovation of the flat is almost complete
 - Again thanks to the small team of volunteers.
- Volunteers
 - Thank all volunteers, especially the kitchen team who have once again stepped up when needed.
 - Thank the committee for their commitment.
- Events
- All events
 - Music has become a regular feature.
 - Thank you to Rock the Horse and Steve T.
- Thanks to loyal customers.
- There is a lot to look forward to in the coming year.
- New chef
 - I'm excited.
 - Make welcome.
- Developing our events
 - All ideas welcome.
- Looking forward to another fantastic year.

Operations Review

Brenda presented a report of the Operational performance and events of the year, supported by a slide show presentation which is available on our website, link below.

<https://www.westhallpub.com/documents>

Financial Report

Andrew presented a summary report of the Statutory Annual Accounts, supported by a slide show presentation which is available on our website, link below.

<https://www.westhallpub.com/annual-accounts>

A report on the state of the membership and the Membership Strategy

Our Rules state that “we should report on this at the Annual Members Meeting”.

In brief we have 410 shareholders, which is up from 357 at this time last year. They have invested a total of £166,300, which is up from £162,000 at this time last year.

The current Membership Strategy is that although we are not actively promoting and selling shares in the Society, the option to purchase shares remains open.

In the future it is likely that shares will be promoted again as the Society will need to raise new share capital to replace that which existing shareholders may request to withdraw. Also the Society may want to raise further capital to invest in the business. This is something the committee will review periodically.

Any questions? There were no questions.

3. Resolutions to be put to members

i. Minutes from the 2021 Annual General Meeting

A copy of the 2021 AGM minutes had been sent to members prior to the meeting.

It was agreed that the minutes were an accurate record of the 2021 meeting.

ii. Annual Accounts for the year ending 31st July 2022

Proposal that the General Meeting accepts the annual Accounts for the year to 31st July 2022.

It was agreed that the members accepted the Annual Accounts for the year ending 31st July 2022.

iii. Share Interest

Proposal to waive rights of shareholders to interest for a period of 3 years.

It was agreed that the members accepted to waive their rights of interest for a period of 3 years.

iv. Appointment of Auditors

Proposal to appoint an Audit Company to provide an External Review of the Accounts and to waive the appointment of an Auditor to carry out a full Audit. This is subject to the requirements of the Community Opportunities Fund's requirement.

It was agreed that the members accepted for an Audit Company to provide an External Review of the Accounts and to waive the appointment of an Auditor to carry out a full Audit.

v. Election of the Management Committee for the coming year

The committee can consist of a maximum of 10 people.

Elected members of the committee hold office for up to three years (with co-opted members serving until the next AGM).

The following Committee members stood down for re-election:

Brenda Smith, George Harvey and Chris Punt.

The following Committee members agreed to remain in place:

Andrew Clarke, Steve Gray, Sally Bassett and Simon Finch.

The following people had decided to resign from the committee:

Nick Dodds, Keith Jennings and Nick Hoare.

The following people put themselves forward to become Committee Members: Mark Labdon, Jan Sparshott and Steve Thorpe.

The total number of potential candidates for committee places was 10, so no vote was required and the agreed Management Committee will consist of:

Andrew Clarke
George Harvey
Steve Gray
Chris Punt
Brenda Smith
Simon Finch
Sally Bassett
Mark Labdon
Jan Sparshott
Steve Thorpe

The Management Committee officers will be appointed at the next monthly meeting in January.

4. Any Other Business

The following questions/points were raised by members present at the meeting:

1. Question From Peter Hodge. "Will the Committee ensure that funds and resources are used to complete the Flat, before any other works/projects are undertaken, to ensure that a Tenant is in situ and to reduce the Council Tax liability?"

Reply: Yes we have funds in place to complete the flat as soon as our number one priority. We have also committed 2 small budgets of £5k each to spend on items to improve the exterior and interior of the pub.

The Meeting Closed.