



## **Annual Members Meeting for the Society's Year Ending 30<sup>th</sup> September 2022:**

**The Victory Hall, Stockland, Wednesday 8<sup>th</sup> February 2023**

### **Minutes**

The doors opened at 7.00pm and by 7.30pm it was noted that 60 members of the Society were present including 1 member who was also representing the Parish Council.

**Chair:** Philip Burnett      **Vice Chair:** Jo Ash      **Treasurer:** Andy Kippax

**Secretary:** Sheelagh Dawes    **Committee Members:** Jane Yates, Nick Chance, John Vickery, Damian Clay and Tim Shephard-Walwyn

There being a clear quorum of members present, the Chairman opened the formal meeting at 7.30pm.

### **The Chair's, the Treasurer's and the Membership Reports**

The PowerPoint slides used during the meeting are included in Appendix 1.

**Phil Burnett presented the Chair's Report.**

**Andy Kippax presented the Treasurer's Report.**

### **A Q&A session was held at the end of the Treasurers Report:**

**Q** Could you explain more about the restructure of the loan

**A** When we bought the pub Horatio Properties gave us an interest-only loan for £200,000 for 4 years, SCPL have now taken out a loan with Triodos bank to repay the loan to Horatio. The Triodos loan repays both principal and interest over a 20 year period.

**Q** Can you give us an example of how we are helping Ben during these difficult times?

**A** We have a tenant liaison sub-committee which has regular meetings with Ben and we are always looking for ways to support him. For example Nick Chance has recently carried out an energy review to identify ways to reduce energy costs.

**Q** Ben is on his own which must be very stressful for him.

**A** Our message to Ben is that we are here to help in any way we can but running the pub is Ben's business and we do not want to interfere in that.

Stockland Community Pub Limited (SCPL) is a Registered Society for the Benefit of the Community, registered with the FCA no. 32191R  
Registered Office: Shorms, Shore Bottom, Stockland, Honiton, Devon EX14 9DQ [www.scpl.org.uk](http://www.scpl.org.uk)  
We are supported through the 'More Than A Pub' program by:



**Q** How much visibility does SCPL have of Ben's accounts?

**A** As part of the lease agreement with Bar & Good Food we have the right to look at his books but we are sensitive to the fact that it is his business that and we have to find a balance in how we manage financial and commercial discussions. . At our latest meeting, Ben said he is very positive about the coming year.

**Q** What level of confidence do we have for the pub?

**A** There are obviously no guarantees but the committee has a high level of confidence in the future of the pub.

**Q** The community must not be complacent and we must all support him.

**A** Agreed. Ben is an asset to the community and supports the community for example by providing employment and training to young people from the village and surrounding area.

**The following resolutions were voted on by members in the hall, by show of hands:**

1. To receive the accounts for the year ended 30 September 2022

This resolution was accepted unanimously.

2. Do the members present agree to commission an Independent Review rather than a full Audit of the accounts for the year ending 30<sup>th</sup> September 2023

This resolution was accepted unanimously.

**Damian Clay presented the Membership Report (refer to Appendix 1)**

SCPL has supported 3 other community groups in the year to 30<sup>th</sup> September 2022.

Typically, these groups were at or near the start of their journey to community ownership and were looking for help on choosing the type of legal entity that is best for them; how to raise money from the community; whether to run the pub themselves as volunteers or by employing a manager or by engaging a tenant under a lease.

**Another Q&A session was held at the end of the Membership Report:**

There were no questions asked

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## **Results of Election to the Management Committee**

Anyone who has been on the committee for 3 years must stand down and stand for re-election if they wish to remain on the committee. At the end of the meeting Jo Ash, Philip Burnett, Nick Chance, Sheelagh Dawes and John Vickery stood down, they all stood for re-election and were all subsequently re-elected unanimously to the committee.

A new nomination to stand for election was received from Benedict Walsh who was also elected unanimously to the committee.

Following the announcement of the results, there being no further questions from the floor, the Chair declared the meeting closed.

End of minutes

## **Appendix 1 – PowerPoint Presentation Slides**

The slides used during the AMM can be found in the accompanying PDF document entitled '2022 AMM Presentation'.