



Exelby Green Dragon
Community Pub Ltd

Annual Members' Meeting

7.00pm 11th May 2021



Remembered –
with fondness

Agenda Items

1-4

- 1. Welcome and introductions
- 2. Apologies for absence
- 3. Declaration of Quorum
- 4. Notes of Annual Members meeting 2020 and matters arising



Agenda Item 5

Performance for the
year

Last year

- Next phase of renovation works completed:
 - Bed and Breakfast rooms
 - Windows
 - Roofs
- Revised Business Plan capital programme
- Share/grant income goal achieved to fund original Business Plan option 3
- Established (small) community fund
- Awards and recognition

This year

- All major renovations envisaged in the Business Plan complete
- Minor works
 - Fencing to the side of the pub/planters/outdoor seating
 - New log burner
 - New seating
 - TV
- Further revision of the Capital Programme
 - Car Park
 - Shed area
 - Additional grants
- Covid 19

Cost and Funding Proposal (pre purchase - option 3)

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



Funding
position

How we have
developed

	Original forecast	March 2020	March 2021
Share Offer	295,000	250,000	250,000
Grant	50,000	50,000	50,000
Key Fund Loan	50,000	50,000	50,000
Hambleton DC		45,000	45,000
Other grants		19,873	32,873
Misc		1,131	1,307
Total	395,000	416,004	429,180

Additional Grants

- Pub is the Hub – TV system - £3,000
- Power to Change - £4118
- National Lottery – Shed area - £10,000

Renovations

	July 2020	March 2021
General works	11,692	11,692
Kitchen	18,516	18,516
Upstairs	33,102	33,102
Cottage	30,124	30,124
Toilets	20,017	20,017
Shop/Cafe	9,431	9,431
Restaurant heating	1,792	1,792
Emergency repairs	2,264	2,264
Contingency	24,210	27,268
Professional Fees	6,260	6,260
Windows	7,763	7,763
Roofs	15,000	13,633
Reopening works	1,800	1,131
Small projects	12,880	14,858
Car park		4,000
Shed area		16,550
Total	194,852	218,401

Overall Capital position

Income	
Total	429,180
Outgoings	
Purchase	197,000
Refurbishments	218,401
Balance available for future projects	13,778



Volunteers

Volunteer support continues to be appreciated



Car park



Car Park

Shed Area











Supporting Local Businesses

JT Atkinson Builders Merchants	House and Home	Fall Timber
David Allison General builder	Prices Paving	Duffield Timber
New Addition Windows	Coxon Brothers	Bubble and Squeak Carpet Cleaning
Upex Electrical supplies	TEP Electrical supplies	Paul Smiley Plastering
JH Electrical	Howdens Joinery Products	Stephen Bell Decorator
Ripon 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
Jonathan Howe Builder	NCE Kitchen equipment	Oliver Carter Heating
Howdens	Take a Seat	Ben Dowker Roofing
	NLS Contractors Ltd	Ollie King Waste disposal

Covid-19

- 3 lockdown periods
- Support to Tom and Becci
 - 3 month rent free during lockdown 1 (£4,290)
 - Additional 3 month rent free for shop between lockdown 1 and 2 (£540)
 - Rent increase not applied from December 2020 – March 2021 during lockdown 3 (£1667)
 - Reassurance
 - Government support
- Shareholder newsletters
- Rental Income losses met by
 - Not paying shareholder interest (£2,500) and deferring loan payments (£2,632) in lockdown 1
 - External support
 - Financial management
- Overall finances remain sound

Management Committee Meetings

- Continues to meet regularly (approx. monthly during Covid period)

Agenda Item 6

Presentation of Accounts to
31st December 2020



EGDCP Ltd.
Annual
Accounts year
to Dec 2020

Accountants report that :

- financial statements agree with records kept by us
- financial statements comply with the requirements of Co-operative and Community Benefit Societies Act 2014
- financial criteria for the purpose of Sec 84 were met.

This means that our accountants are satisfied with our record keeping.

Compliance

- Society has charitable status for tax purposes
- Corporation Tax return submitted – no tax due
- Accounts approved by Management Committee
- Accounts lodged with Financial Conduct Authority
- Accounts posted on our company website

Headlines

- Tangible assets - £310123
 - Purchase price
 - More refurbishment during 2020
- Total assets after current liabilities - £359061
 - Creditors reflect bank loan repayable over five years
- Small operating profit
 - Mostly set aside for further investment
 - Sufficient to justify shareholder interest payment
 - Uncertainty caused by Covid-19 mitigated in part by successful applications for grants
 - Medium term future looks good

Interest payment to shareholders

Annual Members Meeting - Sept 2020

- 1% for year to Dec 2019 affordable but agreed:
 - To defer payment
 - Monitor trading conditions during Covid -19
 - Include with 2020 interest if finances remain good and affordable

Annual Members meeting – May 2021

- 2% for year to Dec 2020 affordable
- Company position and outlook robust

Management Committee decision

- To pay interest due for 2019 and 2020
- Cheques to be issued by end of May

Agenda Item 7

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 2020 in accordance with the Act and that they are content to rely upon the Independent Accountant's Report.

Agenda Item 8

Plans for the
current year



Looking forward

- Consolidation
- Adjacent housing development
- Car Park
- Continued post Covid growth in the business
- Community events and involvement

Up to date
information

www.exelbygreendragonpub.co.uk

Facebook:- Exelby Green Dragon Group



Agenda Item 9

Membership



Thank you to
the investors

- All 149
- Share capital = £250,000
- Geographically:
 - 40% – Exelby
 - 30% – Local Area
 - 18% – Wider Yorkshire
 - 12% – Further afield
- 45% Female investors and 55% Male
- Waiting list = £12,500
- 7 potential investors

Agenda Item 10

Election of Management Committee



Management Committee

- 3 to 9 Directors
- Four-year term
- 6 Directors appointed until 2024
- 3 co-opted Directors from December 2020

Existing Directors

Serving until 2024

Peter Simpson – Chair
George Cornwall-Legh – Vice Chair
John Walker – Secretary
Gerry Price – Co-Treasurer
Mark Temple – Co-Treasurer
Alasdair Campbell

Co-opted December 2020

Cathy Ross
Linda Graham
Lucinda Riddell

The meeting is asked to elect/co-opt the co-opted Directors
for a four-year term until 2025

Any other business

