

Green Dragon Exelby

Annual Members' Meeting
2 April 2018



4.

Performance for
the year and
declaration of
interest payment



Our pub – the short version

- Decision to purchase - open meeting Sept 2018
- Bought in October 2018
- Initial tidy up and refurb/decoration of the bar areas
- Tenants appointed and open for trading December 2018
- Major renovations started January 2019
- Food offered from Feb 2019
- Significant renovations complete by end of March 2019
- Further improvements planned
- Good reviews and feedback



Thank you



Cost and Funding Proposal (pre purchase)

Costs		Funding	
The pub, cottage and part land	200,000	Share offer	295,000
Legal fees to purchase	5,000	Total	
Estimated costs of refurbishments	190,000	Grant	50,000
		Loan	50,000
Total	£395,000		£395,000



Renovations proposal at Sept 2018

	Original Proposal	Option to work to funds
tidy/redecoration/ small repairs	15,500	12,000
Kitchen	35,000	17,000
Upstairs	20,000	20,000
Cottage	30,000	30,000
Toilets	20,000	20,000
Shop/café	10,000	4,000
Car park	12,500	Delete
Flat roof	8,000	
Main roofs	12,000	
Windows	10,000	
Restaurant ceiling	2,000	
Bar	15,000	Delete
Emergency repairs		10,000
Contingency		16,650
Fees		16,240
Total	190,000	145,890

Revised costs
to proceed at
Sept 2018

Total purchase and renovation	£346,190
Total funds	£323,500
Difference	- £22,690

What does it
all add up to
now?

	Original forecast	Sept 2018	March 2019
Share Offer	295,000	180,000	228,500
Grant	50,000	50,000	50,000
Key Fund Loan	50,000	50,000	50,000
Hambleton DC		35,000	45,000
Pub is the Hub Bedale & V CF		3,000	6,000 900
Pledges still to come		500	
Promissory		5,000	
Misc			317
Tenants			2,500
Total	395,000	323,500	383,217

Renovations March 2019

	Sept 2018 option	March 2019
Tidy/Redecoration /Small repairs	12,000	12,000
Kitchen	17,000	17,000
Upstairs	20,000	20,000
Cottage	30,000	40,000*
Toilets	20,000	22,500*
Shop/Cafe	4,000	12,900*
Restaurant heating		1,800
Emergency repairs	10,000	10,000
Contingency	16,650	8,150
Fees	16,240	14,200
Capital to revenue		3,500
Total	145,980	158,150

* = additional non shareholder income

Overall Capital position

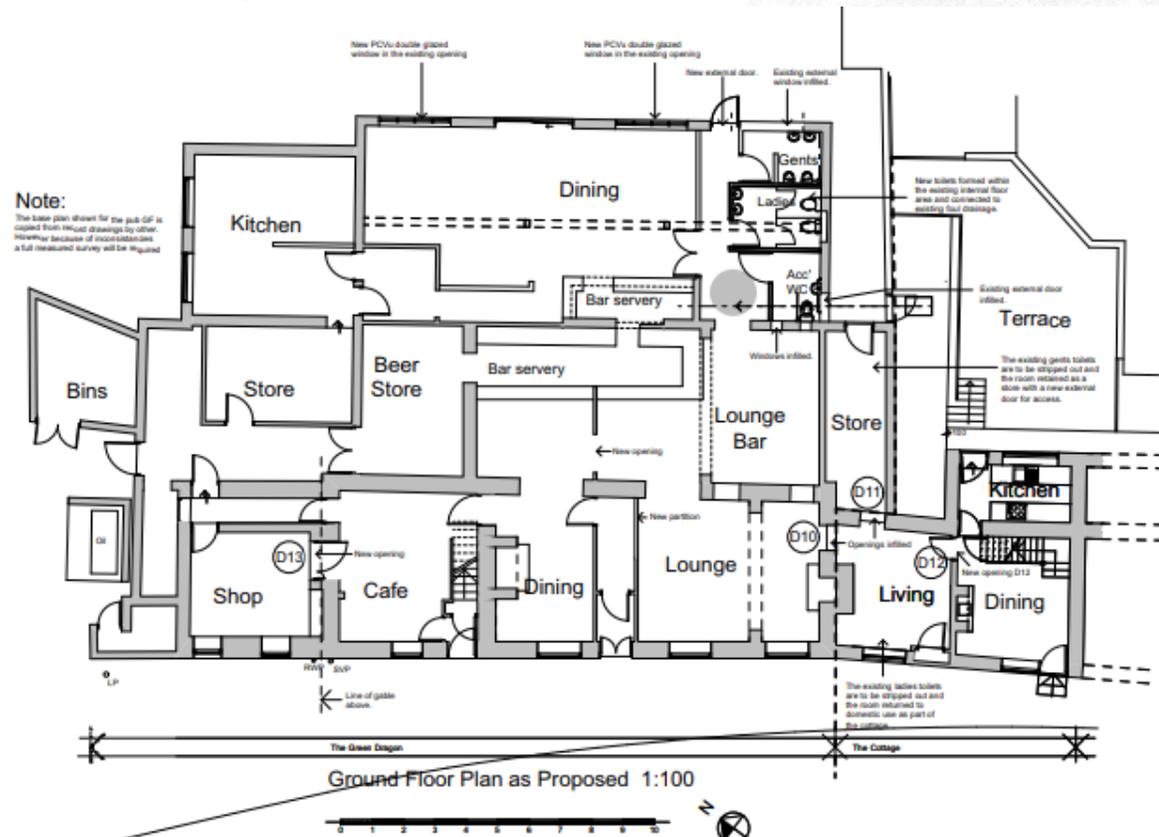
Outgoings		Income	
Purchase	197,000	Shares	228,500
Refurbishments	158,150	Plunkett grant	50,000
Cashflow	3,500	Key loan	50,000
		HDC	45,000
		Pub is the Hub	6,000
		BVCF	900
		Tenants	2,500
		Misc	317
Total	359,050		383,217
Funds for future renovations			24,167

Volunteers

- Significant volunteering with general help, decorating, gardening and building works
- More to do!



Pub renovations



Pub renovations



Bar



Deck area



Kitchen



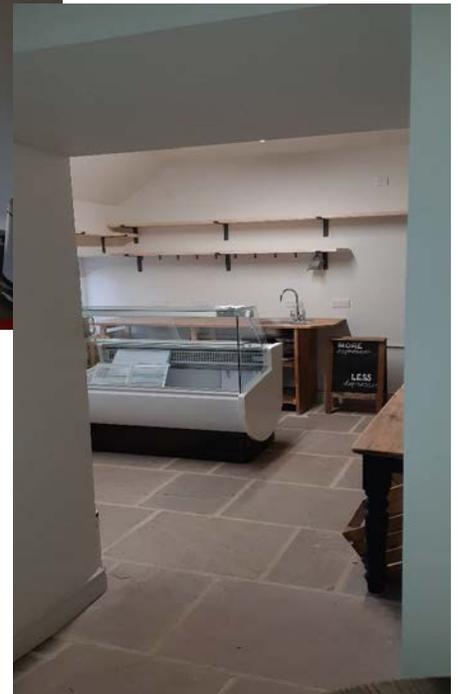
Chimneys



Toilets



Shop/cafe



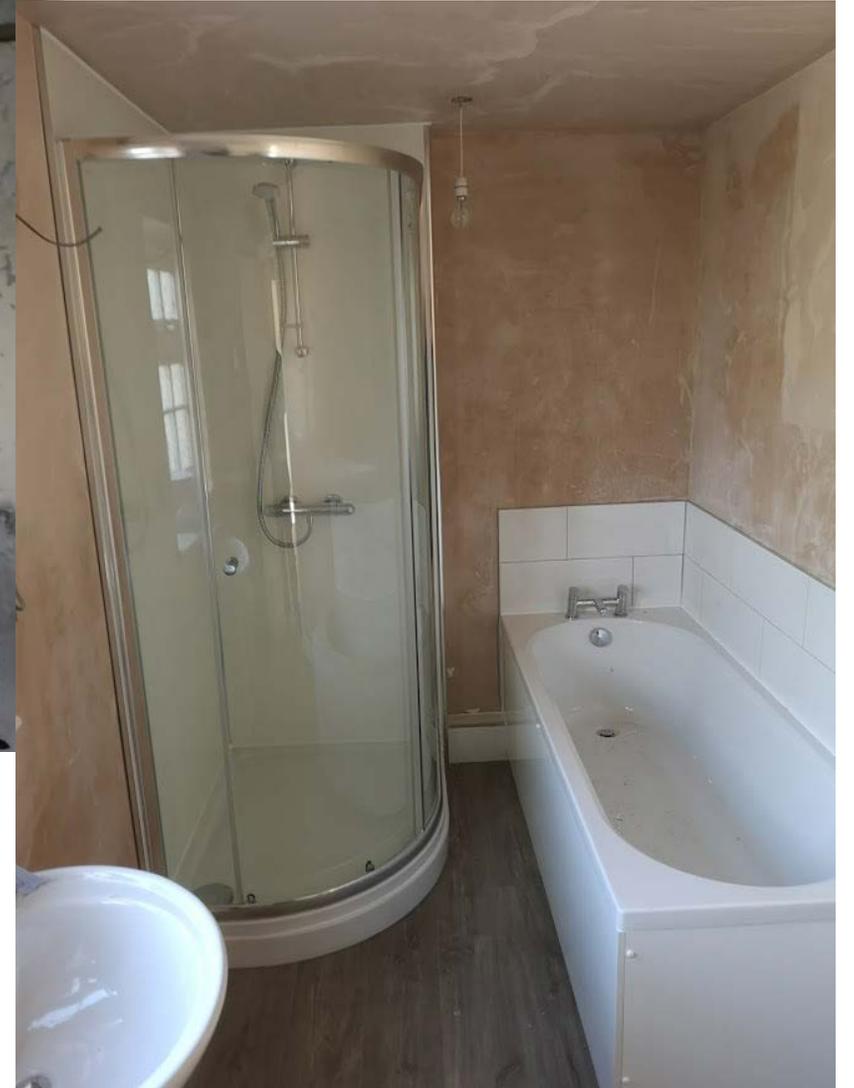
Store room



Cottage



Cottage



Cottage



Supporting Local Businesses

JT Atkinson Builders Merchants	House and Home	Fall Timber
David Allison General builder	Prices Paving	Duffield Timber
New Addition Windows	JRM Heating	Bubble and Squeak Carpet Cleaning
Upex Electrical supplies	TEP Electrical supplies	Paul Smiley Plastering
JH Electrical	Howdens Joinery Products	Stephen Bell Decorator
North Yorkshire Scaffolding	Freewarm Flat Roofing	Tony Ward Electrician
Exelby Joinery and Plumbing	Plumbase Plumbing supplies	Topps Tiles
Stoves and Fireplaces	Calverts Carpets and Flooring	YIBS Builders Merchants
	NCE Kitchen equipment	Oliver Carter Heating

Interest payment to shareholders

- 0% to Dec 2018

Management Committee Meetings

- Weekly meetings up until late 2018
- Now approximately monthly and then quarterly

5.

Presentation of
Accounts to 31st
December 2018



EGDCP Ltd – Annual Accounts

- For period ending 31 December 2018
- Company has charitable status for tax purposes
- No Corporation Tax return required
- Accounts have to be lodged with Financial Conduct Agency
- Accounts posted on our company website
- Majority of financial activity has taken place since the end of this accounting period

Headlines

- Tangible assets - £215490
 - Purchase price
 - Some of works done immediately following purchase
- Total assets after current liabilities - £318008
 - Creditors reflect bank loan repayable over five years and grant funding not yet drawn down
- Small operating loss
 - Reflects lag between purchase and appointing landlord
 - Includes allowance for depreciation
 - Overall performance better than projected, medium term picture positive

6.

Resolution not
to appoint
auditors

Members note that Exelby Green Dragon Community Pub Ltd (the society) is entitled to exemption from the requirement to obtain an audit under section 84 of the Co-operative and Community Benefit Societies Act 2014. Members confirm that they do not require the society to obtain an audit of its financial statements for the period ending 31 December 2018 in accordance with the Act and that they are content to rely upon the Independent Accountant's Report.

7.

Plans for the
current year



Looking forward

- Continuing with the renovations
- Opening of the shop and café
- B&B
- Adjacent development (outline consent Jan 2019)
- Car Park
- Cottage let
- Continued growth in the business
- Community events and involvement



House 1 -	Ground Floor	67m ²
	First Floor	63m ²
	Total	130m ² (1400ft ²)
	+ single garage	
House 2 -	Ground Floor	67m ²
	First Floor	630m ²
	Total	130m ² (1400ft ²)
	+ single garage	
House 3 -	Ground Floor	98m ²
	First Floor	89m ²
	Total	187m ² (2012ft ²)
	+ single garage	
House 4 -	Ground Floor	102m ²
	First Floor	65m ²
	Total	167m ² (1800ft ²)
	+ garage	
House 5 -	Ground Floor	94m ²
	First Floor	92m ²
	Total	186m ² (2002ft ²)
	+ garage	

Notes:
 This drawing is property of summerhouse.
 It may not be reproduced or disclosed to a third party without written consent.
 This drawing is not to be scaled, figured dimensions only to be taken.
 Should any discrepancies be found please inform this office.

SITE AREAS

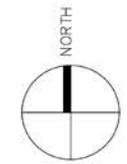
PLOT 1 - Site area = 445m²

PLOT 2 - Site area = 434m²

PLOT 3 - Site area = 916m²

PLOT 4 - Site area = 870m²

PLOT 5 - Site area = 673m²



summerhouse
 architects

mill farm
 guisborough
 north yorkshire
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client	ONE NORTH
project	LAND AT EXELBY
drawing	INDICATIVE SITE PLAN
scale	1:500@A3
date	AUG 18
drg no	S421 SK 002 rev
status	PRELIMINARY

Orchards End

The Haven

Tantallan

St George's House

Green Dragon (PH)

Little Kilvers

Ten Trees

South View

RESIDENTIAL SITE ACCESS

PUB CAR PARK ACCESS

PUB CAR PARK (21 Spaces)

Help needed

- Spreading the word
- Share purchase
- Volunteers
- Events and activities



Up to date
information

www.exelbygreendragonpub.co.uk

Facebook:- Exelby Green Dragon Group



8.

Membership



Thank you to
the investors

- All 142 of you!
- Share capital = £228,500
- Geographically:
 - 58% – Exelby
 - 19% – Local Villages
 - 3% – Wider Yorkshire
 - 20% – Further afield
- 44% Female investors and 56% Male
- 1 Company

Shareholders

- 142 shareholders
- £228,500
- Approximately 40 shares left
- Marketing:
 - Continuing newsletters
 - Website and Social media
 - Pub A board
 - Leaflets in pub
 - Pub events

9.

Election of Management Committee



Management Committee

- 3 to 9 Directors
- Four-year term

Existing Directors

- Peter Simpson – Chair
- George Cornwall-Legh – Vice Chair
- John Walker – Secretary
- Gerry Price – Co-Treasurer
- Mark Temple – Co-Treasurer
- Alasdair Campbell
- (Heather Johnson – co-opted)

10.

Any other
business

