Countryman's
COMMUNITY PUB SOCIETY

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ANNUAL GENERAL MEETING of COUNTRYMAN'S COMMUNITY PUB SOCIETY LIMITED

(FCA Registration Number 8682)

Date and Time:	Monday 10 August 2026, 7-8pm.
Location:	Hunton & Arrathorne Village Hall
Present:	**Management Committee:** Robert Wyatt (Chair), Tom Self (Secretary), Katie O'Connell (Treasurer), Chris Heap (Vice-chair), Jonathan Heap, Al Lowry, Steve Akred, Pol Heath, Guy Cattell Apologies: none received. **Members**: 30 members attended (full list of attendees available upon request).

Agenda:

1. Welcome & Housekeeping
2. Chair's Report
3. Vice-Chair's Report
4. Secretary's Report
5. Treasurer's Report
6. Performance Report
7. AOB & Questions
8. Closing Remarks

Minutes:

MEETING COMMENCED 19:00.

1. *Welcome & Housekeeping:*
    a. Robert Wyatt (RW) welcomed all members to the meeting.
    b. Slides were shared during the meeting with members [link to slides]

2. *Chair's Report – Robert Wyatt:*
    a. RW introduced the management committee to the membership. RW welcomed Pol Heath onto the management committee following election at last year's AGM, and Guy Cattell who was co-opted on part way through the year – recognising both for their work in establishing the new regular shareholder communications and newsletters.
    b. RW advised the management committee are always looking for new members to join them. Anyone interesting in joining should contact any member of the management committee for further details.

c. RW shared particular highlights since the last AGM, focusing on progress towards the society's business plan, installation of new UPVC bay windows, ongoing maintenance of pub building and new shareholder communications.
d. RW thanked Dan and Kate, and the staff at the pub, for their continued efforts, culminating in the 4th consecutive win of the CAMRA Pub of the Year award for the region. RW also thanked the management committee, members and other customers of the pub for their continued support.

3. *__Vice Chair's Report (Chris Heap):__*
   a. CH provided an overview of some of the maintenance works that have been undertaken at the pub since the last AGM, including installation of new bay windows, first steps to replacing the bench seating and new dishwasher.
   b. CH shared details of the first member questionnaire, and highlighted results have been discussed with tenants, resulting in a number of improvements being made – for example, improvement to member communications. Other changes include a new alcohol-free drinks board amongst others.
   c. CH shared some of the changes the tenants have made, including new beer hand pumps, new coffee machine, and continued decoration of letting rooms, corridors and hallways.
   d. CH reports business at the pub is in a good place, with turnover up from last year – although also are costs. CH reports footfall is up at peak times, with increased visitors from outside of Hunton. Letting room numbers are also up, with particular increases in repeat bookings, recognised in an improved 9.3 score on Booking.com.
   e. CH shared details around how Dan & Kate have kept the community at the heart of the business, employing local people where possible and investing in them, such as through apprenticeships and additional training.
   f. CH provided an overview of pub events, with the monthly quiz becoming ever more popular, as do the coffee mornings, family fun days, lunch clubs and other events. As a result of these, over £500 has been donated to local charities.
   g. CH shared details as to the next steps for the pub and the society, focusing initially on the bar area and beer gardens, as well as any other items raised by the regular compliance checks completed by Jonathan and Steve.
   h. CH reminded members that the society is always looking for new shareholders, with anyone interested to contact the management committee for further details.

4. *__Secretary's Report (Tom Self):__*
   a. Tom Self (TS) provided an update on the current membership status:
      i. TS advised the society currently has 163 members.
      ii. TS reported that 3 members have left the society:
         1. One member sadly passed away.
         2. One member left the village and wished to withdraw their shares
         3. One member wished to withdraw their shares due to a change in personal circumstances.

   iii. TS reported 5 members had joined the society.
   iv. TS advised there are currently £2,000 of shares currently available, due to the society withdrawing shares from a member who had sadly passed away. Any new members wishing to join the society, or any existing members wishing to purchase additional shares, can do so by getting in touch with any member of the management committee, or by completing the online forms at countrymanscommunity.org/shares.
b. TS discussed the management committee elections:
   i. TS advised there are currently 9 members on the management committee.
   ii. TS advised that Guy Cattell will be standing for election this year, having been co-opted onto the management committee part way through the year.
   iii. TS advised that all remaining committee members were elected for a 3-year period at previous AGMs so are not required to stand for re-election this year.
   iv. TS provided an overview of the voting process and outlined the three points going to vote at the AGM (management committee elections, appointment of an accountant and appointment of an auditor).
   v. TS advised that if any members are interested in joining the management committee, to contact TS or any member of the management committee.

5. *Treasurer's Report (Katie O'Connell):*
   a. Katie O'Connell (KOC) provided an overview of the society's annual accounts for the financial year 2025-26 (see slides), and explained these have been prepared by the society's accountant, Ian Crisop.
   b. KOC advised the 2025-26 accounts are in the final stages of being prepared by Ian, and will be submitted to the FCA within the next few days, following approval by the management committee.
   c. KOC explained that all members are required to vote on the appointment of an accountant and an auditor.
   d. KOC explained the management committee recommends for Ian Crisop to be re-appointed as the society's accountant.
   e. KOC explained members can vote to appoint an auditor, which is in addition to an accountant and separate to the society's annual accounts return, and is estimated to cost £2,000-£3,000.
   f. KOC explained that due to the costs involved, the management committee recommend members do not vote for the appointment of an auditor.

6. *Performance Report (Katie O'Connell):*
   a. KOC provided an overview of the society's business plan, which had now been in place for two years (see slides for full details). Key points highlighted included:
      i. Whilst society financial reserves are not at the targeted figures, they remain healthy and good progress is being made towards achieving this.

ii. Whilst the society does not yet have 10 members on its reserve list, several new members have joined the society over the last year. However, due to some members withdrawing their shares as highlighted in the Secretary's report, these new members have since been onboarded onto the society.
iii. Progress to all other actions are outlined within the slide deck.

7. AOB & Questions:
   a. One member raised a question regarding the rent the society charges the tenants, as it appears this has increased significantly since the AGM 2-3 years' ago.
      i. Steve Akred (SA) confirmed this was correct, due to the kitchen not being operational in the first year and therefore the rent being reduced accordingly.
      ii. CH confirmed the rent was agreed in collaboration with the tenants and is continually reviewed.
      iii. KOC confirmed the society has remained profitable this year, which has resulted in a tax liability for the first time.
   b. Another member queried whether the pub building has improved in value due to the renovation works, and if so, whether existing insurance arrangements are sufficient.
      i. RW confirmed the pub building has almost certainly increased in value, but formal revaluations have not been undertaken as not required.
      ii. TS confirmed buildings insurance arrangements are reviewed each year, with the society currently insured for £1,100,000 for the buildings element alone and this increases in value each year.
   c. A member advised the Asset of Community Value that was applied to the pub has now lapsed.
      i. CH advised the society was aware of this and decided not to renew this, due to the society now being the freeholder of the pub and therefore the asset tag no longer being relevant.
   d. A member suggested including a new business plan measure to monitor the occupancy rate of pub letting rooms.
      i. DM advised there are multiple ways of measuring this, such as occupancy rate and/or income – all of which are possible if needed.
      ii. KOC advised this change would need to be agreed by the tenant, but this additional context may be helpful in the future. However, the society does not have direct control over the utilisation of letting rooms so this may be limited in value.
   e. A couple of members raised questions around onboarding new members, and whether the existing offer of being a shareholder is now sufficient given the pub has since been saved.
      i. RW advised leaflets have now been placed on all tables in the pub, which has resulted in interest from those from outside of the village. A further leaflet

drop has been conducted to all houses in the village that are not currently shareholders.

ii. CH advised the management committee is open to any ideas. Dividends have been considered and remain an option, but for most members, dividends are not the main reason for investing with more important points being increases to house value due to having a pub in the village.

iii. KOC advised the management committee are still looking at dividends as an option, as well as other benefits for members. A members' draw was considered, however due to this requiring a gambling licence from the local authority, this was not progressed any further.

iv. A member suggested whether contact could be made to the developer of the new housing development. Guy Cattell (GC) confirmed contact had already been made to the developer, who has considered making a contribution towards the pub once the first couple of properties are sold.

f. RW explained the society has looked at installing solar and battery storage to both improve energy efficiency at the pub as well as reducing energy costs – however, initial quotes for a suitable system were not viable at ~£50,000. RW asked any members who are aware of potential grants and funding opportunities to share details with the management committee, as many of the previous funding opportunities the society has been successful in are no longer in operation.

i. One member suggested using solar panel installation as a goal, as this may encourage new members to join the society and help drum up new interest in the pub.

8. *Closing Remarks*

a. RW thanked members for attending the AGM and for their continued support of the society and the pub.

ENDED 20:00.

APPENDIX 1:
VOTING RESULTS

The results of the 2026 members' vote is as follows:

Votes were cast by 29 members.

VOTE 1 – Election of the Management Committee
The following members stood for election at the 2026 AGM:

- Guy Cattell

VOTE RESULT: Guy Cattell received more than 50% of the vote and is therefore elected onto the management committee for the next 36 months.

VOTE 2 – Appointment of Accountant:
Members were asked if Ian Crisop should be re-appointed as the society's accountant.
VOTE RESULT: Members voted to re-appoint Ian as the society's accountant.

VOTE 3 – Appointment of an Auditor:
Members were asked if an auditor should also be appointed.
VOTE RESULT: Members voted against appointing an additional auditor.