

## 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)

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## 9<sup>th</sup> Lyvennet Community Pub Ltd 2020 Annual General Meeting

### Record of 2020 electronic / postal AGM

#### 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 screenshot shows the homepage of the Lyvennet Community Pub website. At the top, there is a green header with the pub's name and a navigation menu. Below the header, there is a large image of the pub building. To the right of the image, there is a 'Pub Booklet on Sale' advertisement. A large blue privacy notice overlay is present in the foreground, containing text about cookies and privacy policy. The background of the website is cluttered with various images and text elements.

Our site's image galleries use Flash Cookies to work. If you accept storage of our cookies on your computer just use our site as normal and click the tick  Click  For More Information

**LYVENNET COMMUNITY PUB**

LCP LTD. WHAT'S HAPPENING? GALLERY DOCS & LINKS CONTACT LCP LTD [Book a table or event 01931-715500](#)

**Pub Booklet on Sale**  
**Buy your copy NOW**  
GOOD PUB FOOD AND A FINE SELECTION OF WINES AND CASK ALES

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COOKIES, MENU, FOLLOW THE AND JON'S CO.UK

Live music sessions



# LYVENNET COMMUNITY PUB

LCP LTD. WHAT'S HAPPENING? GALLERY DOCS & LINKS [CONTACT LCP LTD](#) ☎ Book a table or event 01931-715500

[Contact The Butchers Arms](#)



IMAGE BY DEREK HORN, CUMBERLAND & WESTLORLAND HERALD PHOTO COMMUNITY PUB

WELCOME TO LYVENNET COMMUNITY PUB LTD. HOMEPAGE

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!**



Live music sessions  
Tuesday evenings



### Pub Booklet on Sale

### Buy your copy NOW

GOOD PUB FOOD AND A FINE SELECTION OF WINES AND CASK ALES



FOR DETAILS OF OPENING HOURS, MENU, AND FORTHCOMING EVENTS FOLLOW THE LINK TO OUR TENANTS; KATIE AND JON'S WEBPAGE –

[WWW.THEBUTCHERSCROSBY.CO.UK](http://WWW.THEBUTCHERSCROSBY.CO.UK)



WHAT'S HAPPENING AT THE PUB? →



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](#)

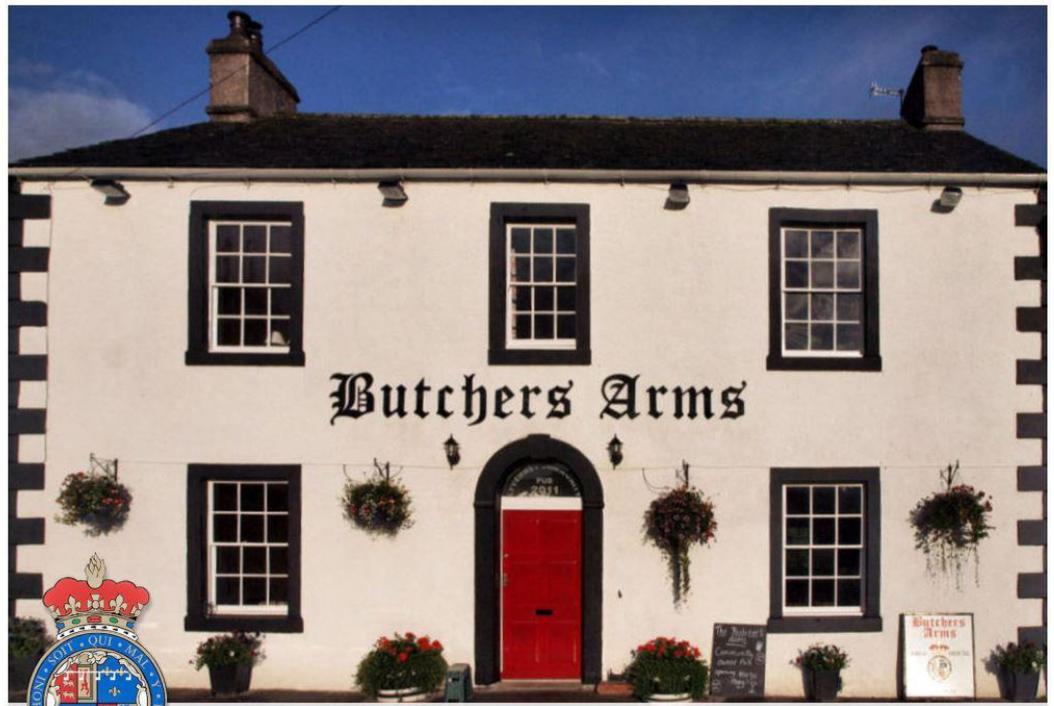
[Shareholders](#)

[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**

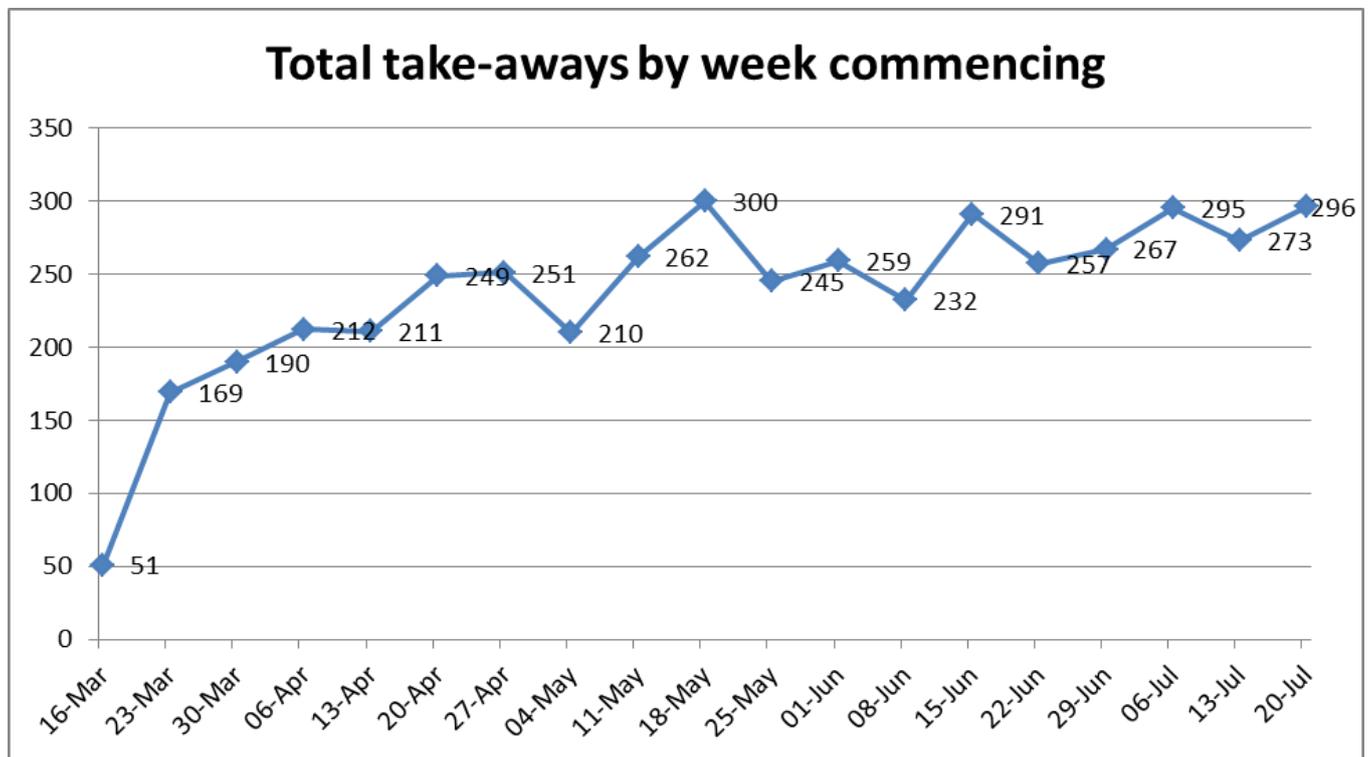
Once again the Directors would like to thank the numerous volunteers who helped out during the year, repainting the public rooms and front door, erecting the gazebos and the myriad of minor bits and pieces that help maintain the pub and assist our tenants.

## **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.

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## **Shareholder Questions**

### **Question - S Latham**

I note the comment in the Annual Report that states “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”

My first question is – “In light of the challenges created by COVID-19 have the Directors considered issuing “C Class Shares” to take advantage of the waiting list of potential shareholders whilst protecting, in the short term, the annual dividend be it distributed or not? I am sure the Directors are fully conversant with the difference between the various Classes of Shares but this would seem a logical way of raising capital through a C share issue with the shares initially traded separately from the ordinary shares with the capital being retained to provide the additional protection against the pandemic as we move back towards normality. The C shares could convert to ordinary shares when either a predetermined level of investment is achieved or at a future date once the risks are considered manageable.

The issue of C class shares is unnecessary in the current circumstances. We raise capital through the resale of existing shares and to date we have never had a problem in achieving this. Issuing Class C shares would also add to the administrative burden for LCP Directors with no direct benefit to the LCP or shareholders.

My second question is – “Can the Board advise the shareholders as to how much cover (measured by time) the current cash reserves provide in terms of maintaining the viability of the pub should all other matters remain equal”?

We are in a unique position to tailor the assistance we can give according to the needs of the tenants' business to ensure that there is a business at the end of the crisis. To date we have supported the business through partial rent reduction. We have therefore not utilised reserves simply not increased our bank balance as per our budgetary expectation.

This is a particularly difficult question to answer as the whole problem for businesses such as the Butchers Arms is that “all other matters do not remain equal”; Government guidance changes, local lockdowns are possible, the potential of pub closure versus school opening, winter 2<sup>nd</sup> wave etc etc. As Directors of the LCP we are confident we can provide the requisite support and weather the pandemic through to the summer 2021.

The likelihood of attracting new tenants in a Covid world is very low but we are fortunate in having

- a) a substantial capital asset which more than covers the issued share capital and
- b) committed tenants who seem enterprising enough to weather the storm with carefully managed support and
- c) reserves if required.

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## **AGM OUTCOMES**

Email / post to shareholders dated 14 September 2020

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

Firstly can we thank all shareholders for their continued support of Lyvennet Community Pub and the Butchers Arms.

We received 67 completed Voting Forms and all were supportive of the Board's Resolutions and re-election of Stephen Holroyd and David Graham as Directors.

As we previously reported we are continuing with support for our tenants as they gradually move their business back towards a full offering.

This week saw the installation of a new marquee (14m x 3m) along the front of the building to replace the original gazebos which lasted a couple of months before self-destructing in gale force winds. The new marquees are a commercial product with much heavier framing and sheeting.

With the additional seating in the marquee the pub now has the capacity for increased socially distanced drinking and eating.

Jon and Katie have therefore moved from a carry-out service to fully seated dining with the first menu already circulated by Kitty, our Secretary.

Covid risk assessments have been updated and the pub continues to be fully compliant with all Government requirements albeit they are regularly changing. There is little doubt with the current increase in cases and local lockdowns that this autumn and winter are going to be very challenging for the business and us all individually.

Directors continue to work with Jon and Katie with joint monthly financial reviews and appropriate financial support. This will continue until restrictions are fully lifted and we get back to full business as normal.

Once again on behalf of the Directors and our tenants, Jon and Katie, can I thank you for your support.

The 2020 agree resolutions were:

- 1. The Minutes of the AGM held on 27 July 2019 are approved**
- 2. The 2020 Annual Report is approved**
- 3. The Board of the LCP proposes no interest payment for 2019/20**
- 4. The LCP Accounts for period ending 31<sup>st</sup> December 2019 are approved**
- 5. External auditing of the LCP financial accounts is not required for financial years ending 31<sup>st</sup> December 2019 and 2020**
- 6. Directors**
  - a) The re-election of Stephen Holroyd as a director of LCP ltd**
  - b) The re-election of David Graham as a director of LCP ltd**