



Annual General Meeting 2026

Welcome

Agenda:

- Chair's Report
- Vice Chair's Report
- Secretary's Report
- Treasurer's Report
- Performance Report

A copy of the slides and minutes will be shared after the meeting on the society's website, **countrymanscommunity.org**.

Chair's Report

Robert Wyatt

UPDATES SINCE OUR LAST AGM

Vice Chair's Update

Chris Heap

TENANT UPDATE

Secretary's Report

Tom Self

REPORT ON CURRENT MEMBERSHIP | MANAGEMENT COMMITTEE ELECTIONS & VOTING

Secretary's Report | Report on Current Membership

- There are currently **163** members of the society.
- Since our last AGM, **3** members have left the society, and **5** members have joined the society.
- We currently have £2,000 of shares available, which can be purchased by a new member, purchased as a gift or as an increase to an existing member's shareholding.
- Share nomination forms can be completed at **countrymanscommunity.org/shares**.

Secretary's Report | Management Committee

- We currently have **9** members of the management committee.
- Guy Cattell joined the management committee after last year's AGM, so was co-opted on until the next AGM. Guy is therefore now standing for election.
- The remaining management committee members were elected for a 3-year term at 2024's AGM, so are not required to stand for re-election this year.

Secretary's Report | Voting Arrangements

- There are 3 points to be voted on tonight:
 - **Election of members to the management committee**
 - **Appointment of an accountant**
 - **Appointment of an auditor**
- All members should have collected a voting card on arrival.
- To vote, complete your voting card and return it to the ballot box this evening.
- Results will be announced after the AGM by email and published onto our website.
- Each item needs at least 50% of the vote to pass/be elected.

Secretary's Report | Example

Vote 1: Election of the Management Committee					
Place a cross next to all candidates you would like to be elected onto the management committee.					
☒	A. Member				
☐					
☐					
☐					
Vote 2: Appointment of Accountant					
Should Ian Crisop be reappointed as the society's accountant for the next year?					
☒	Yes - Ian Crisop should be reappointed. The management committee recommends this option.				
☐	No - Ian Crisop should <u>not</u> be reappointed.				
Vote 3: Appointment of Auditor					
Should an additional auditor be appointed?					
☐	Yes - an additional auditor should be appointed				
☒	No - an additional auditor should <u>not</u> be appointed. The management committee recommends this option.				

Treasurer's Report

Katie O'Connell

APPROVAL OF ACCOUNTS | APPOINTMENT OF ACCOUNTANT & AUDITOR

Treasurer's Report | Approval of Accounts

Income	+ £14,265
Rent	+ £14,000
Grants	£0
Fundraising	+ £265

Expenses	£0
Fundraising	£0

Gross Profit	+ £14,265
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Other Operating Income	+ £8,828
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Overheads	- £20,536
Insurance	- £1,041
Repairs & Maintenance	- £2,828
Depreciation of Tangible Assets	- £15,571
Licences	- £223
Subscriptions	- £47
Accountancy Fees	- £745
Printing, Stationery & Hall Hire	- £81

Interest	+ £80
Interest Accrued	+ £80

Profit Before Taxation	£2,637
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Accounts for the period 1 April 2025 to 31 March 2026.

Treasurer's Report | Yearly Overview

What was our income in 25/26?

Not including share purchases, CCPS had a total income of £14,355. This was largely from rental income (£14,000) with smaller amounts coming from fundraising and savings interest.

What was our expenditure in 25/26?

There was significantly less expenditure in this last financial year compared to the previous. Some of this is due to the large expense incurred from upgrading the windows falling into this financial year.

Fewer repairs or upgrades were required last financial year.

This means that the society spent most of its money on repairs and maintenance, followed by insurance and accountancy fees.

Treasurer's Report | Appointments

- Each year, the society must submit its annual accounts to the FCA.
- The committee has appointed **Ian Crisop** (Richmond) as our accountant.
- Each year, members are required to vote on the appointment of an accountant & auditor.
- The committee recommends members **vote to reappoint Ian Crisop** as our accountant.
- Members can also vote to optionally appoint an auditor – this is in addition to an accountant and separate to our annual accounts return.
- The committee recommends members **do not vote to appoint an auditor**, as this is not compulsory and is estimated to cost an additional £2,000-£3,000 – members' money we believe could be better spent.

Performance Update

Katie O'Connell

PROGRESS TOWARDS OUR BUSINESS PLAN

Performance Report | Overview

- The CCPS Business Plan runs from 2024 to 2027.
- This was our second year of the business plan and the following slides will measure performance against the expectations we set out in the plan.
- Note that most business plan measures are for the full three-year period, unless otherwise stated.
- Our mission remains unchanged;

“The CCPS mission is to secure The Countryman’s Inn as a thriving community owned enterprise by serving the community both as a pub and a broader community asset in perpetuity.”

Building Resilience | Performance

Objective	Measure	Status
Build and maintain sufficient reserves to reduce the impact of unexpected costs and increase financial security.	Accrue reserves of £15,000 in year one, increasing to £25,000 by year three.	Red
Develop and maintain a reserve shareholding list.	Register 10 members on the reserve list by the end of year one.	Red
Explore and leverage additional funding channels, including grants, to further enhance and upgrade The Countryman's Inn.	Research and evaluate options for additional funding and grants twice yearly, sharing findings and recommendations with the committee for further consideration.	Green

Building Resilience | Performance

Objective	Measure	Status
Prioritise the maintenance of key equipment and implement regular testing and surveying to maintain structural integrity of The Countryman's Inn.	Develop and maintain a comprehensive inventory of regulatory and insurance requirements, conducting annual reviews to guarantee the building's optimal condition and adherence to all relevant requirements.	Green
Identify and prioritise key areas for improvement within the pub, with a focus on initiatives that contribute to the longevity and security of the building.	Establish a bi-annual priority list for improvements, scoring each on their impact, cost, environmental benefit and viability.	Green

Promoting Sustainability | Performance

Objective	Measure	Status
Secure grants and funding opportunities to facilitate the implementation of energy efficiency enhancements within the pub premises.	As part of our annual funding evaluation, have a section on grants and financial support for the implementation of energy efficiency enhancements.	Amber
	Create a role within the membership committee to actively research and pursue self-sufficiency initiatives in year one.	Green
Adopt and encourage sustainable practices to reduce the society's environmental impact.	Transition to a paperless environment for all meetings and society activities by exclusively adopting digital solutions, wherever possible.	Amber
	Reduce the environmental impact by minimising the amount of waste sent to landfill and maximising recycling opportunities.	Green
	Upgrade all windows.	Green
	Plant 10 trees in the grounds of The Countryman's Inn.	Green

Benefitting the community | Performance

Objective	Measure	Status
Listen and respond to our members, regularly reviewing their needs to better serve the community.	Conduct annual member sessions, gathering feedback on community needs for further consideration and implementation.	Green
	Develop and dispatch a community newsletter on a quarterly basis, listing all upcoming events, progress on projects and other pertinent information.	Green
Increase the diversity of our membership committee, encouraging those from diverse backgrounds to join and partake in society activities.	Improve gender ratio in the membership committee	Red
	Develop and regularly review committee role profiles, clearly defining responsibilities setting expectations for prospective committee members.	Amber

Benefitting the community | Performance

Objective	Measure	Status
Improve accessibility	Procure a permanent ramp at the entrance to the pub for wheelchair accessibility.	Green
	Modify toilet facilities to accommodate individuals with additional mobility needs.	Green
	Add accessible seating to outside spaces to accommodate individuals with mobility devices.	Red
	Enhance the society's website to ensure it meets WCAG 2.1 AA requirements	Green
	Offer large print for any membership documentation.	N/A

Thank You

The CCPS Management Committee
