



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

14th Lyvennet Community Pub Ltd 2025 Annual General Meeting

Annual Report

The Directors have taken the decision that this year's Annual General Meeting will be carried out by electronic and postal means. There will be no AGM face to face meeting.

Directors

The current Directors are:

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

Tenant

Jon is now in his eighth year of tenancy with the latest 3-year lease signed on 6 July 2023. He continues to be supported by a strong and loyal team. This team is fundamental to the continuing business success as the hospitality trade both locally and nationally is still suffering from staff shortages.

Trip Advisor + Statistics

Feedback from customers continues to be exceptional again demonstrated via Trip Advisor. The Butchers continues with its overall 5-star Trip Advisor rating which is a clear reflection on the high-quality service, food and hospitality from Jon and his team.

	2017		2018		2019		2020		2021		2022		2023		2024	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Excellent	87%	34	90%	117	89%	80	95%	59	93%	37	93%	14	100%	41	97%	28
Very Good	12%	5	10%	13	10%	9	3%	2	2%	1	2%	1	0%	0	3%	1
Average	0%	0	0%	0	1%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Poor	0%	0	0%	0	0%	0	2%	1	0%	1	0%	0	0%	0	0%	0
Terrible	0%	0	0%	0	0%	0	0%	0	3%	1	3%	0	0%	0	0%	0

Some examples of recent review titles

- Lovely family atmosphere pub
- Lovely welcome, and really gr8 food
- Great food and hospitality (4-star review)
- Great community run pub
- Amazing – a one-off experience
- Fabulous!!

Butchers Arms – Contact arrangements

Shareholders are reminded of contact arrangements for the Butchers Arms pub

- Telephone 01931 715500
- Web page www.thebutcherscrosby.co.uk
- Facebook @the butcherscrosby
- Twitter @arms_butchers
- Email info@thebutcherscrosby.co.uk

Maintenance

Over the last year we have continued with our routine programme of general maintenance. This year has also included upgrade and replacement of the full fire alarm system by Beacon Fire Protection.

Roof replacement and Solar Panels

The roof reslating and solar panel installation was completed in May 2024.

The 11.25Kw of embedded solar panels have produced 7,723Kw of power since commissioning on 22 May 2024 through to 16 April 2025. Indications are that the pub is utilising the vast majority of the produced power and very little is being returned to the National Grid.

A full comparison of power consumption by the business will be carried out once a full year's records are available.

We did take the opportunity whilst the scaffolding was erected to

- Paint the front of the building.
- Replace the high-level lighting to front of the pub with more energy efficient Led's
- Strip and reslate the rear porch roof.

Financially the roof reslating and solar panels cost shareholders £14,938.90 with the breakdown of costs as follows.

Expenditure		
Architect and Planning	-£1,187.33	
Bat survey	-£1,230.00	
Love Solar (panel installation / commissioning)	-£17,381.60	
B Groves (Roof reslating works)	-£11,721.60	
Sub Total		-£31,520.53
Income		
Westmorland + Furness Council Grant	£14,081.63	
Sale of surplus slates	£2,500	
Sub Total		£16,581.63
Total cost to shareholders		£14,938.90

Window Replacement

Our planning application for the roof and solar panels also included for the replacement of 10 of the original timber windows in the pub. These were showing their age and required significant joinery intervention. We managed to source a similar multi panel sliding sash design in modern white upvc. The design, after lengthy negotiations, was approved by Yorkshire Dales planners and agreement was reached that they complied with their requirements for our Conservation Area.

We lodged applications for two tranches of Government Grant Funding and had been hopeful for the second. Unfortunately, the 2nd tranche of the grant scheme was cancelled by the incoming Labour Government.

Windows replacement was progressed with the 10 sliding sash windows installed by North Lakes Glazing in February 2025 at a total cost of £7,677.17.

We have received building control sign off for the works. We installed two bat boxes to comply with planning requirements and have lodged a request for full sign off by Yorkshire Dales Planners.



The window installers took great care maintaining the original pine shutters and window framing on the interior ensuring maintenance of the buildings character.

Volunteers

Once again, the Directors would like to thank the numerous volunteers who helped out during the year with minor maintenance and generally assisting our tenant.

Butchers Arms business

As previously reported Directors continue to maintain regular dialogue with our tenant; Jon, providing support where required but importantly not interfering in his business.

The loyal support of shareholders, the community, regular customers and visitors is greatly appreciated by both Directors and our tenant.

Finances – 12 months to end April 2025

The LCP bank account balance at the end April 2025 was £21,875.29

This is particularly positive after completion of the roof works, solar panels and window replacement which have been major upgrade projects.

The major financial movements in the year were as follows:

Income

• Rent	£25,200
• Insurance	£1,804
• Grant (solar panels)	£3,520
• Donation (R Morland)	£506

Expenditure

• Shareholder dividend	£9,131
• Maintenance	£1,716
• Capital expenditure (solar, windows, path)	£35,009
• Accountants	£1,800
• Premises licence	£222
• Insurance	£1,804
• Bank charges	£326

Shareholding and Movement

At the end of April 2025 there were 341 shareholders with a total investment of £307,791.

The 2016 AGM Share Proposal Document introduced the option for shareholders to take their interest payment as additional shareholding. The proposal also allowed the total shareholding to be flexible between £300k and £315k.

During the 12-month period there have been £7,178 of withdrawals and £3,500 of new investment.

We have a waiting list of potential shareholders (circa £9k) but are always looking for further potential investors. **We are always looking to add investors, existing and new, to our share waiting list.**

Annual Financial Accounts to 31st December 2024

The Financial Accounts to 31 December 2024 are currently being produced by our Accountants Dodd & Co for submission by the end of July.

They are not currently in final format but will be circulated to shareholders with the next tranche of paperwork on 11th June 2025.

Interest Payment 2025

Our bank account balance is healthy, with no major maintenance schemes planned. Directors propose making a 4% interest payment this year with this percentage more reflective of available external interest rates.

If shareholders maintain their current interest arrangements, we expect circa £8,980 to be paid out to individual bank accounts, £2,685 to be taken in increased shareholding and potentially £500 donated back to LCT.

With the additional £2,685 of increased shareholding being added to our existing £307,791 this will take the total shareholding to £310,476 which remains below our £315,000 upper threshold. We will again look to reduce this total shareholding during the next 12 months by not reselling shares to cover withdrawals.

After the interest payments are made, we expect to have a bank balance around £20,000 which the Directors aim to maintain as an emergency reserve.

The Next 12 months

The initial focus will be on LCP business as normal focusing on maintenance as required. We will continue to provide support to our tenant where requested.

We will explore improvements to the kitchen extraction system including options for venting it vertically through the single-story roof, adding odour filters and sound baffling.

We also aim to remove the last of the sandstone block paving from the rear porch to the rear gate and replace with concrete. The stone paving is particularly slippery when wet creating a health and safety issue for staff.

Finally, can we thank everyone for their continued support for the Butchers Arms which is greatly appreciated by LCP Directors and Jon our tenant.