

Winterbourne Bassett Community Pub Limited

Minutes of Annual Members Meeting

27th March 2023

At The Winterbourne

Apologies for Absence

Apologies were received from the following members: Angela Bewsher, Phil & Lesley Catling, Martin & Clare Knight, Elizabeth & Mike Tavener, David Squire, Paul Harrison, Lizzie Ruffles, James O'Shaughnessy, Clare Austin, Colin & Jacqui Webb, John Stooke, Peter Young, Piers & Rose Barclay, and Nick Walduck.

Attendees

The following members were present at the meeting: David & Pat Salter, Damian & Claire Le Gresley, Malkit & Parmjit Banga, Peter Mcluskie, Adrian Smith, John Austin, Claire Stiles, Steve & Alison Windel, Graham & Sheree Wilson, Beverley Margerison, Malcolm Bennett, Stella Hopkins, Deborah Young, George & Gill Horton, Phil McCaffrey, Timothy Buckeridge, Tim Haggard, Carol Jones, Cherry & Paul Ludley, James Hussey, Jim Gunter and Andrew Simmonds.

Chairman's Welcome

Pat Salter welcomed everyone to the fifth Annual Members Meeting (AMM) held once again at The Winterbourne with thanks to the pub team for opening for us on their day off and providing snacks.

Chairman's Report

Pat presented her report. Following the period of volunteer run openings that began at last year's AMM our, then new, tenants had got off to a fast-paced and industrious start. Their business has been busy since both welcoming patrons, shaping their offer and building relationships with their community – Pat hoped members would agree that our expectations were continuing to be met. A generous anonymous donation had enabled the gents' toilets, arguably the worst thing about the pub before, to be refurbished.

On behalf of all members Pat expressed a big thank you to Adrian Smith for his commitment of time, expertise and support to the society, the management committee, and herself, as he prepared to stand down from the committee at the close of the meeting. Adrian received a commemorative photograph book, tankard and The Winterbourne gift voucher as a thank you gift. Pat remarked that nothing would really have been possible without Adrian and herself and all the members of the committee

were grateful for his offer to continue to help out “from the wings.” Parmjit Banga will succeed Adrian as Company Secretary leading in the governance and legal compliance area.

Steve Windel and John Austin had agreed to stand for re-election for a further term on the committee and Claire Stiles had put herself forward for election. Though sad to lose Adrian, Pat was pleased with a stable but “new look” committee and reminded members that the committee always welcomed feedback and ideas from society members. The committee looked forward to another year in community business especially with the news of the grant to start improving the energy costs of the building. Pat thanked all members, the management committee, and their partners for their continued support, and also, Claire Le Gresley for taking notes and producing minutes of meetings. She finished by wishing everyone another enjoyable year ahead in “our pub.”

Treasurer’s Report

Damian Le Gresley summarised his report. The property had been re-valued by at £395,000 and this appeared on the balance sheet. Share capital has reduced to £305,000 and so is now below the value of the company. We are on-track with reducing our loan balances which continually improves our financial situation – until the loans are paid off our project spending, even with grants, will have to be very limited.

Expenses had increased last year due to essential maintenance and buying new inventory items to maintain the premises at the same standard as we welcomed new tenants. Kind donations from members had meant the outdoor seating pods were also retained. The costs relating to kitchen appliances, the heating system etc were now the ongoing responsibility of tenants. Damian thanked the volunteers who opened the pub for trading while we were in between tenants as this replaced lost rent income and paid the bills during this time.

Despite increased bank interest due to the prevailing rates and sales of “treasure”, for which he thanked Pat & David Salter, the society made a small loss ahead of corporation tax. This meant that the society is unable to afford an interest payment to members this year – this payment can only come out of profit.

The share offer remains open - Damian reported some interest but the same increased bank interest rates mean any new share purchases may be about more than financial rewards. One share withdrawal request had been made. Damian thanked members, the majority, who had donated their interest payment on their shares back to the society again last year. In conclusion, Damian said he expected a more stable year to come.

Membership Report

Adrian Smith reported that he saw our community pub society in “good shape” with a stable membership, engaged tenants, and meeting the obligations of registration with the Financial Conduct Authority.

Members could expect to see a refresh of the society’s rules in the coming months as is required by changes to regulatory rules. New policies covering safeguarding of children and adults, and equality & diversity had been adopted in the last year and these tend to be required when grant funding is being sought.

As he departed the committee, Adrian felt the society had “weathered” our five-year existence well especially given the pandemic and its impact on our finances. He assured members the society remained a “tight ship.”

Resolutions

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

Members returned votes as follows:

Resolution 1: To adopt the Financial Accounts for year to 31st January 2023

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 31st January 2023, as permitted by the Rules and applicable legislation.

Carried unanimously

Resolution 3: To re-elect Steve Windel to the Management Committee for a 1-year term

Carried unanimously

Resolution 4: To re-elect John Austin to the Management Committee for a 3-year term

Carried unanimously

Resolution 5: To elect Claire Stiles to the Management Committee for a 3-year term

Carried unanimously

Members' Questions

Does the donation for the toilet refurbishment appear on the balance sheet?

Yes

Who is the contact in the society for safeguarding concerns?

Two committee members are safeguarding officers and are named on the society's website but these roles will be reallocated at the next committee meeting.

I've heard that our tenants are taking on another pub. Is The Winterbourne's tenancy secure?

M2Carpathian have signed a lease for an additional pub located in Ramsbury but remain committed to The Winterbourne – Mihai Gal and Maria Badet intend to stay living here. We wish them well in expanding their business.

Close

Pat thanked everyone for attending and looked forward to seeing them in the pub. She then read out a statement as follows:

The committee has recently been approached by Tony Iles who is proposing to develop a village hall for Winterbourne Bassett as part of a proposed housing development on his land at Bowman's Paddock behind The Mead.

If the housing development is approved, he is offering to gift this village hall to our society to operate for the community and there is an option to build it on WBCP land where the old garage sits today.

If it gets built on WBCP land he proposes to provide additional funding to re-lay and extend our car park and replace the ageing septic tank.

We are still gathering details from Tony on his proposal and working out the longer term running costs of the facility so are not ready to share any more details today but we would like to invite you all to a Special Members Meeting on Monday 17th April here at The Winterbourne.

We will share papers in advance of the meeting and Tony has offered to attend the meeting to present his proposal and answer any questions that members might have.

We then propose to allow some further time for all members to reflect on the proposal and we will then run a poll in accordance with our rules.

We will be in touch with members by email with more details soon.

There were a number of further questions from members concerning the above statement:

Is the donation to WBCP only offered in the case that the village hall is built on our land but not if it is built at Bowman's Paddock? No, our understanding is that Tony Iles wishes to donate the building wherever it is built – he has identified our society as an organisation which could take over management of the building and recognizes that our preference might be to have it on the pub site rather than at Bowman's Paddock.

Shouldn't the wider community be involved not just WBCP?

Tony Iles has approached WBCP with his offer – the committee of WBCP must respond on behalf of the society and act in members' best interests.

Is Tony Iles a member of the society?

No.

What more will having Tony Iles speak to members achieve? What is there to decide on? Mr. Iles is best placed to present his ideas and answer members' questions about them – he has given the committee limited details which we have just shared with members or will do so as soon as possible. The committee is currently trying to establish the likely operating costs were we to accept the gift to help members make an informed decision after the SMM.

Will we get any more information before the Special Members Meeting?

Yes, the committee is in process of preparing an information pack for members that will be distributed in advance of the meeting.