



# Rushton Oak Community Pub Limited

## Minutes of the Annual General Meeting Apr 2015- Mar 2016

Held at Rushton Methodist Church, Sugar Street, Rushton  
19th September 2016 at 8 pm.

### 1. Welcome

Sam Hughes opened the meeting and welcomed everyone to the AGM

Apologies had been received from John Pears, Su Webber, Brian Beech, Liz Austin, Steve Austin, Robert Milne, Helen Beech, Sarah Beech and Tim Beech, Wendy Beale, Linda Humphries and Malcolm Matravers.

The following people attended the meeting;- Annie Bailey, Rachel Collett, Gill Edwards, Terrance Fielding, Jonathan Fielding, Jean Foden, Bert Foden, Michael Goodfellow, Pam Goodfellow, Marion Goodfellow, Josie Hambleton, John Hambleton, Sam Hughes, Nick Hughes, Jackie Matravers, Anita Moss, Peter Nash, Julian Ruddock, Peter Russell, Michael Seal, Heather Wallace, Steve Wrigley, Ann Young and Les Young.

### 2. Minutes from AGM 2015

Proposed as an accurate record by Annie Bailey, seconded by Jean Foden

### 3. General Report

Sam Hughes gave an update on what had been done this year:

April 2015

New cooker

Decorating taking place

Agreed to complete any urgent & essential work that had been highlighted in the survey.

Will had a short term tenancy

April to December

April 27th – Opening night for Paul & Julie

Opening night 20th May

Fitting of new cooker required by corgi engineer  
Plastic sheeting fitted to kitchen  
Garage doors fixed  
Cleaning of loft & wood worm treatment  
Insulation put down in loft  
Fireplace removed & new wood burning stove fitted plus Hetas certificate  
Defib put in place  
Septic Tank cleaned  
Manhole cover replaced in car park  
Carpet cleaned  
Picnic tables  
Roof purlings repaired & gutters replaced  
3 New windows fitted  
13th Nov Children in Need Auction

February to March

Questionnaire – Grant of £600 to complete the questionnaire  
Electrical Safety – Work commenced now half completed  
Air Con unit serviced  
Planning permission granted for kitchen extension – but has to be in stone  
4 Windows on order 2 arched and 2 gable

Ongoing

Second year rent Increase  
Canal & River Trust £4000 plus legal fees  
Regular meetings with Paul  
Competition for sign & New signs

#### 4. Summary of Accounts

Treasurer's Report on the Accounts for the year ended 31 March 2016

The accounts, a copy of which was emailed to all shareholders, were prepared by Jackie, our Treasurer and have been reviewed independently by Ken Hughes, a partner in Matravers, Accountants, Altrincham. Mr Hughes is a Fellow of the Association of Chartered Certified Accountants and performed this service on behalf of the partnership of Matravers. A nominal fee of £250 plus VAT was charged for this service. Matravers have stated that in their opinion the revenue account and balance sheet are in agreement with the accounting records kept by the society under s75 of the Co-operative and Community Benefit Societies Act 2014, the revenue account and balance sheet comply with the requirements of the Co-operative and Community Benefit Societies Act 2014 and the society has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 March 2016 specified in section 84 of the Co-operative and Community Benefit Societies Act 2014 and did not at any time within the period fall within any of the categories of society not entitled to such exemption.

The Accounting Policies used in the preparation of the accounts is the historical cost convention and are in accordance with the Financial Reporting Standard for Smaller Entities.

No depreciation of the property has been included in the accounts as the management committee is of the opinion that this would not show a true and fair view.

Revenue income comprises rental on an accruals basis. The source of rental income for the first two or three weeks was from a temporary tenant and from 27 April 2015, Paul and Julie who signed a four year lease with effect from that date. Offset against this rental income of £19,067 were administration expenses totalling £14,553, the vast proportion of which was for essential repairs of the property which amounted to almost £11,600. Also offset against the rental income was the interest on loans which amounted to approximately £7,000. A small amount of interest was received on funds held in a bank account. After offsetting these expenses, a deficit of £2,536 arose for the year ended 31 March 2016. There were additions to fixed assets totalling approximately £6,800. The total net assets of the Society as at 31 March 2016 amounted to £116,964.

If anyone has any queries that they would like to ask Jackie, she will be happy to help so please approach her after the meeting.

Jackie answered questions around the amount detailed as "sundries" and budgets.

#### Audit

The society is able to claim audit exemption for the current accounting year which ends on 31 March 2017 if the members vote accordingly. I think you will all agree that our funds are better spent on the fabric of the building but please vote as you think fit.

#### 5. Vote for audit next year

The resolution "that the society shall not appoint and auditor for the accounting period ended 31st March 2017" was passed by 24 votes in favour, 1 vote not in favour of the resolution.

#### 6. Membership

We currently have 161 shareholders. Sadly 3 of our shareholders have died. Their shares have already been or are in the process of being transferred to family members as requested.

Sam confirmed that no further shares would be issued at the moment.

#### 7. Management Committee

Liz Austin and Brian Beech are standing for re-election. Roles will be decided at the first meeting after the AGM

Sam thanked the management committee for their hard work – its lovely that the pub is still open. She also thanked Paul and Julie for their hard work and the people who come to the pub activities.

#### 8. AOB

Questions –

1. We asked for views from people on development they wanted to see in the pub. Two comments were made – wanted the pub to stay as it was and for the pub to be used for other community matters. Discussed the fact that selling raw milk had

been considered but was unable to be pursued due to a variety of reasons some down to health and safety regulations.

2. We agreed to look into who has responsibility for the shoe deposit box and get it removed or maintained

3. We were asked how satisfied the landlord was with the business he was getting. We said that as in any business he would like more! We are helping by communicating special events by email and facebook

4. Pam and Michael Goodfellow are happy to discuss the possibility of siting a sign promoting the pub in their field.

5. Can we consider pop up shop for excess produce etc.

9. The meeting closed and people retired to the pub.