

The Great Bromley Cross Pub Community Benefit Society Ltd

AGM 23rd January 2022

1. Introduction

On behalf of the CBS Management Committee, Owen welcomed the 15 members attending and set out the agenda for the meeting.

2. Presentation of the Accounts

Steve circulated copies of the accounts for the year ended September 2021. The figures were significantly affected by the COVID-19 restrictions which had been in place but nonetheless showed a profit of £10,246 (£8,005 after tax). Government COVID Grants more than covered our fixed overhead costs. HMRC's "Making Tax Digital" initiative requires us to make VAT returns using approved software which has meant that, in addition to standard bookkeeping skills, we also need expertise in the SAGE accounting package. This has created additional work and consequent additional time input. It was agreed that Steve should seek quotes for support from a professional firm. We will also need to restructure our process for cash and credit card takings to reduce discrepancies at the same time as simplifying the start and end of session process.

3. Membership Strategy

Paul Francis had been successful in attracting new shareholders and that work would continue. It was recognised that we still have investors seeking repayment of their investments but the loss of income arising from the COVID restrictions were making this difficult.

4. Annual report

Owen thanked the shareholders and volunteer bar staff, cleaners, committee members and those helping out "behind the scenes" with maintaining the fabric of the pub, updating the website/social media, arranging events and so on. The 5 resignations from the Management Committee (Grant, Jayne, Christine, Adrian and Richard Marshall) were thanked for their tireless support. A number of key skills were being lost leaving big gaps to fill. In particular Grant's role had included being the Licence holder and Designated Premises Supervisor. Those responsibilities are essential to our trade and would to be filled quickly. There would be uncertain times ahead; roof repairs are expected to cost over £20k, more local competition is likely from the re-vamped Courthouse and Snooty Fox and we still need to progress the issue of a Manager or Tenant. If we fail to meet these challenges, we may be faced with having to sell the pub.

5. Appointment of Auditors

The shareholders agreed with the proposal not to incur further costs by appointing an external auditor.

6. Plans for the Future

Customer numbers had dropped since COVID and many had made different and cheaper social arrangements like drinking at home or visiting friends. We would need to tempt them back and attract new customers. Several ideas were suggested, like arranging more entertainment, other special events and televised sports events. Sky TV was suggested but is prohibitably expensive. Other

ideas included higher levels of advertising and inviting new arrivals in the area to a welcome visit the pub. Flyers and similar leaflets could be distributed via The Bromley Messenger or by volunteers. We could include the Longridge area of Colchester which no longer has a "local" following the closure of the Beehive. The Marketing Committee would be reconvened.

We would continue to look for a full time Manager, preferably "living in". In the meantime, we need to grow the number of volunteers as there is an understandable level of fatigue in the current cohort as more and more is being asked of a decreasing number of helpers.

There is an urgent need to repair the leaking roof and Owen was to investigate the availability of grants for this.

7. Election of Management Committee members.

After Proposals and Co-options, the new Management Committee would comprise: Owen Blowers, Paul Francis, Richard Perry, Barry Taylor, Vanda Roberts, Ann Wiggins and Dionne Wilson-Fairwade. Steve Roberts would continue to attend meeting in his role as Bookkeeper.

Meeting Closed