

# **Winterbourne Bassett Community Pub Limited**

## ***Minutes of Annual Members Meeting***

**Monday 8<sup>th</sup> April 2024**  
**at The Winterbourne**

### **Apologies for Absence**

Apologies were received from the following members: Cherry Ludley, Parmjit Banga, Kiran Banga, Sundeep Banga, Peggie King, Stella Hopkins, Graham & Sheree Wilson, Clare Austin, Beverley Margerison, Michael Bedwell, Paul Harrison, David Squire, John Stooke, Glynis & Gerald Long, Carol Jones, James O'Shaughnessy, Martin & Clare Knight, Steve & Alison Windel.

### **Attendees**

The following members were present at the meeting: David & Pat Salter, Damian & Claire Le Gresley, Phil & Lesley Catling, Andrew Simmonds, Malkit Banga, Peter Mcluskie, Adrian Smith, John Austin, Claire Stiles, Angela Bewsher, Deborah Young, George Horton, Phil McCaffrey, Timothy Buckeridge, Paul Ludley, Richard Boseley, Helen Knight, Stephen King and Piers Barclay.

### **Chairman's Welcome**

Pat Salter welcomed everyone to the sixth Annual Members Meeting (AMM) held once again at The Winterbourne with thanks to Mihai for hosting us with Florin and Alex providing the post-meeting nibbles, and Richard Boseley and David Salter behind the bar.

### **Chairman's Report**

Pat presented her report. It had been a relatively smooth year for the committee with less unexpected maintenance overall allowing the focus to shift to the bigger and longer-term projects. Unfortunately, however, towards the end of 2023, the septic tank and sewerage system had proved itself no longer to be able to cope with the amount of ground water saturation of the site from a long period of exceptionally wet weather since the early autumn. There was evidence that overflow seepage into the car park was frequently occurring and to prevent this the tank required emptying every fortnight at a cost of £220 each time with WBCP subsidising tenants' expenses. This was an unsustainable situation for both parties and our tenants understandably asked for it to be addressed urgently.

Pat thanked John Austin for his dedication to working on this issue. It was established that the perforated outlet pipe was probably blocked, probably by the apple tree's roots and debris. The committee consulted Rodney Woolford, a drainage contractor we have used before for repairs inside the septic tank, and he advised that, as an emergency repair, a new outlet pipe could be laid. Having recently retired he was unable to carry out the works himself but recommended another land drainage contractor, Tim Sykes.

In early December Tim installed the new outlet pipe from the septic tank to the bourne, and, alongside it, a French drain to help direct ground water towards the bourne before it reaches the car park. The apple tree was felled to allow access for the digger and prevent root damage to the new pipework – roots were indeed found in the original pipework during the work. Mihai has plans to use the tree stump as part of a table.

Most importantly, making these emergency repairs has changed the status of the system under the Environment Agency's "small sewage discharge to a surface water course" rules. This means we have now 12 months, or a "reasonable timescale," to make more permanent repairs that bring the system into compliance with the 2015 regulations that now apply to it. Therefore, society funds and committee time will be prioritised to replace the septic tank with a sewage treatment plant hopefully in time for next winter. The committee have already agreed that this project must take the first priority following this AMM.

## **Treasurer's Report**

Damian Le Gresley summarised his report. The balance sheet has increased by £16,318 to £326,205 mainly due to growth in share capital with six new members joining this year.

The society had gained £25,160 income in tenant rent in 2023/4, this being now at the full rate as per the tenancy agreement. Administrative expenditure was £19,181 including; £3,862 on property maintenance, £996 for software licenses etc, and £2,763 insurance costs including for the playground which was a significant increase but in line with current trends. The property maintenance costs included £1,000 repairs to the boiler and oil tank following water contamination and £2,000 for repairs to the septic tank.

Prior year donation had been used to complete toilet refurbishment, replacing the small bay window and signwriting of "owned by the community." A grant from the Wroughton Solar Farm had paid for a heat loss survey and new energy performance certificate.

Bank interest income had increased due to the interest rate being increased. £4,126 had been paid as interest on our loans from Co-operative & Community Finance. One of these loans was also linked to Bank of England interest rates so our monthly repayment had gone up by £43 per month. There was also £2,938 allocated for interest payments to members. Overall the society had made a profit of £4,938 but had £1,620 of corporation tax to pay on these profits.

The share offer remains open – members should see some advertising in the pub soon. Three share withdrawal requests were paid out, one sadly following the death of the member, for a total of £3,000. This is more than offset by new shares sold.

This year members will receive an interest payment of £10 per “A” share and £5 per “B” share, 1% and 0.5% respectively. 13 members have had shares convert from B to A since last time an interest payment was made. Damian invited members who were not sure of the status of their shares to please ask him and requested that those members for whom he did not have up to date bank details, e.g. if this is their first interest payment or they had changed accounts, to please fill in the form available from him or on the society’s website. Likewise, members who wished to change their preference to either receive or donate their interest back to the society should inform Damian before the 26th April otherwise he will follow their previous instructions.

A share withdrawal limit of £5,000 had been agreed by the committee for 2024/5 though £3,000 of this had already been approved – an application form is available from Damian or on the website for members wishing to reduce their shareholding.

The society’s cash balance was currently £40,840 with £29,425 as budget for discretionary spending on larger projects such as windows and doors and heating system renewal. We had recently been unsuccessful in applying for a grant that would have allowed us to replace our oil boiler with a wood pellet system but the current boiler is still expected to be serviceable for a good number of years. Money that would have been needed for ancillary work for this project, had we been awarded funding, can now be switched to expediting the windows/doors replacement project which will improve comfort in the building and its energy efficiency, or to funding a long term replacement for the septic tank.

The annual accounts had been prepared by our accountants and signed off by the management committee.

## Membership Report

Pat presented this on behalf of Company Secretary Parmjit Banga. Pat reminded members that the role of the Company Secretary is mainly that of overseeing governance, ensuring that the society is run in compliance with the law and any other rules and regulations etc. that apply to it.

Membership currently stood at 68 individuals, the highest ever, with six new members having joined in the last year. Pat welcomed the new members acknowledging three who were in attendance. The value of the share capital is now £318,000 and maintains a worldwide geographical spread, the core of which still being Winterbourne Bassett but increasingly reflective of the pub attracting visiting patrons from the wider local area.

## Member Question

*If share capital has increased by about 5% in a year, is there a ceiling to prevent it exceeding the value of the property and so ensure that it covers the face value of members shares should the pub need to be sold?*

There is no specific ceiling amount but the value of the property is now under 5-yearly review (most recently £395,000) and the effect on share capital considered each time new shares are applied for to make sure there would still be sufficient headroom in that worst case scenario.

## Resolutions

Members were asked to indicate their responses as a show of hands for each individual resolution. One member who could not be present indicated support for all resolutions.

Members returned votes as follows:

**Resolution 1:** To adopt the Financial Accounts for year to 31<sup>st</sup> January 2024

**Carried unanimously**

**Resolution 2:** To authorise the Management Committee to substitute an accountant's report in place of a full audit of the accounts for the year to 31<sup>st</sup> January 2024, as permitted by the Rules and applicable legislation.

**Carried unanimously**

## **Election of Management Committee**

**Resolution 3:** To re-elect Parmjit Banga to the Management Committee for a 3-year term  
**Carried unanimously**

**Resolution 4:** To elect Phil McCaffrey to the Management Committee for a 3-year term  
**Carried unanimously**

**Resolution 5:** To elect Andrew Simmonds to the Management Committee for a 2-year term  
**Carried unanimously**

## **Retiring Committee Members**

Pat thanked both John Austin and Claire Stiles for their stints on the committee in which she felt they had both contributed a tremendous amount each using their own blend of skills, knowledge and experience while getting involved in tasks they were comfortable with and that tended to suit these individual strengths. Both received small gifts from the society and members applauded in appreciation.

## **Members' Questions**

*How was the apple tree affecting the septic tank?*

Its roots had grown into the tank and the outlet drains causing and facilitating blockages, reducing the capacity and flow rate of the system. *What acts as the soakaway in the system?* A perforated pipe that connects to the second chamber of the tank and runs towards the bourne – it is this that has been replaced in the emergency work. The new French drain alongside it is to carry ground water towards the bourne.

*Will the tenancy be renewed and if so, when?*

The current tenancy agreement ends in May 2025 and the committee intends to begin discussions with our tenants very soon. Damian asked for a show of hands indicating general approval of renewal of the tenancy – the overwhelming majority showed in favour. Members were also heard to comment that there was a good team at the pub, they had achieved high awards such as from TripAdvisor, and that they should be encouraged to stay.

*Who is doing the advertising for the pub?*

Our tenants manage this and regularly post on social media channels – the society does not generally get involved to avoid confusion and failures of communication with their customers.

*The brown sign on the main road has got damaged, will it be sorted out?*

Damian will report it on MyWilts as it looks like one of the poles has rusted through causing it to partially collapse.

## **Close**

Claire Stiles expressed her thanks to the committee and said they had all been great to work with – she recommended joining. John Austin said he had enjoyed his committee work too and re-stated his reason for stepping down was purely “making way for someone younger.” Pat remarked that all the committee achieve much despite their other commitments and reiterated her thanks to them all.

Pat lastly thanked everyone for attending and invited all to help themselves to a few nibbles.

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