



Exelby Green Dragon  
Community Pub Ltd

Annual Members' Meeting

7.00pm 10<sup>th</sup> May 2022



Remembered –  
with fondness

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# Agenda Items

## 1-4

- 1. Welcome and introductions
- 2. Apologies for absence
- 3. Declaration of Quorum
- 4. Notes of Annual Members meeting 2021 and matters arising



Agenda Item 5

Performance for the  
year

## Previous 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

This year

- Covid 19
- Completion of former shed area into a Beer Garden
- Car Park complete
- Awards and recognition

# Overall Capital position

<b>Income</b>	
Total	429,180
<b>Outgoings</b>	
Purchase	197,000
Refurbishments	218,401
<b>Balance available for future projects</b>	<b>13,778</b>
+ £15,800 held in contingency	

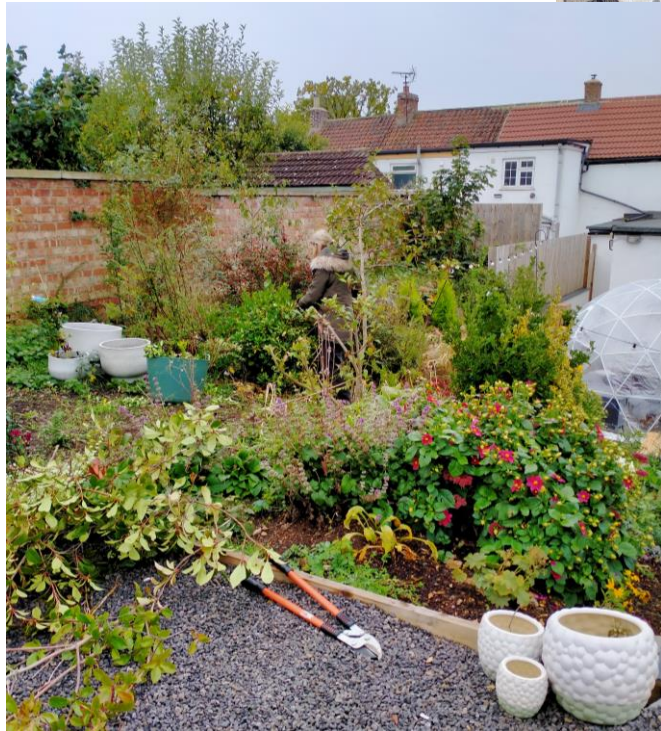
# Renovations

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

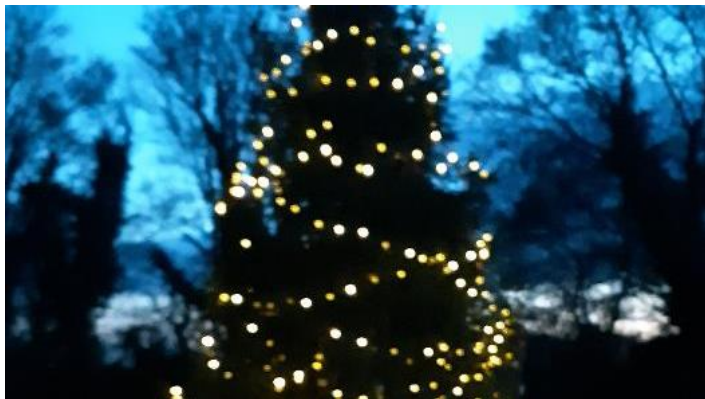


# Business Planning

- Risk Assessment
- Medium Term Budget Outlook
- Pub Lease Renewal



# Volunteers



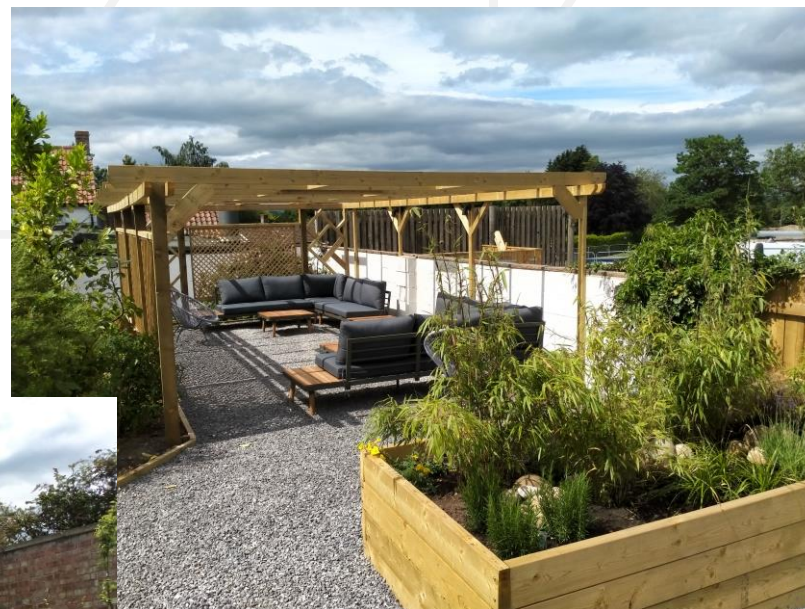
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Volunteer support continues to be appreciated



Car Park

# Shed Area



# Additions



# Management Committee Meetings

- Continues to meet regularly
- Newsletters

## Agenda Item 6

Presentation of Accounts to  
31<sup>st</sup> December 2021



EGDCP Ltd.  
Annual  
Accounts year  
to Dec 2021

Accountants report that :

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

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



# Headlines

- Tangible assets - £312709
  - £330K less allowance for depreciation.
- Total assets after current liabilities - £360915
  - After bank loan and tax payable this year, about £15K
- Profit for the year - £18679
  - EGDCP Ltd has charitable status for tax purposes
  - Profit mostly set aside for further investment
  - Five-year revenue forecast gives positive picture – especially once loan repaid (Jan 2024)
  - Finances support shareholder interest payment

# Interest payment to shareholders

## Last Year

- 1% for year to Dec 2019
  - 2% for year to Dec 2020
- (Combined payment in May 2021)

## This year

- 3% for year ending 31 December 2021
- Payable according to shares held on that date
- Payments will be made by end of May

**Have we got your bank details?**

# 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 2021 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

- Housing development
- Economic outlook/Continued post Covid growth in the business
- Lease renewal
- Restaurant and shop
- Community events and involvement



EXELBY JUBILEE  
STREET PARTY

Up to date  
information

[www.exelbygreendragonpub.co.uk](http://www.exelbygreendragonpub.co.uk)

Facebook:- Exelby Green Dragon Group



Agenda Item 9

Membership



Thank you to  
the investors

- All 148
- Share capital = £250,000
- Geographically:
  - 40% – Exelby
  - 30% – Local Area
  - 18% – Wider Yorkshire
  - 12% – Further afield
- 44% Female investors and 56% Male
- Waiting list = £12,000
- 6 potential investors



## Agenda Item 10

### Election of Management Committee



# Management Committee Directors (4 Year terms)

## Serving until 2024

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

## Serving until 2025

Cathy Ross  
Linda Graham  
Lucinda Riddell

Full establishment of nine Directors

Any other business



EXELBY BEER FESTIVAL  
August 26<sup>th</sup>-28<sup>th</sup>

