

## 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](http://www.lyvennetcommunitypub.com)

# 9<sup>th</sup> Lyvennet Community Pub Ltd Annual General Meeting

## Annual Report

Usually the Annual Report by the Chair forms a key part of the Annual General Meeting (AGM). This year with the continued prevalence of Covid 19 the Directors took the decision that an open shareholder AGM could not be carried out in a Covid secure fashion. All normal business will therefore be carried out by electronic and postal means.

### Directors

The current six Directors are:

David Graham	Chair	Cameron Smith	Treasurer
Christine (Kitty) Smith	Secretary	Douglas Henderson	
Stephen Holroyd		Keith Taylor	

### Tenants

Our tenants Jon & Katie are now in their fourth year of tenancy and continue to be supported by a strong and loyal team. During the year Jon and Katie moved from the flat above the Butchers to a home on Stoneworks Garth in the village.

### Trip Advisor + Statistics

Feedback from customers continues to be exceptional again demonstrated via Trip Advisor reviews. For 2020, the majority, 95% were excellent, 3% very good with 1 out of the 62 reviews poor.

	2017		2018		2019		2020	
	%	No.	%	No.	%	No.	%	No.
Excellent	87%	34	90%	117	89%	80	95%	59
Very Good	12%	5	10%	13	10%	9	3%	2
Average	0%	0	0%	0	1%	1	0%	0
Poor	0%	0	0%	0	0%	0	2%	1
Terrible	0%	0	0%	0	0%	0	0%	0

## Fundraising

Once again the pub has raised funds for various local and national charities this year amounting to £3,162

## Maintenance

Over the last year we have continued with our routine programme of maintenance; fire alarm system, electrical testing, internal painting and numerous small repairs and replacement parts. We also replaced the following major items; Dishwasher (£2,630), glass washer (£1,153), and kitchen window (£475)

## Website

During the latter part of 2019 we undertook a complete refresh of the LCP website moving its focus to a shareholder platform.

We moved from the previously extremely cluttered home page below

The image shows a side-by-side comparison of the Lyvennet Community Pub website's homepage. The left side displays the 'old' version, which is cluttered with multiple overlapping elements: a large privacy notice box, a cookie consent banner, a 'Pub Booklet on Sale' advertisement, and a 'Live music sessions' banner. The right side shows the 'new' version, which is clean and organized. It features a prominent header with the pub's name and crest, a navigation menu, a large photo of the pub exterior, and a clear call to action for the 'Pub Booklet on Sale'. The new design also includes a 'WHAT'S HAPPENING AT THE PUB?' section with a grid of activity thumbnails and a 'Support' section with a 'Live music sessions' link.

**Old Website (Left):**

- Header: LYVENNET COMMUNITY PUB
- Navigation: LCP LTD. WHAT'S HAPPENING? GALLERY DOCS & LINKS CONTACT LCP LTD
- Image: Large photo of the pub exterior with a crowd.
- Text: Pub Booklet on Sale, Buy your copy NOW, GOOD PUB FOOD AND A FINE SELECTION OF WINES AND CASK ALES.
- Privacy Notice: You are now protected by stronger privacy law. Thank you for visiting. Lyvennet Community Pub website and blog use Cookies associated with third party service providers. We use Adobe's Flash technology in the photo galleries which uses Flash cookies in their operation. You can control these from modern browser controls or Macromedia's website if you wish, [click here for Adobe's Website Storage Settings control panel](#) and associated information.
- Cookie Consent: I accept Cookies from this site and blog.
- Text: OURS, MENU, FOLLOW THE AND JON'S, [CO.UK](#)
- Text: Our Blog, provided via wordpress.com, u a Cookie warning banner. These Cookie f your computer as identified in our [Privac](#): send information about your use of this v advertisements should there be any, to th servers. You can learn more about Cooki your preferred browser at [www.aboutco](#): this website without Cookies by selecting acceptance of Cookies via your browser! Seek instructions on how to do this via v.
- Text: [Live music sessions](#)

**New Website (Right):**

- Header: LYVENNET COMMUNITY PUB
- Navigation: LCP LTD. WHAT'S HAPPENING? GALLERY DOCS & LINKS CONTACT LCP LTD
- Image: Large photo of the pub exterior with a crowd.
- Text: Pub Booklet on Sale, Buy your copy NOW, GOOD PUB FOOD AND A FINE SELECTION OF WINES AND CASK ALES.
- Text: FOR DETAILS OF OPENING HOURS, MENU, AND FORTHCOMING EVENTS FOLLOW THE LINK TO OUR TENANTS; KATIE AND JON'S WEBPAGE - [WWW.THEBUTCHERSCROSBY.CO.UK](#)
- Text: WELCOME TO LYVENNET COMMUNITY PUB LTD. HOMEPAGE
- Text: This is the LCP website. Here you can find information about the community purchase of The Butchers Arms community pub in Crosby Ravensworth, Eden Valley, Westmorland, Cumbria. **Cumbria Tourism Awards TOURISM PUB OF THE YEAR 2013 Finalist !**
- Grid of Activity Thumbnails: Recognition, Big Society, Shareholder Info, Refurbishment, News, Images, Support, AGM, Live music sessions Tuesday evenings.

to a simpler Home page and layout that is now accessible on mobile phones and tablets.



## Lyvennet Community Pub Ltd. The Butchers Arms, Crosby Ravensworth

New Site  
under  
Beta Test

Home

Our Pub

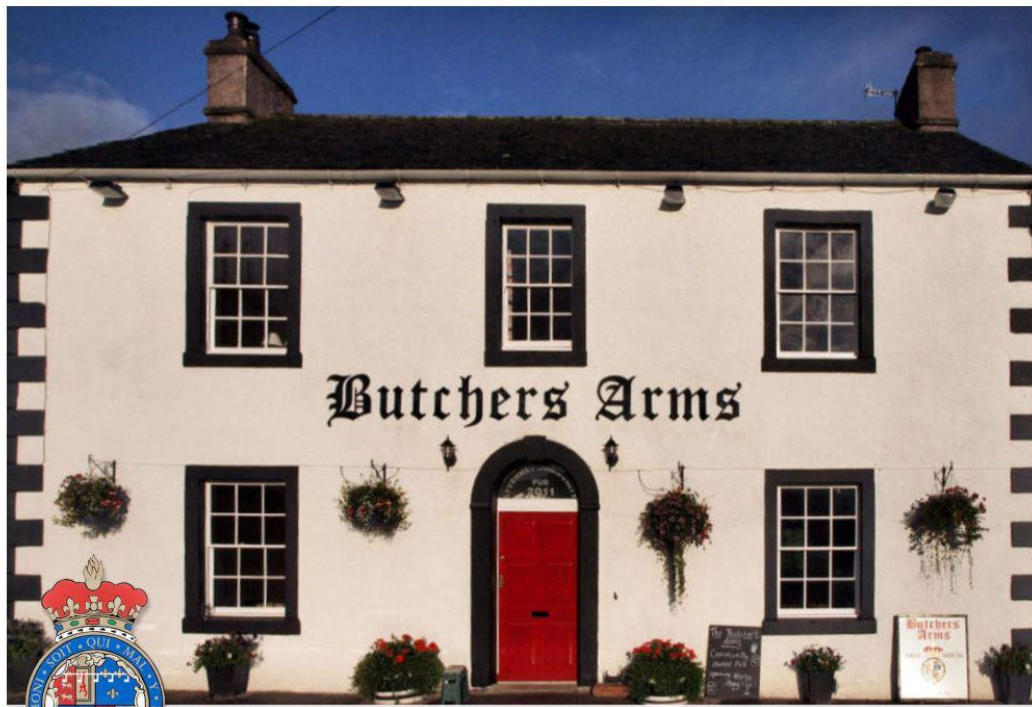
Shareholders

The Journey

Docs

Gallery

LCP News



The old website had become dated, was not mobile phone user friendly, and also included shareholder and Butchers Arms pub information. Details specifically relating to the pub and our tenant's business can be found on their website. Links from the LCP website clearly direct visitors to the Butchers Arms site.

Focusing on the four key sections; Our Pub, Shareholders, The Journey and Docs.

Our Pub – This section details the pub, its location, directions to get there, our current tenants, reviews and awards.

Shareholders – This section aims to provide all the information required by current and prospective shareholders. It details our company structure, the current Directors, information on the building – the “bricks and mortar” owned by the shareholders, the tenancy arrangements, and shareholding details. In effect this section covers all the details contained in a Share Prospectus.

The Journey – This section takes you through the history of the pub, and the LCP journey which was contained in the Pub book we published.

Docs – This is the legal part containing details on the LCP policies and all our Annual General Meetings

Shareholders are reminded of contact arrangements for the Butchers Arms pub

- Telephone 01931 715500
- Web page [www.thebutcherscrosby.co.uk](http://www.thebutcherscrosby.co.uk)
- Facebook @the butcherscrosby
- Twitter @arms\_butchers

## Volunteers

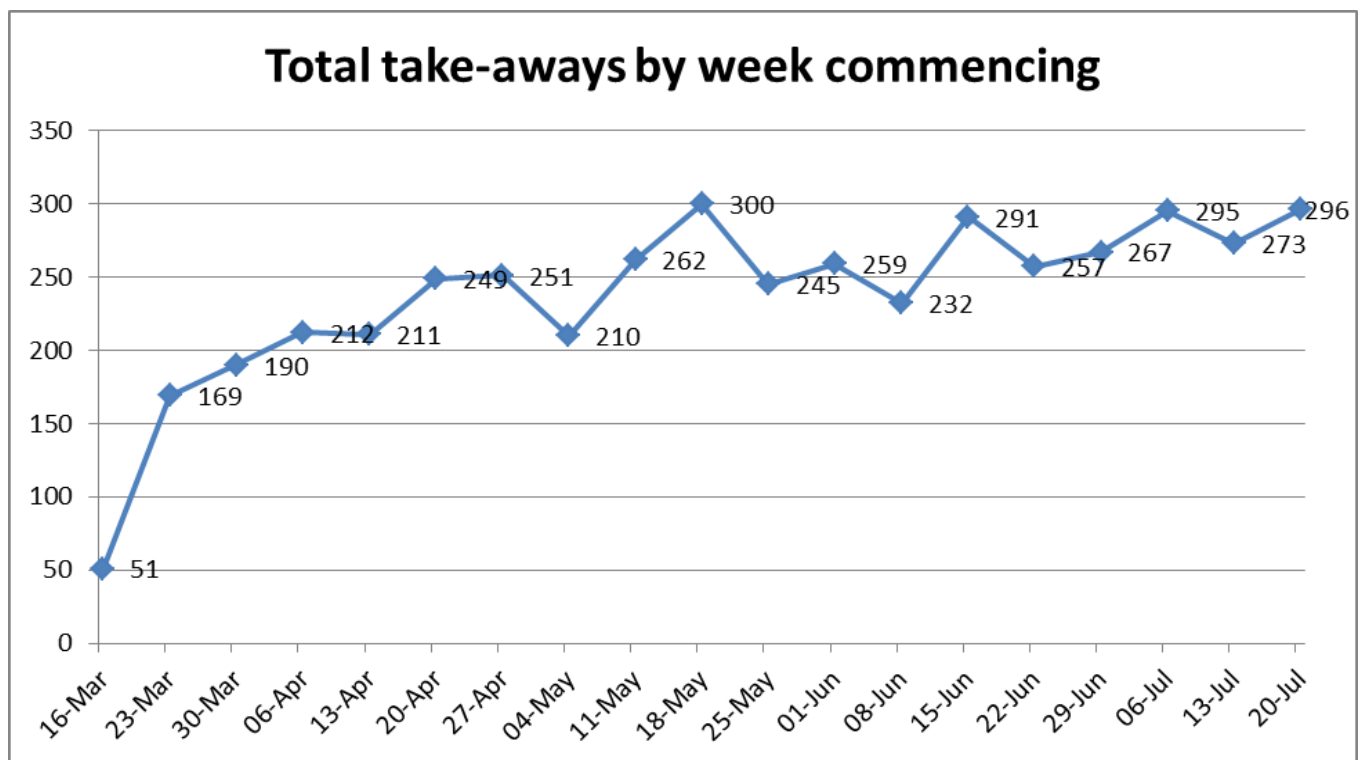
Once again the Directors would like to thank the numerous volunteers who helped out during the year, repainting the public rooms and front door, erecting the gazebos and the myriad of minor bits and pieces that help maintain the pub and assist our tenants.

## Post Lockdown

This year has certainly been out of the ordinary with the restrictions brought about by Covid 19 and business closure on 20<sup>th</sup> March 2020.

As previously reported Directors have maintained regular dialogue with our tenants; Jon and Katie, providing support where required and ensuring the continued financial viability of their business. We continue to review the Butchers cash flow at the end of each month to ensure our tenants receive the required level of support from the LCP to ensure they can maintain a sustainable financial model throughout the current restrictions. All Government support options have been accessed.

The take-away service has been a huge success clearly seen by the graph of meals provided weekly below



The success of this service clearly reflects Jon and Jim's efforts in the kitchen turning out quality meals with a regularly changing menu, and also most importantly reflects the huge support from community, shareholders and customers.

A lot of work went into preparing the pub for re-opening on 4<sup>th</sup> July including putting in place, the external gazebo's and seating, sanitiser stations, safety screens over the bar, a one way system, track and trace, and various safety signs. This is all aimed at ensuring customer and staff safety.

The transition back to the service pre-lockdown is going to be particularly challenging for our tenants and we have little doubt that the LCP will have to continue supporting them financially until we return to true normality which could be many months away. All Government funding

was accessed during lockdown but now on re-opening this support disappears making the next few months financially testing.

Be assured LCP Directors will continue to have regular dialogue with our tenants; Jon and Katie, and provide support where required.

## **Finances – 12 months to end June 2020**

The LCP bank account balance at the end June 2020 after commitments was £15,401. The major financial movements in the year were as follows:

### Income

- Rent - £23,717 including VAT
- Grant - £868 (remainder of Eden District Council grant for toilet refurbishment)

### Expenditure

- Shareholder dividend - £7284
- VAT - £2,342
- Maintenance - £1,979
- Capital expenditure - £4,684
- Accountants - £1,536
- Premises licence - £316 (included revised Licence / Fire Plan)
- Insurance - £1,134
- Bank charges - £425

## **Share payment 2019**

At the end of August 2019 the total shareholding was £308,890 with the 3% interest payment equating to £9,266. Total payments were as follows:

- £225 - Interest donated to LCP
- £46.50 – No bank details so retained by LCP
- £1,681 – taken in increased shareholding
- £7,284 – paid as interest by bank transfer
- £30 – held by LCP for deceased shareholders – awaiting instructions from Estate

## **Shareholding and Movement**

At the end of June 2020 there were 336 shareholders holding 391 'live' share certificates with a total value of £310,478.

During the 12 month period there have been £3,444 of withdrawals and a further £3,750 where shares were transferred.

We still have a substantial waiting list of potential shareholders and have over the last couple of weeks sold £6,000 of shares to cover a forthcoming single shareholder withdrawal.

## **Annual Financial Accounts to 31<sup>st</sup> December 2019**

The key points to note in the Accounts are that

- the Net Asset value has increased by £6,260 to £326,132
- The shareholding has increased by £1,877 to £310,860
- Profits in the year were up from £12,319 in 2017/18 to £13,103

## **Interest Payment 2020**

The Directors have recommended that no interest payment is made this year. This was not a decision taken lightly but reflects our continued concerns about Covid-19 and potential future restrictions as we move through the remainder of the year into winter with local lockdowns, a 2<sup>nd</sup> wave of infections or pub closures versus school opening all being mentioned.

The future is very much unknown and at this time Directors felt that maintaining maximum financial flexibility was crucial.

## **The Next 12 months**

The next 12 months are without doubt going to be challenging for our tenants with suggestions of a winter resurgence or second wave of Covid cases and the possibility of local lockdowns.

The LCP focus must be on supporting our tenants and their business through the difficult period.

Routine maintenance will obviously continue.

**Finally can we thank everyone for their continued support for the Butchers Arms which is greatly appreciated by LCP Directors and most importantly Jon and Katie.**