



KINGSTONE COMMUNITY SOCIETY THE SHREWSBURY ARMS

ANNUAL REPORT 2018 - 2019

INTRODUCTION

Every week in Britain approx. 20 pubs are closed. In May 2018, The Shrewsbury Arms finally closed adding one more to that list.

The Shrewsbury Arms or “The Shrew”, as it is affectionately known, had been a thriving restaurant pub in the past. The current owners had decided to sell the property for possible development.

The local community started a campaign to save the pub and a group of volunteers worked to assess the engagement of the Village and viability of running a community pub/hub, assisted by advice and guidance from the Plunkett Foundation. The community of Kingstone rallied round and came up with a plan to save the pub by:-

- carrying out research on what the community would like from a pub and whether they were willing to support the project.
- securing an ACV (Asset of Community Value) on the property to protect it and save it from demolition or development
- producing business cases to secure grant funding and business loans.
- producing a Business Plan and a Share offer to raise funds.
- Negotiating a deal to purchase the pub from the vendors.

We then managed to:-

- extensively refurbish the whole of the pub.
- rebrand the pub to create ‘more than a pub’
- create employment and volunteer opportunities

It has taken some time to achieve this, but the vision the community set out over twelve months ago is starting to come to fruition.

Kingstone Community Society Limited

Registered address: 4 Kingstone Hall Barns, Kingstone ST14 8QJ

www.kingstonecommunitysociety.org.uk
email:kingstonecommunitysociety@gmail.com

FCA Registration : 7897



Kingstone Community Society

A LONG AND HARD ROAD

Raising the money to buy The Shrewsbury Arms £340k in total (including refurbishment) was extremely hard work. But managing the business and managing the refurbishment has proven to be just as hard if not harder.

What we've learnt

We have been learning as we go. We have made mistakes. We have had disagreements along the way. People have worked in their spare time and continue to do so on top of work and family commitments and sometimes just haven't had enough time to complete some of the tasks that were planned. Sometimes we got dragged into too much of the detail of the project.

We found out just how little the previous owners had invested in The Shrewsbury Arms over the years, where they had done substandard repairs or just covered things up. The initial Steering Group decided that the job should be done properly, carrying out a refurbishment which would last. This took longer and cost more than we anticipated – but we think it is worth it. The refurbishment team were brilliant; they worked relentlessly through the summer evenings and weekends and much, much more than that to create not just a pub but a community hub of which we can all be proud. A special mention must go out to the initial Steering Group who steered the project in the right direction and committed so much time and effort into the fundraising and refurbishment elements of the project:-

Jonny Grey, Bill Pearson, Siobain Mathie, Donna Timmis, Alisdair Cumming, Alison Grocott, Caron Hall, Colin Smith, Steve Anderson, Jane Lane, John Miller, Mark Bellenie

In addition to those mentioned above, there were in excess of 25 other volunteers and local tradesmen who dedicated their time and efforts in many other ways to help us achieve what we have today.

We have learned so much along the way and we hope we have delivered, on your behalf, the vision we set out to deliver.

Behind the scenes systems and processes are better and improvements are being made all the time to make us a more efficient operation.

MANAGEMENT

Organisations need some stability if they are to be successful. This is what the board strived to achieve in our first year of operation.

The board had to manage the pub directly for a number of weeks, to raise much needed capital with members of the team stepping up to take on additional responsibilities which we were extremely grateful for. In September 2019 we secured our tenants on a 4 year contract.

Our official opening was in September 2019 – less than one year since the project had begun. An incredible achievement.

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WHAT WE SAID

In the share offer document we set out our vision:-

“to support development at the Shrew, as a Community Hub for Kingstone together with the surrounding Parish...”

...The Shrew is intended to be a Community Hub, which would safeguard the facilities by retaining a vibrant, economic heart to the village..”

The board has been ever mindful of this and have endeavoured to fulfil what we said we would do, albeit it has been extremely difficult to please all the people all of the time.

AND WHAT WE HAVE DONE

There have been several key achievements for The Shrewsbury Arms since we began the project in Oct 2018. These achievements align to our Social Impact vision where we said we would improve community cohesion, reduce social isolation, improve the local economy and create employment and volunteer opportunities. We have achieved this by :-

- Re-opening the pub as a Community Hub - 20th September 2019
- Securing tried and tested committed tenants for the running of the business.
- Introducing a whole new look and feel to The Shrewsbury Arms including rebranding and providing the opportunity for breakfast, coffee & cake and a restaurant.
- Creating four full time and eighteen part time jobs
- Creating volunteer opportunities
- Regular, fortnightly quiz nights
- Enhanced the outside appearance of the pub to make it much more welcoming.

Since reopening our tenants have hosted a number of social events for members of the community.

This is what a pub owned by the community is all about - all the community is welcome and we provide something for everyone.

We expect more of this as visitors have loved what we have done and are recommending The Shrewsbury Arms to other groups. We have been approached by a number of other communities who want to save their own much loved pubs and want to learn from how we did it.

If we, the community, had not come together to save The Shrewsbury Arms, none of this would have happened. The site could either be derelict or housing.



Kingstone Community Society

MANY THANKS

Many thanks go out to the following: -

The original Steering Group members & volunteers.

– the campaign team, the grants/loans team, the marketing & media team, and the fantastic work undertaken by the refurbishment team. Without their vision, dedication and passion the project would never have got off the ground. People sometimes forget that board members are volunteers, working in their spare time on top of work and family commitments and sometimes just haven't had enough time to do everything they are asked straightaway but we have got through all the problems we have faced.

Keyfund and the Plunkett foundation for their support through finance loans and benefit society practical advice.

Our team of Tenants and their staff - without whom we could not keep the doors open. They are a great team, who have gone the extra mile when asked and are committed to helping us all make the Shrewsbury Arms a long-term success.

LOOKING FORWARD

The refurbishment of The Shrewsbury Arms is complete. We have a village pub which is much more than just a pub – it is a place for celebrations and parties, a place of quiet but sometimes raucous conversation. It is at the heart of your community.

ANNUAL ACCOUNTS

Our annual statement of accounts for the year ending November 2019 have now been verified by our Accountant and will be presented at the AGM.

Although the AGM is a formal occasion we will be asking for your ideas and suggestions for consideration for the future.

Jonny Grey

Chairman – Kingstone Community Society.

January 2020

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Notice of Annual General Meeting 2020

Kingstone Community Society intend to hold their first AGM on Wed 22nd January 2020 at 19:30hrs, the venue is Kingstone Village Hall. All shareholders attending the Annual General Meeting must sign the shareholders register upon arrival. All discussions must be aligned to the Formal Agenda and any points raised must go through the Chair. All shareholders are urged to read the following papers attached prior to the AGM taking place:-

1. The meeting Agenda
2. The Annual Report
3. The invitation to stand for the Board of Directors
4. Duties of Directors of Cooperative and Community Benefit Societies
5. Statement of accounts (Year End 30th Nov 2019)
6. Frequently asked questions

Annual Report and Financial Statements

Copies of our Annual Report and Financial Statements for the year ended November 2019 are attached with the supporting documents. These will be uploaded onto our website under the Member Section following the AGM.

A verbal update on the financial accounts since year end until the AGM will be presented.

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Management Board Nominations and Resolutions

Nominations	None
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Any resolutions that require a decision via vote must be formally processed and circulated to all shareholders prior to the AGM. Only registered shareholders can vote and voting is on the “one member – one vote” principle.

All resolutions must be supported with a brief business case to enable other shareholders to consider their opinions prior to casting their vote.

Management Board Resolutions

Resolution	It is proposed that we take advantage of the option not to undertake a full professional audit for 2018/19, and ask Rice & Co of 14a Market Place, Uttoxeter to prepare an accountant’s report for submission with our annual return to the FCA.
Rationale	In accordance with our rules and being eligible under the relevant requirements of the Financial Conduct Authority, we can decide to provide an accountant’s report, which is less onerous & costly than a full professional audit. The Society may choose to disapply the requirement for a full audit if the total value of its assets at the end of the preceding year of account did not exceed £2,800,000, and its turnover did not exceed £5,600,000. (Section 84) This is the case for the KCS.

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Shareholders Resolutions and Attendance Form

Resolution	
Rationale	

Please let us know whether you are planning on attending the Annual General Meeting.

Please note: As this is a formal Annual General Meeting only Shareholders may attend.

The Management Committee may invite individuals or representatives of particular organisations to attend an AGM

	YES	NO
I will be attending the meeting		

Member name Signature:.....

Member Address:

.....

.....

Post code.....

Shareholders Email Address:

Please return all forms by Wed 1st Jan 2020 by email or post to:-

KingstoneCommunitySociety@gmail.com

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