



Lyvennet Community Pub Ltd

Registered Office
9-10 Stoneworks Garth
Crosby Ravensworth
Cumbria
CA10 3JE

An Industrial & Provident Society
Register No. 31175 R

www.lyvennetcommunitypub.com

Minutes of Annual General Meeting

**7th AGM of the Lyvennet Community Pub Ltd held at
Crosby Ravensworth Village Hall, Crosby Ravensworth
On Saturday 14th July 2018 at 5pm**

1. Introduction and Apologies

Present: 29 shareholders were present; a register of attendance was taken.

Apologies: 43 shareholders gave apologies

Directors: Apologies K Taylor

2. Minutes of 6th AGM dated 22nd July 2017

Minutes of the 6th AGM dated 22nd July 2017 were **ACCEPTED** as a true and accurate record.

3. Annual Report

An Introduction and presentation was given by the Chairman, David Graham. He reminded shareholders of the LCP Ltd, its Objects and current Directors.

There were currently 6 Directors following the resignation of Daphne Baird in January. The Chair took the opportunity to thank Daphne for all her input over the years.

Shareholders were reminded of contact details for the Butchers Arms;

Telephone 01931 715500

Web page www.thebutcherscrosby.co.uk

Facebook @the butcherscrosby

Twitter @arms_butchers

The tenants were continuing with existing established pub activities including the music group, walking group and lunch club but had added a range of additional events including

themed food nights, Community Craft Club and upcoming Lyvennet Live music festival. These are all posted on the webpage and on the noticeboard in the pub.

The Chair reported that the feedback from customers had been exceptional with Trip Advisor postings all excellent or very good. The majority 90% were excellent with 10% Very Good. In addition the Pub had received a Certificate of Excellence from Trip Advisor and was rated:

Cumbria

- Pubs - No. 1 of 462
- Restaurants – No.6 of 1,743

Lake District

- Pubs - No. 1 of 304
- Restaurants – No. 4 of 1083

Most important – Crosby Ravensworth

- Pub + Restaurant – No. 1 of 1

The Trip Advisor feedback is an excellent reflection of the quality and service being provided by our tenants.

During the Year the Butchers Arms had come Highly Commended in the prestigious rural business awards; the Rural Oscars. This was an excellent achievement for Jon, Katie and the Team.

The areas MP, Rory Stewart had also held a constituency surgery in the pub and was exceptionally complementary in his praise for the business writing “The local pub plays a crucial part in rural life – both as a source of enterprise and as a social hub. A good local pub helps to tackle important issues such as rural isolation and loneliness and enhances quality of life and well-being for people at a very local level. The Butchers Arms is an amazing success story and I am incredibly proud of Jon and Katie and the wonderful atmosphere they have created. The food and service is fantastic and I couldn’t recommend the Butchers Arms highly enough”

The Chair reported that over the last year the customers had raised £4,696 from various fundraising events which had supported both the LCP and many local charities. This was a substantial increase on the previous year and he thanked all the fundraising organisers and participants.

Attendees were reminded of the forthcoming Lyvennet Up Festival being held on 18th August with proceeds going to the First Responders and Local School. The event running from 1pm to 8pm on Stoneworks Garth Field will include, live music, bar, barbeque, garden games and children’s inflatables. Tickets from the Butchers Arms or LCP Secretary (Kitty Smith).

Over the last year various works had been carried out to maintain the fabric of the building and also to maintain and in some cases renew catering equipment.

By far the biggest project was the toilet refurbishment. Costing circa £28k this was funded through grants; Lottery Awards for All (£10,000), Eden District Council Community Fund (£4,939.55) and Lakes and Dales Coop (£300). The balance came from LCP funds.

The project had ended up bigger than initially envisaged and there have been some minor teething problems.

The Chair thanked local volunteers who painted, took rubbish to the tip and for the door wrap photographs.

The Chairs report was unanimously accepted.

4. Financial Report and Accounts at 31st December 2017

The treasurer took shareholders through the main items of income and expenditure in the 12 months since the last AGM. The main items were:

Income

Rent – £20,440 (including building insurance + VAT). Building insurance is organised by the LCP, giving surety that appropriate insurance is in place and this is then recharged to the tenants.

Inventory purchase - £3,465 – acquired by LCP from the previous outgoing tenants and purchased over the last 12 months by the current tenants.

Grants - £13,704 (balance outstanding)

Fundraising - £796

Expenditure

Shareholder Interest - £7,066 – with the share interest due around £9,000 this figure demonstrates the shares taken in lieu of interest, donations given to the LCP and the small number of investors who have yet to provide bank details.

Toilet refurbishment - £19,033 to date

Maintenance + Equipment renewal - £2,373

VAT - £2,931

Accountants - £1,454

Premises Licence - £180

Bank Charges - £471 (Down from £586)

A summary of the accounts was then presented. Key points were that the LCP returned a profit of £7,619 in the year and fixed assets were valued at £336,911. The closing balance of LCP bank account at 30 June 2018 was £13,606.98. The Treasurer reported that this balance would increase with a further three months rent but reduce with outstanding payments due for toilet refurbishment. Ultimately there would be sufficient funds in the LCP account to pay the proposed 3% interest payment.

The Treasurer reported that rent had been reviewed and increased and that after share interest payment the priority would be to build up a strong bank balance.

The treasurer also reported on share movement in the year since the last AGM with £9,450 withdrawn and £5,800 resold. As ever the withdrawals and resold figures do not match as the LCP sells shares and banks the income in advance of paying out on withdrawals. The current shareholding was £307,384 and 2017 14% of shareholders had opted to take additional shares in lieu of interest.

The Secretary, Kitty Smith, is maintaining log of formal share requests.

5. Resolutions

The Chair reported that no shareholder Resolutions had been received.,

A total of 5 Proxy and Postal voting forms were received prior to the meeting and these votes would be included in the outcome of voting

a) Interest payment

2017/18 has seen major expenditure on the toilet facilities funded through both grant support and utilisation of rental income. There has also been a substantial increase in the repair of the catering, pub equipment and furnishing which is now 7 years old.

The Board propose making a 3% interest payment for 2017/18.

The **Resolution** is therefore

The Board of the LCP proposes a 3% share interest payment. The payment WILL ONLY be by;

a) Direct bank transfer (dated 31 August 2018) or

b) The purchase of additional shareholding or

c) Donation to the LCP funds

Interest is paid gross and shareholders are responsible for declaring interest payments to HM Revenue and Customs.

For 34 Against 0 Withheld 0

The Resolution was approved.

b) Adoption of Accounts

Dodd & Co, the LCP's accountants have now finalised the 7th set of company accounts covering the period to 31st December 2017

These accounts need shareholder approval before they are forwarded to the Financial Services Authority.

The **Resolution** is therefore:

The LCP Accounts for period ending 31st December 2017 are approved

For 34 Against 0 Withheld 1

The Resolution was approved.

c) Auditors

Dodd & Co have completed the 7th set of LCP accounts to 31 December 2017. These accounts now need to be presented to the Financial services Authority.

As shareholders we are required to record through a formal resolution our requirements with regards external auditing of these accounts. From a legal perspective, given our turnover, there are no statutory requirements for auditing.

Dodd & Co, our accountants, are a fully regulated independent accountancy practice and it is therefore recommended that the LCP does not need to incur the additional expense of independent auditing.

The **Resolution** is therefore:

External auditing of the LCP financial accounts is not required for financial years ending 31st December 2017 and 2018.

For 34 Against 0 Withheld 1

The Resolution was approved.

6. Election of Board of Directors

In line with the LCP Rules one third of the existing Directors stood down at the AGM; David Graham, Stephen Holroyd and Cameron Smith. No additional nominations had been received.

David Graham

For 34 Against 0 Withheld 0

Stephen Holroyd

For 34 Against 0 Withheld 0

Cameron Smith

For 34 Against 0 Withheld 0

David Graham, Stephen Holroyd and Cameron Smith were elected to the Board.

The Board now comprises 6 Directors with two vacancies.

7. The next 12 months.

The Chair reported that the focus for the next 12 months would be;

- Business as normal – support for the new tenants where requested
- Ongoing maintenance of the building and equipment
- Focus on building up bank reserves

As to the next project; roof replacement, solar panels, front door porch, kitchen extension and beer garden refurbishment there is nothing major planned.

The tenants are keen to refurbish the beer garden before next summer and this will probably progress with costs likely to be £2-3k maximum.

8. Any Other Business

- Whose idea was the coffee lounge (J Baker). Our tenants were responsible for both the idea and developing / funding the equipment and fittings.
- The bar stools are past their best (M Winterburn). Noted and will be looked at under maintenance.
- Will the idea of a shop be re-visited (P Jones). The alleyway alongside the pub is very narrow and the shop would only have worked if the area between the Butchers and adjoining building could have been fully enclosed by a building. Given issues with a party wall and the conflict within parts of the community this was causing the Directors had abandoned the idea. There is no intention to revisit.

- Road signage for the Pub (J Baker). Any signage is the responsibility of the tenants. Brown tourist signs can be requested and erected by Cumbria County Council but the business has to be open 7 days / week and the cost is prohibitive.
- Has joining the Yorkshire Dales National Park made the pub busier (A Barbour)
There has been an increase in walkers, cyclists and tourists.

The next AGM would be held in Crosby Ravensworth Village Hall at a date to be announced.

Kitty, Secretary LCP