

Report Inaugural AGM Skelton-on-Ure Pub and Hub Ltd

7pm Friday 2nd February Skelton-on-Ure Reading Room

- Welcome address given by Jane Mosley.** From the first meeting held just under 2 years ago Jane commented on the 'journey of the committee'. An estimated voluntary 2000 hours have been collectively spent by the small but dedicated group including the creation and distribution of around 4000 pledge forms in the local area, the attainment of the Asset of Community Value for the pub, development of the website and the business plan, successful application for levelling up funds (COF), visits to other pubs for ideas and advice (& a sociable drink or two!), publicity meetings with local radio and the MP, meetings and more meetings. Other pubs have now started approaching us for advice.
Jane also put out an appeal for people to help. This could be in the form of practical help (volunteering help), building, electrics, plumbing and recommendations for trades in general. Jane also made a request for donations of useful goods and materials and of course, money.
Jane thanked all shareholders for their support so far.
- Apologies.** All committee members attended. A few shareholders have sent their apologies and these have been noted.
- Appointment of the named roles on the committee.** Jonathan Mosley explained that the committee is currently interim and that at this first AGM, the committee have to resign and then be formally reappointed. 9 People have come forward; Jonathan Mosley, Sandy Delf, Mike Ramshaw, Hazel Russell, Jane Mosley, Chris Delf, Mark Roberts, New members; Alan Rayner and Paul Whiteside. A vote of shareholders present for the election of the above committee members was unanimous. Jonathan Mosley was proposed and seconded for Chairperson.
Alan Rayner was proposed and seconded for Treasurer
Sandy Delf proposed and seconded for Secretary.
- Chairman's Report.** Jonathan Mosley welcomed the new members onto the committee and commented that it is likely to be a busy year. Two members, Richard and Penn Wall were thanked for their contribution over the last couple of years as they have decided to step down from the committee. Richard for his time as interim treasurer and his efforts particularly in putting together the business plan which was the cornerstone in the successful award of the levelling up (COF) funding. With the team working together as a whole it was indeed a collective achievement and a rare thing of getting money out of the government. Penn for her help and for providing a meal for the committee at a particularly trying time.
- Treasurers Report.** Richard Wall presented his financial overview for the year ended 31st December 2023. He explained that the report will soon be available on the website if anyone wishes to read it in full. The only transactions were the receipt of 152 share applications totalling £239,250 and bank interest of £902.55. Pledges are from as far away as Australia and Canada. Some original pledges didn't follow up hence a shortfall of £10k. The group will still aim to raise up to a further £100k.
- Progress report on the purchase of The Black Lion from Admiral Taverns.** Chris Delf started by mentioning some other community pubs and the length of time taken to reach ownership. The Travellers Rest at Skeeby near Richmond 12 years and a pub in the Forest of

Dean 11 years. He gave an outline of the difficulties of dealing with Admiral Taverns (the seller) and our solicitor's (recommended by The Plunkett Foundation) advice to have a clean sheet prior to exchange of contracts. One hitch was that the external cellar area was not included in the title details; this has been resolved and has bought time for the COF fund application approval. There was also a historic lease on which the charge had not been released. Resolution of these issues potentially saves problems in the future. He also explained that literally at 4.45pm this afternoon he had sent an email chasing up a progress report as there had been silence all week. At 5.15pm the draft contract was received so the news is extremely positive for the AGM.

7. **Questions from members.**

-How quick will exchange and completion be? Exchange will require a 10% deposit and we need a minimum of 3 weeks before completion to enable receipt of COF money. The committee will be putting plans in place from day 1 once exchange achieved. The COF is a certain. There is pressure to have made significant progress by September. There are a number of insurance quotes in place.

-Share certificates? Certificates probably won't be produced. Storage of all shareholders will be stored on an online register as approved by the Plunkett Foundation.

-Once the pub bought will someone take over? Initially the committee will manage the pub but it is envisaged the tenant will be looked for in the near future who will pay a rent to run the pub.

-Is there a view of what the pub will look like? Among the committee there are skill sets which include producing CAD images and architect plans. The flat for the tenant will also need to be done to a high standard to help attract the best. There will be a need for volunteers to help in order to save money.

-Are the plans available to see? We only have the ground floor plans at present. First floor will be produced once access gained. Ground floor; we would like to reconfigure the toilet area and have a corridor to gain direct access to the rear outside from the bar.

-Any review of the electrics etc.? We intend to do a total rewire of the building. Decreasing the carbon footprint will be considered in the next phase. Windows will be replacement. Drainage at rear needs addressing.

-Bed and Breakfast to be run? Is there space? This may be a possibility.

-Does Newby Hall have any relationship? They have had a positive input and have been very supportive.

-Will the tenant live at the pub? Would be a condition of the tenancy and would be favourable re insurance. There is adequate space for a family on the first floor.

-Grants? The group needs to gain ownership but various opportunities have been looked at such as the lottery.

-Audit. An offer of a free audit of accounts was offered.

Meeting closed at 7.45pm and the Pop up Pub opened for business.