

## BNCS AGM MINUTES

10 July 2024, 19:00, The Seven Stars

**Attending from BNCS:** Chris Lake (CL), Phil Gardner (PG), Dave Greenaway (DG), Phil Collins (PC), Catherine Rohll (CR), Lewis Gerring (LG);

**Apologies:** Sally-Anne Williams

**Shareholders:** 24 (including committee members)

### 1. **Welcome**

CL welcomed everyone to the meeting and invited PC to present the Committee Report

### 2. **Committee Report – PC**

- a. The new tenants (Namit Julka and Sunit Bansode) took over the Seven Stars at the end of June 23 and so have been trading for a year. They are doing well and are already up 10% versus the prior year, with turnover still growing.
- b. Reports on the food are generally good and the TripAdvisor scores are high. The curry nights are popular and the classic car meets have brought lots of new people to the pub.
- c. The lease is a full repairing lease except that BNCS retains responsibility for the roof and chimneys. Dave Greenaway was thanked for his work in relation to this. BNCS also paid for the installation of a grease trap in the last year as this is a legal requirement and the BNCS committee agreed to pay for it prior to Namit and Sunit taking over the lease.
- d. We have had some share withdrawals in the year and have welcomed some new shareholders. New shareholders are always welcome, not because BNCS needs financial investment, but to encourage involvement in and use of the pub. It was noted that the minimum requirement for share purchase is only £300.
- e. PC pointed out that the village/shareholders make up only 10-15% of the pub turnover and the rest comes from outside custom.

### 3. **BNCS Accounts (for year ending 24 March 24) – PG**

- a. **Income:** BNCS's income derives mainly from rent, based on pub turnover for the year from 25 March – 24 March. For the 23-24 year, 2 months of this were under the previous tenant, for a month of it the pub was closed and 9 months were under the management of the new tenants. It was agreed with the new tenants that a rent of 6.5% of turnover would apply for their first year of tenure and that this would increase to 7.5% in the second year. However, the committee has agreed to retain it at 6.5% to enable Namit and Sunit to continue to grow and build the business and to make some money themselves. Rental income was £37,264 with total income at £38,064 (including the annual grant release).
- b. **Expenditure:** Expenses amounted to £11,946 including approximately £8,000 of "real" expenses (eg grease trap, audit costs and general running expenses) and £4,000 depreciation.
- c. **Finance costs:** these were higher in the last year because of high interest rates throughout the year – interest to David Harding on the mortgage amounted to £7,361 and, if approved by the members, payments to shareholders will account for a further £10,185 (both paid at 1.5% over base which averaged 6.52% over the year).

- d. **Profit:** Taking everything into account, BNCS made a profit of £8,512 before tax with £1,871 corporation tax due giving a post-tax profit of £6,641 for the FY ending 24 March 2024.
- e. **Mortgage:** Because of the higher interest rates and therefore higher finance cost (rate is 1.5% over base), BNCS has made several additional mortgage payments over the last year. ***Post meeting note:*** £94,468.75 was outstanding on the mortgage as at the end of the financial year, £78,281.25 as at the date of the AGM.
- f. **Shares:** BNCS had £157,003 in share capital at the end of the financial year, a small net increase on the previous year, owing to the return of £4,000 to shareholders leaving the village and investment of £5,600 by new shareholders.
- g. **Bank balance:** stood at £91,699 at year end.

#### 4. **Proposal to retain Mercer Lewin as BNCS auditor - PG**

*Motion passed unanimously by show of hands.*

#### 5. **Election of Committee Members**

- a. Catherine Rohll – stood down at the end of her current 3 year term and was standing for re-election. *Motion passed unanimously by show of hands.*
- b. The committee currently comprises 7 members and new members would be welcomed. New members can be co-opted between meetings, so anyone wishing to get involved was invited to speak to one of the existing committee members.

#### 6. **Payment of interest to shareholders - PG**

PG reiterated that the proposal was to pay shareholders at the usual rate of 1.5% over base (calculated at 6.52% as a blended rate over the year). This will amount to £10,185 which has already been provided for in the accounts.

*Motion was passed unanimously by a show of hands.*

#### 7. **AOB**

- a. Congratulations were offered to Namit and Sunit for their hard work and achievements over the year. They joined the meeting briefly for a round of applause.
- b. A question was asked as to how we can encourage more villagers to use the pub. There will be a survey coming out shortly to all villagers which will be an opportunity for people to propose other events, activities, food etc which might attract them to come more often. Also, shareholding is seen as a way to encourage further support and all members were invited to promote this to any new neighbours/villagers.
- c. It was noted that Namit and Sunit had been disappointed by the lack of village support for some events eg the Shanty Band. These events cost money to put on and could result in them making a loss if not supported.
- d. It was pointed out that the exterior (particularly the grass verge outside the pub wall) is not well cared for and could be off-putting. This is in contrast to the interior which was thought to be of a good standard, although there was a question as to why the toilets off the barn are not in use.
- e. There was a vote of thanks to the committee for their work over the last year.

Meeting closed at 19:40