

## KINGSTONE COMMUNITY SOCIETY THE SHREWSBURY ARMS

### ANNUAL REPORT 2020 - 2021

#### INTRODUCTION

No person could have foreseen the year that lay ahead of us in the UK when we held our previous AGM in January 2020.

The Covid19 pandemic, lockdowns, restrictions and difficulties everyone has faced over the last year have been beyond challenging for everyone.

The Shrewsbury Arms has been closed and unable to trade for much of 2020 and on into 2021 and most restrictions are still in place now.

We can only hope that the light at the end of tunnel many of us can now see is drawing ever closer and that we can all return to a normal way of life soon. Starting with the pub being able to trade in a very limited way from the middle of April.

We continue to learn much as we progress and we are now more knowledgeable about what can and cannot be achieved, have better ideas of what the community wants from their pub and how best to try and deliver that for the future. Clearly for most of 2020 it was impossible to move forward on almost all aspects and there are still challenges now, over a year later but we will continue to strive to deliver on your behalf, the vision we set out.

Behind the scenes committee 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 have continued to try and achieve in our first years of operation.

Currently the pub is managed on a day to business through our tenancy agreement.

Clearly the last 12 months have proved to be the most challenging ever for our pub tenants and the hospitality industry as a whole –

So, without doubt a challenging business & trading year but one that has also presented them with opportunities and the potential to demonstrate how the Shrewsbury Arms could be 'more than a pub'.



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Currently our tenants just over two remaining years remaining on their initial 4 year tenancy contract (due for renewal in June 2023) to demonstrate how they can make the Shrewsbury Arms the success at the heart of our community that we aspire to.

Prior to the pandemic and its restrictions, the pub was trading well and had a very good local reputation for its food & drink offering.

There are several key community focused elements within their contract that we will be working hard with them to ensure that they are fulfilled over the remaining term such as:-

Selling food or snacks daily, being open during licensed hours, providing luncheon meal promotions, stocking at least one local cask beer, hosting four community events per year and opening prior to normal licensing hours for hot drinks and snacks where needed.

We have, based upon your feedback, also requested a more active and updated website, so people know what is happening as currently Facebook is on their only marketing medium regularly updated and not all potential patrons are active on social media.

### **WHAT WE SAID**

In the share offer document we set out our visions for the future

The board has been ever mindful of this and have endeavoured to put in place ideas to fulfil what we said we would do, however, almost no activities or initiatives have been able to happen during the last FY due to government restrictions.

### **WHAT WE HAVE DONE**

There have been some achievements for The Shrewsbury Arms since we delivered our January 2020 AGM. 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: -

- Carrying out an online survey for KCS members feedback & of the pub offering during covid restrictions to try and effectively feedback to the tenants what the customer base wanted during
- Continuing to invest in the outside appearance of the pub to make it much more welcoming through the gardening team, ensuring the pub exterior always looks its best.
- Installing a community shed that we soon will explore opening and trialling as a pop-up shop facility. This is very much still a work in progress and your ideas are always welcome.
- Securing grant funding for a heater to be used in the tenant's marquee to help facilitate the restricted outside trading.
- Supporting the tenants during restrictions & closure through rent revisions and payment schedules and making them aware of Plunkett briefings & grant facilities.
- We worked with the parish council and obtained a grant to be able to assist any self-isolating or vulnerable parishioners to buy food or other essential supplies during the initial pandemic lockdown restrictions.

Kingstone Community Society Limited

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

FCA Registration : 7897

[www.kingstonecommunitysociety.org.uk](http://www.kingstonecommunitysociety.org.uk)

email:kingstonecommunitysociety@gmail.com



Kingstone Community Society

- We built the pub marquee, fitted out the flooring and heating then built the temporary porch, all to assist the tenants and enable the pub to trade under the government restrictions.

Again, let us look forward to the remainder of 2021 and into 2022 now and see what else can be achieved.

### **MANY THANKS**

Continued thanks go out to the following: -

The KCS committee.

Mark Bellenie, Alisdair Cumming, Jonny Grey, Alison Grocott, Caron Hall and Bill Pearson.

We must never forget that board members are volunteers, working in their spare time on top of work and family commitments but the team have continued their hard work and we have got through all the problems we have faced over the last year.

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

Our tenants - A challenging year for all in the hospitality industry but pubs can finally reopen from April 12<sup>th</sup>, 2021 and they are very much look forward to seeing you

The gardening volunteers who keep on top of the presentation of the pub grounds.

### **LOOKING FORWARD**

We must not lose sight of the fact that we have our village pub which is much more than just a pub – Still at the heart of our community. This is still very much the beginning; the very early years and we must try now to make up for the lost time. There is still so much to do and I invite you all to engage and help us move forward.

### **ANNUAL ACCOUNTS**

Our annual statement of accounts for the year ending November 2020 have now been verified by our Accountant and will be presented at the AGM.

The share offer is still open and whilst this has been ineffective during the last 12 months, we will be moving forward with a new share initiative once the pub is fully reopened to increase our membership.

**Jonny Grey**

**Chairman – Kingstone Community Society.**

**March 2021**

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## **Kingstone Community Society**

### **Notice of Annual General Meeting 2021**

Kingstone Community Society intend to hold their delayed AGM on Thursday 15th April 2021 at 19:00hrs, the venue is to be a virtual Zoom meeting.

Under the continued government restrictions, it is still not possible to hold a public meeting and we cannot delay the meeting further to a later date due to FCA regulations compliance.

All shareholders wishing to attend the Annual General Meeting must request an access link prior to the meeting. 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. Statement of accounts (Year End 30th Nov 2020)
4. Resolutions

### **Annual Report and Financial Statements**

Copies of our Annual Report and Financial Statements for the year ended November 2020 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 |
|-------------|------|

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 | None |
| Rationale  |      |



Kingstone Community Society

### Shareholders Resolutions and Attendance Form

|            |  |
|------------|--|
| Resolution |  |
| Rationale  |  |

Please let us know whether you are planning on attending the Annual General Meeting via Zoom link. – the link will be forwarded to you where requested.

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 Monday April 12th - 2021 by email or post to:-  
[KingstoneCommunitySociety@gmail.com](mailto:KingstoneCommunitySociety@gmail.com)

4 Kingstone Hall Barns, Church Lane. Kingstone ST14 8QJ

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