



Kingstone Community Society – The Shrewsbury Arms

Annual Report 2021- 2022

We hope we find you well and looking forward to a great summer here in Kingstone . We understand that not everyone was in a position to attend the AGM of the KCS so we have compiled a written version of the topics discussed.

- **The past 12 months**

- During the year there were a few changes to the committee and an election.
 - Jonny, Mark and Denise have decided to leave the committee due to other ongoing commitments elsewhere. We must thank them for their contributions, their input, ideas and energy through the whole process of buying and setting up the pub has been outstanding and they will be sorely missed.
 - After the election, Alan Proctor, Alex Skittery, John Miller and Paul Mathie joined the committee and are adding their knowledge, enthusiasm and time to the KCS.
- Covid – ongoing saga
 - We all know what has happened in the last 2 years and how it has affected us all. We're not going into the details of what has happened, we are just hopeful that the end is in sight and we can all get back to life as normal.
 - Through COVID, the KCS has worked with the tenants of the pub to help their business stay afloat. During the lockdown we offered to delay some of the rent payments until they were able to trade, and later on to peg their rent to the profitability of the pub. These really helped the pub to come out of the lockdowns in a strong position and they have since repaid all that they owed from the delayed rent.

- Pubs inability to recruit staff
 - The pub is still suffering for the inability to recruit the additional staff needed to be able to open all 7 days a week. As soon as the labour market changes we are assured they will be back to opening 7 days a week. We discuss their progress at our regular meetings
- Obtained a £4500 grant from Plunketts
 - You will see in the accounts that Plunketts gave us a grant to help through covid, Some was used to buy a heater for the marquee so customers would be warmer when using the marquee
- Shed Shop started, and going well
 - In 2021 we started the shed shop and it has been a fantastic addition to the village allowing people to buy home made produce made by neighbours. It has even encouraged one person to setup her own business.
 - Although we do not charge the sellers for using the shed shop, through selling some stuff ourselves and a few donations, the shed shop runs at an operating profit. We did have some start up costs but overall the 1st year cost the KCS around £50 and next year it will more than break even
- Marquee and heater
 - The tenants purchase the marquee for the outside of the pub along with the materials to floor it and build the porch. The KCS assisted in putting up the marquee, fitting the floor, building the porch and as mentioned previously provided a heater.
- Article in Saga Magazine
 - We have attached this to a previous email
- Article in The Pub Is The Hub
 - We have attached this to a previous email
- Repaired the water tank.
 - When we handed over the pub, the hot water tank was in a poor state and it was hanging on by a thread and realistically should have been replaced beforehand. Therefore when it finally failed we decided it was only right that we should replace it so we did.
- Tried to restart Crafty Coffee
 - We tried to do this twice in 2021 but eventhough it was advertised and the pub was open nobody turned up so we have had to stop this for the moment

- Looked at a Hermes locker.
 - Unfortunately the call for this in the village isn't high enough for them to fit one
- Looked at mobile post office
 - We request the mobile post office to stop in the village but this was at the beginning of the lockdown so it was stopped. We will re-ask later when we hear it is running again
- Asked the shareholders for Idea through newsletter and AGM invitation
 - As the committee is only 8 people, we have asked for ideas from the shareholders but unfortunately we haven't had any suggestion
- Also Asked about a Gardening club
 - Same is true about the gardening club , no suggestion or offers.
- **The coming 12 months**
 - New format newsletter – plan to send out quarterly
 - You will all have received a copy of the new format newsletter and we hope to send this out every 3 months
 - New format website
 - Will be launched shortly, it has a cleaner layout and has the advantage that it is managed by the committee and we will not need to pay someone to make changes.
 - Let us know if there are changes you think could be made once you see it.
 - Working with Jubilee Committee
 - We've been approached to run some of the events which we have agreed to.
 - The Celebration evening on 10th April
 - Please come along and celebrate 3 years of owning the pub. It will be held on the 10th in the pub and we have a performer Victoria Lucy, a west end performer plus her boyfriend sing a whole range of songs from all the ages. It'll be a great night and we look forward to seeing you there. Just contact the pub for tickets.
 - The profits from the sale of tickets will be retained by the KCS.
 - Requested ideas on what to run in the pub.
 - We've asked all the shareholder for ideas, we have a further 3 events we can put on in the pub this year – lets have your suggestions. – can't guarantee to do them but it would be great to hear from you

- Will continue to help the pub
 - As we have always done we will support the pub and increase the value of our asset. Things we have done or will do this year are
 - Taken down the marquee
 - Will remove the porch
 - Will try to build a replacement porch, in keeping with the pub – money dependant
 - Have new signage to put on the front of the Pub to give a better look to the front
- Will try to reinstate weekend breakfast
 - When we started this there was a great uptake on the first weekend but it quickly waned until it was only one or 2 people. We are going to try again – please look out for communications and come along. If it drops to just couple of people then it'll need to be stopped. Plan is to make it a special once a month to coincide with the opening of the shed shop.
- Will try to re-establish crafty coffee
 - We'll try this again but only start it once we get a core of people who want it.
- Will work on the Shed Shop to increase it's appeal.
 - The shed shop has been a great success and a great asset to the village. During 2022 we will try to increase it's appeal, increase the range of food on offer and respond to customers ideas.

Financial performance

- You have all received copies of the balance sheet with the invitation to the AGM. In short, the performance is very much in line with our projections, and despite the problems of Covid during the past 2 years the Society is in a very solid financial position.

Membership.

- Unfortunately, during the past 12 months a small number of shareholders have passed away. In each of these cases, their shareholding has passed to another member of their family.

For the formal parts of the meeting.

The minutes for the previous AGM were accepted

The accounts for the previous 12 months we accepted

The committee resolution for the accountant was passed

We did not receive any shareholder resolutions for this AGM

So this is the short version of the Committee report and the AGM . Hopefully you enjoyed the update and we (the KCS committee) look forward to seeing you in the pub and to hear your suggestion, and hopefully Covid will allow us to return to a normal life in 2022.

The KCS Committee

Kingstone Community Society
Notice of Annual General Meeting 2022

Kingstone Community Society intend to hold their AGM on Wed 30th March 2022 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. 2021 AGM Minutes.
3. Statement of Accounts for the year ended 30th November 2021.
4. Management committee resolutions.
5. Form for submission of shareholder resolutions.

Copies of our Financial Statements for the year ended November 2021 are attached. 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.

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. Please return any resolutions using the form below by 16th March which will allow time for us to circulate your resolutions to the rest of the shareholders. 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 Resolution

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| <u>Resolution</u> | It is proposed that we take advantage of the option not to undertake a full professional audit for 2021/22, and ask Rice & Co of 14a Market Place, Uttoxeter to prepare an accountant's report for submission with our annual return to the FCA. |
| <u>Rationale</u> | 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. Kingstone Community Society Limited Registered address: 49 The Meadows, Kingstone ST14 8QE FCA Registration : 7897 |

Shareholder's resolution

Please complete and return if you have a resolution which you would like to be considered at the AGM

A resolution is a formal way to get a decision made at the AGM. It is not a way of asking questions.

For example resolutions could be "The KCS resolves to give £1000 to a Charity"

Or " the KCS resolves to change the name of the pub to the Kingstone Arms"

However "What are we doing about the weeds in the carpark" is not a resolution, this would be something you could speak to us afterwards.

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| <u>Resolution</u> | Please write in your resolution here |
| <u>Rationale</u> | Please insert your rationale for the resolution here |