

# Muker Community Benefit Society Ltd Second Annual Members' Meeting



Wednesday 8<sup>th</sup> April 2026

# Agenda

1. Confirmation of Quorum
2. Apologies
3. Minutes of the Annual Members' Meeting held on 10<sup>th</sup> April 2025
4. Matters Arising
5. Presentation of the Annual Report
6. Presentation of Annual Accounts 2024/25
7. Resolution to Disapply Audit Requirements for 2025/26
8. Presentation on State of Membership and Membership Strategy
9. Declare Results of Election of Management Committee
10. Any Other Business

# Minutes of the Annual Members' Meeting – 10<sup>th</sup> April 2025 and Matters Arising

Mike Richards

# Approval of Minutes 10<sup>th</sup> April 2025

1.VOTE: For / Against / Abstain

## Matters Arising

# Presentation of Annual Report

Ian Evans

# Presentation of Annual Report

1. Share capital and membership (reports later)
2. Successful year to 31/10/25 for the Farmers Arms and the CBS
3. Significant improvements in the facilities
4. Challenging trading conditions in Autumn/Winter 2025/26
5. Waning in enthusiasm of the tenants
6. Poor rental returns in current period
7. February/March 2026: former tenants leave and are replaced.

# Presentation of Annual Accounts 2024/25

Ian Evans

# Presentation of Annual Accounts 2024/25

<b>PUB PERFORMANCE</b>	<b>TURNOVER</b>	<b>CBS RENT</b>
<b>Quarter to</b>	<b>£</b>	<b>£</b>
<b>January 2025</b>	<b>44,299</b>	<b>1,306</b>
<b>April 2025</b>	<b>86,355</b>	<b>3,570</b>
<b>July 2025</b>	<b>136,374</b>	<b>10,310</b>
<b>October 2025</b>	<b>129,889</b>	<b>10,910</b>
<b>Full year</b>	<b>396,916</b>	<b>26,096</b>

# CBS Profit/Loss: Year to 31 October 2025

<b>Net Income £</b>	<b>8,636</b>
<b>Rental income</b>	<b>26,096</b>
<b>Other income</b>	<b>695</b>
<b>Property repairs</b>	<b>5,518</b>
<b>Operating expenses</b>	<b>4,610</b>
<b>Loan interest</b>	<b>2,400</b>
<b>Depreciation</b>	<b>3,812</b>
<b>Corporation tax</b>	<b>1,815</b>

# CBS Cash flow: Year to 31 October 2025

<b>Opening balance</b>	<b>60,853</b>
<b>Rental and interest income</b>	<b>26,791</b>
<b>Operating expenses</b>	<b>(13,940)</b>
<b>Loan</b>	<b>(10,400)</b>
<b>Property Improvements</b>	<b>(8,677)</b>
<b>Reduction in net creditors</b>	<b>2,134</b>
<b>Closing balance</b>	<b>56,761</b>

# Presentation of Annual Accounts 2024/25

<b>MUKER CBS</b>	<b>31 Oct. 2025</b>	<b>31 Oct. 2024</b>
<b>Share capital</b>	<b>501.5</b>	<b>501.5</b>
<b>Loans</b>	<b>72.0</b>	<b>80.0</b>
<b>Tenancy deposit</b>	<b>5.0</b>	<b>5.0</b>
<b>Pub/Store/Fittings</b>	<b>515.0</b>	<b>511.6</b>
<b>Plant and equipment</b>	<b>11.0</b>	<b>7.9</b>
<b>Reserves (Deficit)</b>	<b>1.7</b>	<b>(6.9)</b>
<b>Cash</b>	<b>56.8</b>	<b>60.9</b>

# SUMMARY OF RESULTS

1. CBS profit for the year of £8,636 (prior period loss of £6,900)
2. Cash of £56,671 (recent events demonstrate importance)
3. Higher than anticipated attention to improvements and repairs
4. Results demonstrate we have a sustainable business model
5. Good money for both the Tenants and the CBS

# Current position and outlook

<b>CURRENT CASH POSITION</b>		<b>£50,000+</b>
Pub sales 5 months 2025 v 2026	<b>£109,476</b>	<b>£78,531</b>
Property issues		
New Equipment needs		
A challenging 12 months ahead		
BUT: local tenants & staff, local brews, new hours, new menus + enthusiasm		

# Resolution to disapply audit requirements for 2025/26

Ian Evans

# Resolution to disapply audit requirements for 2025/26

1. It is not necessary to have a full professional audit so long as a resolution allowing the disapplication of the full audit requirement has been approved by members at the preceding Annual Meeting. In these circumstances the Society can produce an accountants' report instead of full audit

2. VOTE: For / Against / Abstain

# Presentation on State of Membership and Membership Strategy

Justin Jupp

# State of Membership 2025

Objective from 2025 Strategy	Outcome
Aim for the majority of Members to respond to Society consultations	204 people completed the March 2025 survey 48% of those logged online to the AMM in 2025 completed the satisfaction survey
Aim for 25% of local Members to attend meetings	48 Members attended the 2025 AMM
Aim for 25% of Members from outside the area to attend meetings online	57 Members attended the 2025 AMM online
Retain 90% of Members each year	Membership has been retained at 534. No changes in Membership.
Frequent communications via multiple channels	Press, Print, Face-to-Face, Website, Facebook, E-mail and Newsletters

\*Aim for two new Members to be elected to the Management Committee

# State of Membership 2025

Location	Number	Total Value	Average	Median
Inside Swaledale / Wensleydale	207	£264,750	£1,279	£500
Outside Swaledale / Wensleydale	327	£236,750	£724	£250
Total	534	£501,500	£939	£500

Shares Held	Number of Shareholders
250	251
500 to 1,500	230
1,750 to 5,000	42
5,250 to 9,750	4
10,000 and above	7
Total	534

## Nomination Forms

80 with a total share capital of  
£112,500  
(includes £29,250 nominated to CBS)

**Membership Register** - update  
contacts

# Membership Strategy 2026

1. Aims of Membership
2. Purpose and Objects
3. Membership background and Rules
4. Opportunities from being a Member
5. Representing the interests of Members
6. Membership Objectives

# Declare results of election of Management Committee

Justin Jupp

# Election of Management Committee

## Three-years term

- Chris Hopwood
- Philip Metcalfe
- Chris Mitchell
- Jude Waterton

## 2027

- Ian Evans
- Mike Richards

## 2028

- Justin Jupp
- Louise Metcalfe

# Any Other Business

Professor Sir Mike Richards

# Muker Community Benefit Society Ltd



**Thank you for your support**

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