

## AGM Minutes and Members Update

The AGM was held on Monday 27 March at the Orleton Village Hall. Attendance was lower than expected but sufficient to provide a quorum for all business to be successfully concluded.

## Financial Report and Forward Projections

The annual accounts had been made available on the website prior to the meeting where they can still be viewed. A number of matters were clarified:

1. Light and Heat. These costs are the responsibility of the Tenant but as our Society can negotiate a better rate for electricity we pay the bills and pass the cost on.
2. Insurance. This again is a cost borne by the Tenant but under the terms of the Tenancy Agreement is arranged by us with the cost passed on. This is to ensure that our property is fully insured at all times.

Both of these distort the figures of both income and overheads in our P&L but clearly have no net effect and are thus ignored for forecasting purposes.

3. More importantly, in this last year we issued a new prospectus detailing our proposals for further development and improvement of The Boot and seeking further funding. This was successful - raising some £70K from new and existing shareholders, a grant of £10K and the Bank's approval for a mortgage extension.

This obviously significantly and positively impacted our Balance Sheet cash and net asset positions.

Six monthly projections for Cash Flow and Profit and Loss were presented covering the three-year period from Jan 2023 to Dec 2025 and will shortly be available to view on our website.

There were two points to note in particular:

1. Grant. We have succeeded in being awarded a grant of £10K for the purpose of adding certain energy and efficiency measures to our building project. The money has already been received but cannot be accepted in accounting terms until the work is completed (it therefore appears mid-2023).
2. Plunket Loan. The £50K loan received through the Plunkett Foundation at the time of purchasing the Boot will have been fully paid off by the end of this year.

In summary, the accounts and forward projections continue to reflect a consistently strong and stable financial position for the Society. As ever, Bob Williams will be happy to answer any questions you may have.

## Ongoing Works and Plans for the Future

### **Little Building**

As part of the current project work is underway to protect the little building by providing boarding on two sides to prevent water ingress and to reinforce the gable end closest to the Pub. It is then intended to provide fencing to both improve the overall appearance of that area and to safeguard the public.

In the meantime our efforts to raise grant funding to undertake a full restoration continue.

### **Red Building**

Since the issue of the Prospectus a year ago, our plans have developed and moved on as partly expressed in our Members Update last August.

The internal layout of the toilet block has been revised, allowing direct, level access to the Red Building and a minor planning amendment has been approved giving us greater scope to undertake the initial structural work required to stabilise and renovate the building.

The actual plans for the building will be discussed in due course and we will welcome any suggestions regarding its possible use and layout. Initial thoughts are to create an open space equipped to act as a function/meeting room which can have access to the toilet block even when the pub is closed. There would be direct level access to the car park to the rear and a variety of catering options offered by the Pub.

We will update members as plans develop.

### **Progress Overall**

As you may have seen work is well underway with the groundwork, drainage and foundations all but complete, the walls up to ceiling height and the roof structure taking shape.

The detail of the internal layout and the equipment to be installed in the kitchen extension will be undertaken by our Tenants, Chris and Hollie, who have been working on their plans and which will represent a significant investment on their part.

External works will be carried out to tidy up and improve the appearance of the rear of the pub generally and Chris and Hollie plan to improve the garden layout - providing more weather-proof seating areas.

However, we have lost significant time due to the weather, having just suffered the wettest March in 40 years and additionally our start was unavoidably delayed by availability of our builders. The overall time scale will thus need to be extended in order to minimise the disruption to the Pub's business as the weather improves and the garden becomes more used. The priority will be to complete the toilet block and kitchen extensions - hopefully in

line with our initial target of early June - and move less rapidly with the work on the Red Building.

### AGM Business

The meeting concluded with the passing of resolutions as follows:

1. The 2022 Accounts were approved.
2. It was agreed that the recommendation of our Accountants to have the accounts certified rather than audited (on grounds of cost) continue to be followed.
3. Committee Appointments.

This year has sadly seen the passing of David Flory and we wish to acknowledge the valuable contribution he made in the earlier days of our enterprise.

Additionally, Joe Hedges - another stalwart of our initial team - has decided to stand down due to increasing commitments to his other voluntary work. We again would like to take the opportunity to thank him for his help - in particular for his input to the design and presentation of our communications.

As part of our rules ( 3 year rotation of the management group members), Bob Williams was re-standing and his appointment was approved.

A new appointee, David Small was also elected.

4. The proposal to increase the interest payments to shareholders from 2% to 3% with effect from 1 July 2023 was approved. Interest is payable six monthly in arrears and the increase will therefore apply to the January 2024 payment onwards.

# Projected Profit & Loss 2023-2025

		6 months to	30 Jun 23	31Dec 23	30 Jun 24	31 Dec 24	30 Jun 25	31 Dec 25
Income	Rent		17500	17500	17500	17500	17500	17500
	Grants		10000					
Total			27500	17500	17500	17500	17500	17500
	Loan Interest		1100	1100				
	Mortgage Interest		2100	3500	3500	3500	3500	3500
	Share Interest		4241	6362	6362	6362	6362	6362
	Repairs/Renewals		2000	2000	2500	2500	2500	2500
	Professional fees		500	500	500	500	500	500
	Insurance		275	275	275	275	300	300
	Sundry		500	500	500	500	500	500
	Depreciation		2450	2450	2450	2950	2950	2950
Total			13166	16687	16087	16587	16612	16612
Net Profit			14334	813	1413	913	888	888

# Projected Cash Flow 2023-2025

	6 months to	20 Jun 23	31Dec 23	30 Jun 24	31 Dec 24	30 Jun 25	31 Dec 25
Rental Income		17500	17500	17500	17500	17500	17500
Phase 1 Funds	Shares						
	Mortgage	50000					
Total		67500	17500	17500	17500	17500	17500
Outgoing	Building Works	80000	40000	10000			
	Plunket Loan	6100	6100				
	Mortgage	3230	5383	5383	5383	5383	5383
	Share Interest	4241	6362	6362	6362	6362	6362
	Repairs/Renewals	2000	2000	2500	2500	2500	2500
	Professional fees	500	500	500	500	500	500
	Insurance	275	275	275	275	300	300
	Sundry	500	500	500	500	500	500
Total		96846	61120	25520	15520	15545	15545
Net Cash movement		-29346	-43620	-8020	1980	1955	1955
Cash Bal B/F		143000	113654	70034	62014	63994	65949
Cash Bal C/F		113654	70034	62014	63994	65949	67904