



# Exelby Green Dragon Community Pub Ltd

Annual Members' Meeting

7.30pm 30<sup>th</sup> May 2024

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## Agenda Items 1-4

- 1. Welcome and introductions
- 2. Apologies for absence
- 3. Declaration of Quorum
- 4. Notes of Annual Members meeting 2023 and matters arising

## Agenda Item 5

Performance for the year

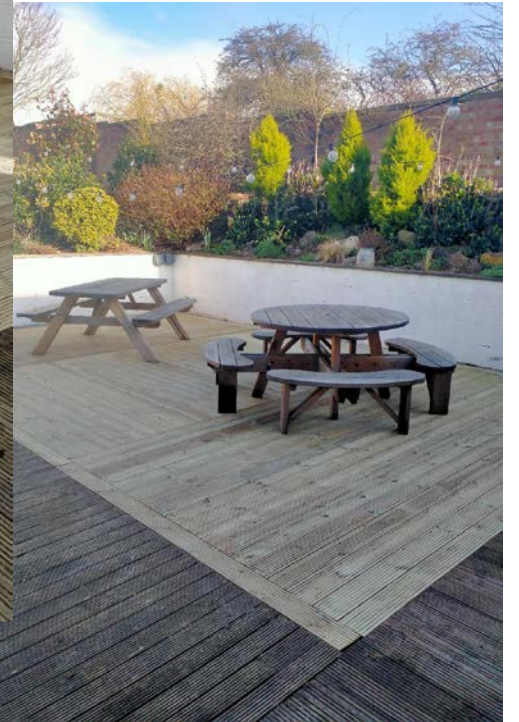
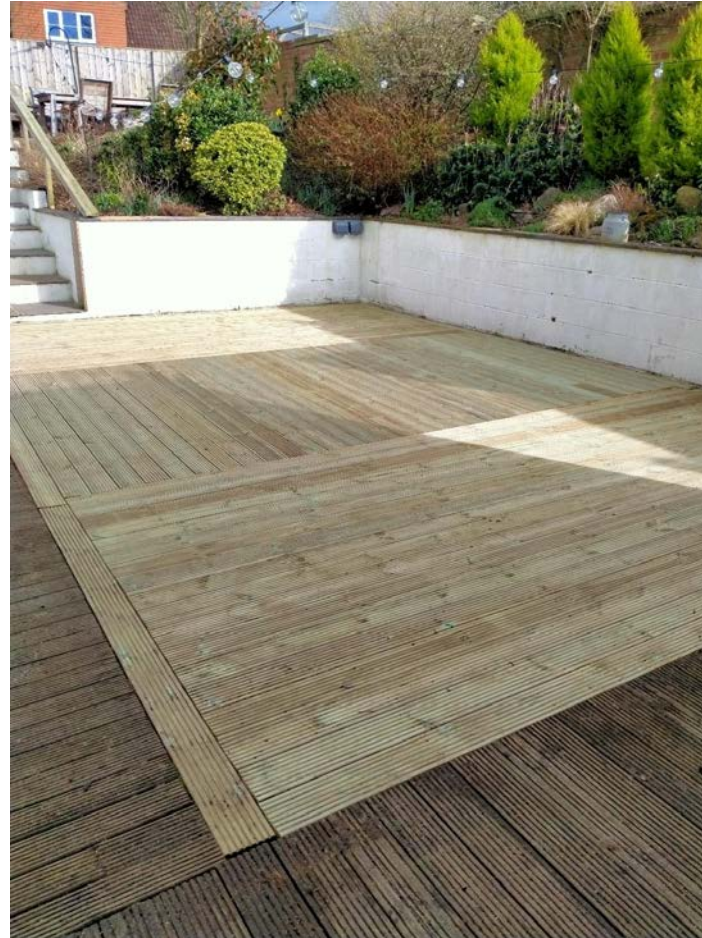
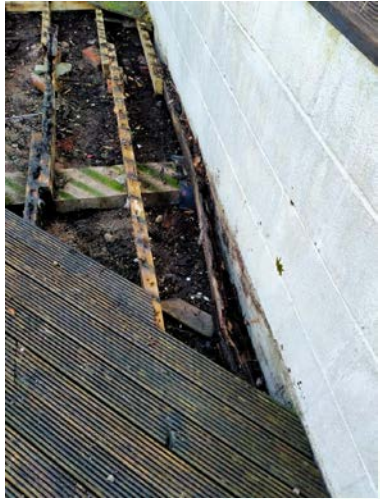


# Previous Year

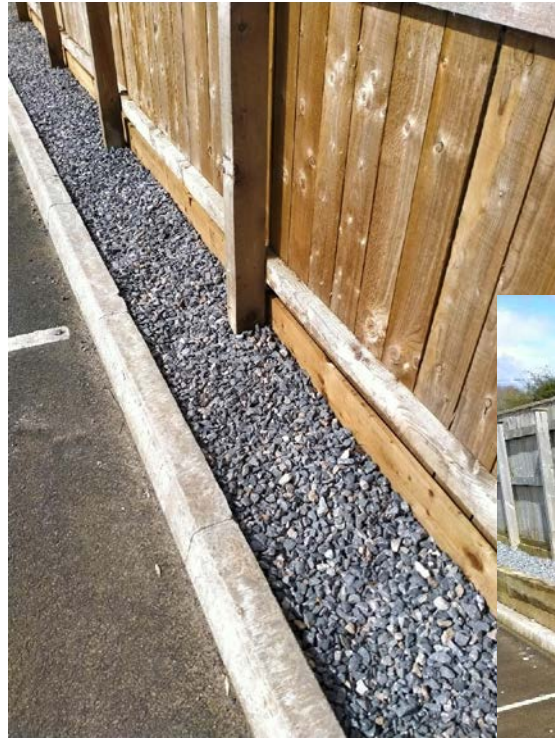
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- Flat roof renovation with £45,000 loan
- Business Management

# Decking



# Car Park Perimeter



# Energy Performance

### Energy performance certificate (EPC)

Exelby Green Dragon Pub High Row Exelby BEDALE DL8 2HA	Energy rating <b>B</b>	Valid until: 19 June 2033 Certificate number: 2722-3493-4622-1786-5307
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Property type: Restaurants and Cafes/Drinking Establishments/Takeaways

Total floor area: 386 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

#### Energy efficiency rating for this property

This property's current energy rating is B.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

Under 9	A+	
9-35	A	
35-50	B	50 B
51-75	C	
76-100	D	
101-125	E	
126-150	F	
Over 150	G	

Net zero CO<sub>2</sub>

#### How this property compares to others

Properties similar to this one could have ratings:

If newly built: 21 A

If typical of the existing stock: 83 D

#### Breakdown of this property's energy performance

Main heating fuel	Oil
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	77.89
Primary energy use (kWh/m <sup>2</sup> per year)	462

#### Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8611-7877-2445-5295-0641\)](#).

# Energy Performance

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## Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

### Changes that pay for themselves within 3 years

Recommendation	Potential impact
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Consider switching from oil or LPG to biomass.	High

### Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	Medium

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider installing PV.	Low

## Property and report details

Report issued on	20 June 2023
Total useful floor area	386 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0



# Share Sales

## Exelby Green Dragon Pub Share Prospectus

A Community Enterprise in the North Yorkshire Village of Exelby



Exelby Green Dragon Community Pub  
(A Community Benefit Society)  
[www.exelbygreendragon.org.uk](http://www.exelbygreendragon.org.uk)



Exelby Green Dragon Community Pub

## Shares For Sale



We are a community owned pub.

Our original share offer raised £250,000 to help towards the costs of buying and refurbishing the pub. There are a few shares now available for those who missed the opportunity.

**Why not join us?  
a waiting list for interested buyers.**

Shares cost £500 each and in return you get:

An annual interest payment  
The satisfaction that you are helping to keep a beautiful rural pub open and using a pub you part own  
Boasting rights to co-ownership of an award winning Traditional Yorkshire Pub!

Further details about  
our share offer and how we purchased  
the pub are available from



Exelby Green Dragon Community Pub

## Share Offer Waiting list



We are a community owned pub.

Our original share offer raised £250,000 to help towards the costs of buying and refurbishing the pub. That share offer is now closed but a few shares become available from time to time for those who missed the opportunity.

**We maintain a waiting list for interested buyers.**

**Why not join us?**

Shares cost £500 each and in return you get:

An annual interest payment

The satisfaction that you are helping to keep a beautiful rural pub open and using a pub you part own  
Boasting rights to co-ownership of an award winning Traditional Yorkshire Pub!

Pick up a leaflet. Further details about  
our share offer and how we purchased  
the pub are available from

QR code here



# Share Sales

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## New Share Holders

- Maximum holding £10,000
- No withdrawal for three years for new investors

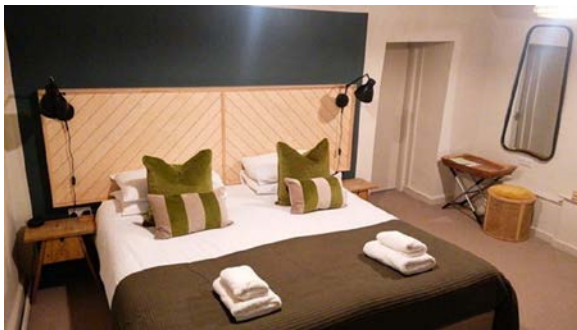
## All Share Holders

- A moratorium on share withdrawal for up to 3 years
- Future annual withdrawal limit for all share withdrawals to be dealt with in order received
- Shares remain available for repurchase
- Reprofiting of medium-term budget outlook and contribution to funds
- Current interest payments trajectory maintained.

# Capital Works Review

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- Decking - Phase 2 and 3
- Kitchen windows
- Restaurant



# Overall Capital Position

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Maintain a prudential  
balance of £12,000

<b>Income</b>	
Total	474,590
<b>Outgoings</b>	
Purchase/fees	203,260
Refurbishments	257,542
<b>Balance</b>	<b>13,789</b>

# Revenue Funds 2023

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<b>Repairs and Renewals 2023</b>	
Fund opening balance	8059.47
In year contributions and virements	3970.00
Expenditure	4708.53
<b>Fund Balance c/f to 2024</b>	<b>7320.94</b>

<b>Share repurchase 2023</b>	
Fund total (revenue contributions and turnover)	8000.00
Repurchases	9500.00
Sales	9500.00
<b>Fund Balance c/f to 2024</b>	<b>8000.00</b>

# Capital and Revenue Funds

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<b>Funds</b>	<b>2024</b>
Contingency Fund	17,888
Cottage Turnover Fund	2,442
Community Fund	197
Capital balance	13,789
Revenue Fund Balances	17,646
<b>Sub Total</b>	<b>51,962</b>
Less Commitments and Prudential balance	32,528
<b>Investment Funds available (Capital and Revenue)</b>	<b>19,434</b>

# Business Planning

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- Medium Term Budget Outlook
  - Financially sound
  - Original loan of £50,000 paid off Jan 2024
  - New loan of £45,000 (5 years from Jan 2023)
  - Repairs and Renewals Fund
  - Share interest payments – 0.5% increases to 2027 years
  - Share repurchase Fund
- Pub Lease Renewal
- Risk Assessment

# Budget Outlook

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	2024	2025	2026	2027	2028
Anticipated Nett	15,830	15,840	14,700	13,750	13,705
Repairs and renewals	13,500	14,000	13,500	13,000	13,500
Share Repurchase	2,000	1,500	1,000	500	

Share repurchase fund built to £15,000 by 2027

Member interest	3.5%	4%	4.5%	5%	5%
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# Interest Payment to Shareholders

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- Last Year
  - 3% for year to Dec 2022, paid last May
- This year
  - 3.5% for year ending 31 December 2023
  - Payable according to shares held on that date
  - Payments will be made by end of June



Have we got your bank details

# Management Committee Meetings

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- Continues to meet regularly
- Newsletters (when there is something to say!)



## Agenda Item 6

Presentation of Accounts  
to 31<sup>st</sup> December 2023



# Annual Accounts

Year to Dec 2023

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Accountants report that :

- financial statements agree with our records
- financial statements comply with the requirements of Co-operative and Community Benefit Societies Act 2014
- financial criteria for Sec 84 of Act were met (no requirement for full audit)

Accounts are compliant

# Headlines

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- Total assets after current liabilities - £339770
- Loss for the year (turnover) - (£37627)
  - - loss reflects flat roof costs
- Profit and loss - £5630
- Five-year revenue plan 2024-28
  - Initial loan paid off Jan 2024
  - Future profits will build Repairs & Renewals and Share Repurchase Funds
  - Members' interest has potential to grow by 0.5% annually to 2027



# Agenda Item 7

## Resolution not to appoint auditors

Members note that Exelby Green Dragon Community Pub Ltd (the society) is entitled to exemption from the requirement to obtain an audit under section 84 of the Co-operative and Community Benefit Societies Act 2014.

Members confirm that they do not require the society to obtain an audit of its financial statements for the period ending 31 December 2023 in accordance with the Act and that they are content to rely upon the Independent Accountant's Report.



## Agenda Item 8

Membership

# Share Repurchases and Sales

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	2023
Shares repurchased	19
Share sales	19
Net effect on share capital	0.00



# Shareholders

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	2023	2024
Shareholder numbers	150	153
Share capital	£250,000	£246,500
Geographically		
• Exelby	41%	43%
• Local Area	31%	31%
• Wider Yorkshire	17%	8%
• Other	11%	18%

# Agenda Item 9

Election of Management Committee



# Management Committee Directors

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## Serving until 2024

Peter Simpson – Chair  
George Cornwall-Legh – Vice Chair  
John Walker – Secretary  
Mark Temple – Co-Treasurer  
Alasdair Campbell  
Ali Bearpark (Co-opted)

## Serving until 2025

Cathy Ross  
Linda Graham (Treasurer)  
Lucinda Riddell



# Management Committee

## New Directors (standing for election)

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Ali Bearpark  
Co-opted December 2023



Jim Haigh

# Management Committee Directors

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## Standing for election until 2027

Peter Simpson

George Cornwall-Legh

John Walker

Alasdair Campbell

Ali Bearpark

Jim Haigh



Any other  
business



# Up to date information

[www.exelbygreendragonpub.co.uk](http://www.exelbygreendragonpub.co.uk)

Facebook:- Exelby Green Dragon  
Group

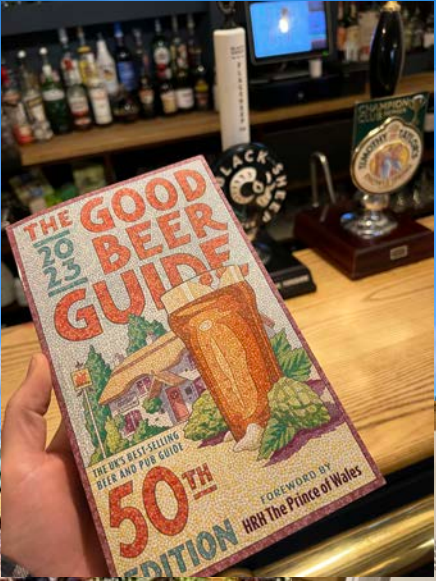


Tom and Becci's  
Good News Newsletter



# EXELBY BEER FESTIVALS

May 24<sup>th</sup> - 26<sup>th</sup>  
August 23<sup>rd</sup> - 25<sup>th</sup>



GOOD BEER GUIDE 2023

**Egton Bridge**  
**Morshsee Hotel**  
12 High Street, Egton, Notts. NG23 7JH  
01509 877777  
A charming hotel with a long history, the Morshsee Hotel is a Grade II listed building. It has a large garden and a bar. The hotel is a popular destination for tourists and locals alike. It has a long history and is a popular destination for tourists and locals alike.

**Gilling West**  
**Angel Inn**  
42 High Street, Gilling, York YO21 2JH  
01904 611111  
A traditional pub with a long history, the Angel Inn is a Grade II listed building. It has a large garden and a bar. The inn is a popular destination for tourists and locals alike. It has a long history and is a popular destination for tourists and locals alike.

**Exelby**  
**Exelby Green Wagon**  
12 High Street, Exelby, York YO21 2JH  
01904 611111  
A traditional pub with a long history, the Exelby Green Wagon is a Grade II listed building. It has a large garden and a bar. The wagon is a popular destination for tourists and locals alike. It has a long history and is a popular destination for tourists and locals alike.

**Grassington**  
**Grassington Arms**  
12 High Street, Grassington, West Yorkshire LS23 7JH  
01937 551111  
A traditional pub with a long history, the Grassington Arms is a Grade II listed building. It has a large garden and a bar. The arms is a popular destination for tourists and locals alike. It has a long history and is a popular destination for tourists and locals alike.

**Great Ayton**  
**Great Oak Hotel**  
12 High Street, Great Ayton, North Yorkshire YO21 2JH  
01904 611111  
A traditional hotel with a long history, the Great Oak Hotel is a Grade II listed building. It has a large garden and a bar. The hotel is a popular destination for tourists and locals alike. It has a long history and is a popular destination for tourists and locals alike.

**Scarborough**  
**Scarborough Arms**  
12 High Street, Scarborough, North Yorkshire YO21 2JH  
01904 611111  
A traditional pub with a long history, the Scarborough Arms is a Grade II listed building. It has a large garden and a bar. The arms is a popular destination for tourists and locals alike. It has a long history and is a popular destination for tourists and locals alike.

**Tannery**  
**Tannery**  
12 High Street, Tannery, North Yorkshire YO21 2JH  
01904 611111  
A traditional pub with a long history, the Tannery is a Grade II listed building. It has a large garden and a bar. The tannery is a popular destination for tourists and locals alike. It has a long history and is a popular destination for tourists and locals alike.



