



AGM

Nympsfield Community Pub Limited

18th September 2026



Thank You



Agenda



- Apologies
- Secretary's report
- Treasurer's report
- Chair's report
- Ordinary Resolutions
- Resignations and Elections
- AOB

- Q&A

Apologies



15 members send their apologies

Secretary's Report

Rich

Membership Strategy



The primary aim is to promote membership of the Society to:

- Generate sufficient new capital to support continued investment in the Rose & Crown Inn
- Allow shares to be withdrawn and replenish share capital
- Promote community cohesion by establishing a wide, inclusive and actively engaged membership
- Maintain a large pool of people to contribute to the overall vision of the Society by volunteering their time and skills to restore and maintain the pub





Member Engagement

Members and prospective members are kept up to date with information made available on a variety of channels:

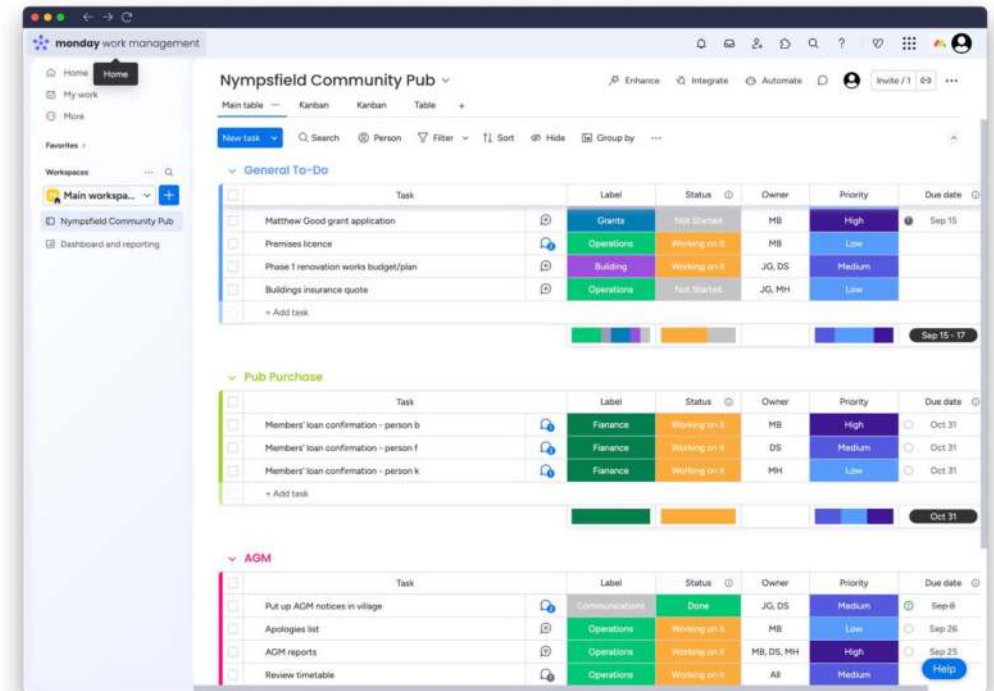
- Website
- Social media pages
- Shareholder email updates
- Subscriber email updates
- Nympsfield Newsletter
- Word-of-mouth

- Pop up pub and other fundraising events have been - and will continue to be – key to grow and maintain member engagement
- Following the purchase, 30+ members have volunteered to assist with renovation and maintenance works
- No immediate plans to grow our membership; however, we anticipate a further share offer following the reopening of the pub bar area



Management Committee Meetings

- Committee meets either weekly or bi-weekly, as required
- Meeting covers:
 - General
 - Finance
 - Working Groups: Grants, Fundraising, Communications, Operations, Building
- Online work management tools for agenda, task tracking and project management



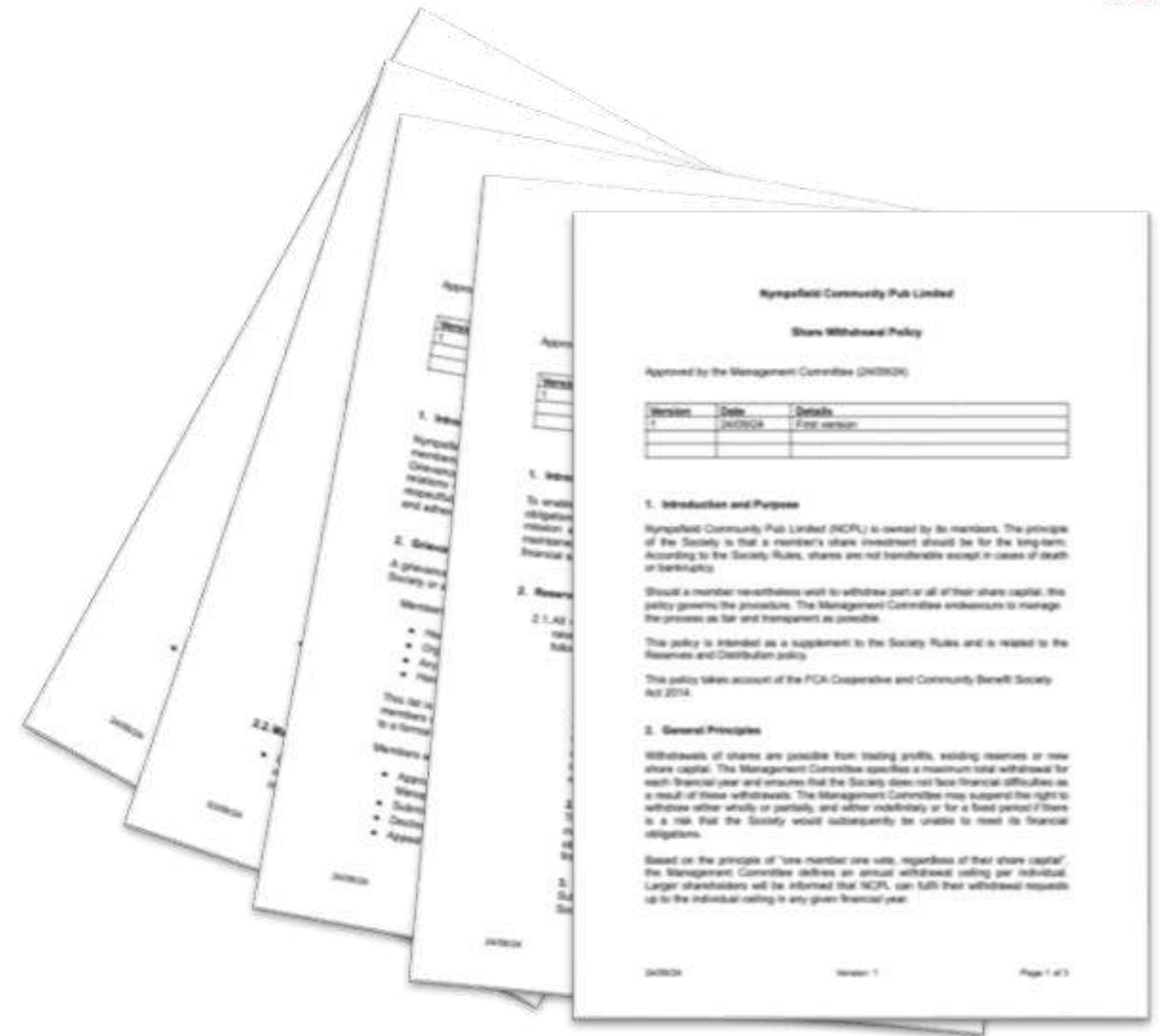
Policies Approved since last AGM



The Management Committee approved/amended five policies since the last AGM:

- Data (updated 23/01/26)
- Environmental (18/10/25)
- Equal Opportunities (07/10/25)
- Procurement (updated 11/02/26)
- Safeguarding (06/10/25)

All policies are available for download on the website



Written Resolutions



The Management Committee passed two written resolutions since the last AGM:

- Enter into a contract to purchase the Rose & Crown Inn and associated undertaking (21/01/26)
- Sign the National Lottery Heritage Fund Terms & Conditions of the grant (08/07/26)



Treasurer's Report

Mike

FY26 P&L



		Year to 31 Mar 26	Period from 12 Apr 24 to 31 Mar 25
	Note	£	£
Turnover	1	7,030	7,279
Cost of sales		<u>3,835</u>	<u>3,705</u>
Gross profit		3,195	3,574
Administrative expenses	2	8,196	12,448
Other operating income	3	<u>6,139</u>	<u>10,750</u>
Operating profit		1,138	1,876
Other interest receivable and similar income		4,756	1
Interest payable and similar expenses		<u>1,522</u>	<u>—</u>
Profit before taxation	4	4,372	1,877
Tax on profit		<u>1,177</u>	<u>357</u>
Profit for the financial year		<u>3,195</u>	<u>1,520</u>

1. Revenue from fundraising events
2. Insurance, Rates, Depreciation, Legal & Professional fees
3. Filming Revenue, Donations & Other
4. Interest received from deposited funds less accrued interest due on member loans

FY26 Balance Sheet



	Note	2026 £	2025 £
Fixed assets			
Tangible assets	1	369,684	–
Current assets			
Stocks		315	–
Debtors		1,071	490
Cash at bank and in hand		78,508	317,300
		<u>79,894</u>	<u>317,790</u>
Creditors: amounts falling due within one year	2	<u>165,902</u>	<u>37,309</u>
Net current (liabilities)/assets		<u>(86,008)</u>	<u>280,481</u>
Total assets less current liabilities		<u>283,676</u>	<u>280,481</u>
Net assets		<u>283,676</u>	<u>280,481</u>
Capital and reserves			
Called up share capital		278,961	278,961
Profit and loss account		<u>4,715</u>	<u>1,520</u>
Members funds		<u>283,676</u>	<u>280,481</u>

1. Property (plus fees which are capitalised), fixtures and fittings
2. Deferred income from y/e 25 & y/e 26.
Member loans

Risk Management



The Society's funds spread over multiple institutions to minimise exposure to any banking failure through the FCA protection scheme

- Co-operative Bank: Direct Plus Current Account
- Co-operative Bank: Instant Access Deposit Account
- Co-operative Bank: 35 Day Notice Deposit Account
- Triodos Bank: Instant Access Deposit Account
- Charity Bank: Instant Access Deposit Account
- Hampshire Trust Bank (HTB): Easy Access Savings Account

The **co-operative** bank

Charity
bank
a bank for good

Triodos  **Bank**  **HTB**



Forecast Cashflow (Jan 26 – Dec 27)

	2026	2027
Opening balance	23,539	161,632
Inflows		
Shares issued	278,961	0
Grants	216,873	67,655
Fundraising	7,977	5,000
Loan	102,500	0
Sales and Rent (incl. VAT)	72,000	3,570
VAT reclaimed	17,525	34,515
Total inflows	695,836	110,740

	2026	2027
Outflows		
Property purchase (incl. tax)	357,000	0
Legal fees on purchase	7,646	0
Refurbishment costs	163,803	125,995
Building maintenance	0	0
Overheads	15,694	16,722
Council tax	1,600	0
VAT paid	12,000	595
Corporation tax	0	8,630
Loan repayments	0	0
Interest paid on shares	0	0
Share withdrawals paid	0	0
Charitable contributions	400	400
Total outflows	558,143	152,342
Closing balance	161,232	119,629

Forecast P&L (Jan 26 – Dec 27)



	2026	2027
Operating income		
Sales and rental income	60,000	2,975
Fundraising events income	7,977	5,000
Total operating income	67,977	7,975
Operating costs		
Building maintenance	0	0
Council tax	1,600	0
Utilities	2,000	2,635
Legal and professional fees	1,250	1,275
Accountancy fees	900	918
Plunkett subscription	200	204
Insurance	7,974	8,133
Other admin expenses	2,083	2,125
Total operating costs	16,007	15,290
Operating profit/loss (EBITDA)	51,970	(7,315)

	2026	2027
Other income		
Capital grant	0	4,337
Total other income	0	4,337
Other costs		
Depreciation	0	11,331
Loan	6,150	6,519
Interest on shares	0	0
Charitable contributions	400	400
Total other costs	6,550	18,250
Profit before tax	45,420	(21,228)
Corporation tax	8,630	0
Profit after tax	36,790	(21,228)



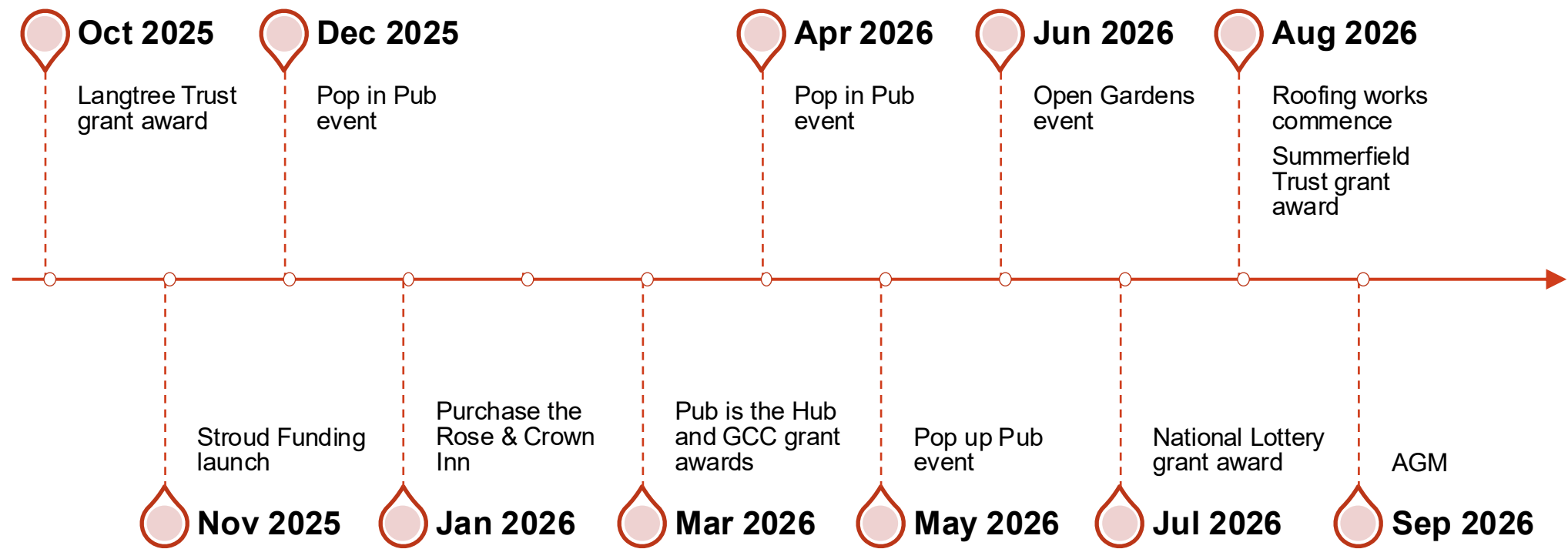
Forecast Balance Sheet (Dec 26 & Dec 27)

	2026	2027		2026	2027
Fixed Assets					
Land and buildings	483,208	578,540	Non-current liabilities		
Fixtures and fittings	16,667	15,000	Loan	108,650	115,169
			Total non-current liabilities	108,650	115,169
Current assets					
Cash	161,232	119,629	Net current assets/liabilities	164,939	119,882
VAT debtor	12,337	253			
Total current assets	173,568	119,882	Net assets	339,290	318,063
Deferred income (grant)	216,873	280,191	Share capital	278,961	278,961
			Initial capital	23,539	23,539
Current liabilities			Reserves	36,790	15,563
Corporation tax	8,630	0	Capital redemption reserve	0	0
Shareholder interest liability	0	0			
Total current liabilities	8,630	0	Shareholders funds	339,290	318,063

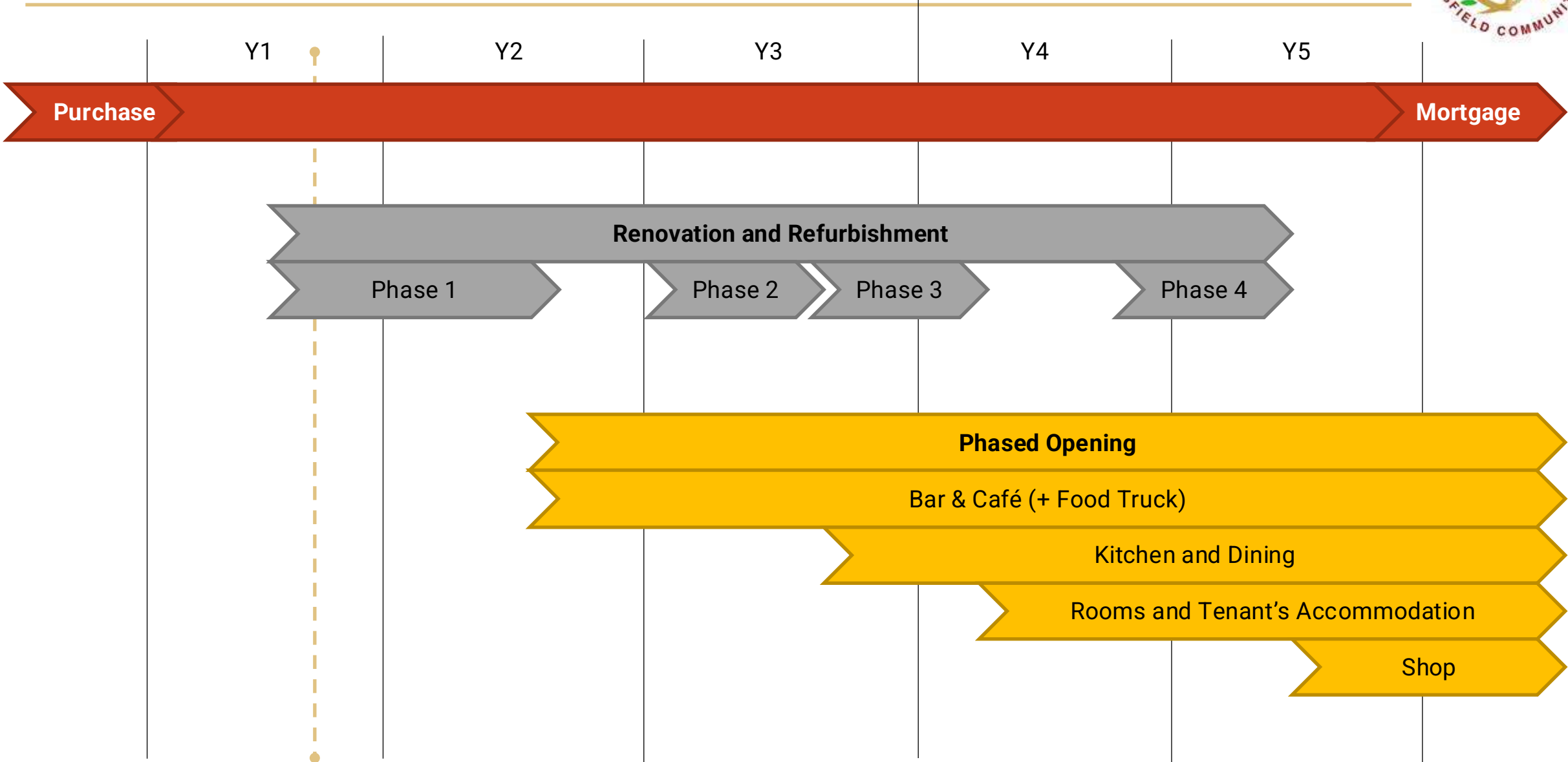
Chair's Report

Matt

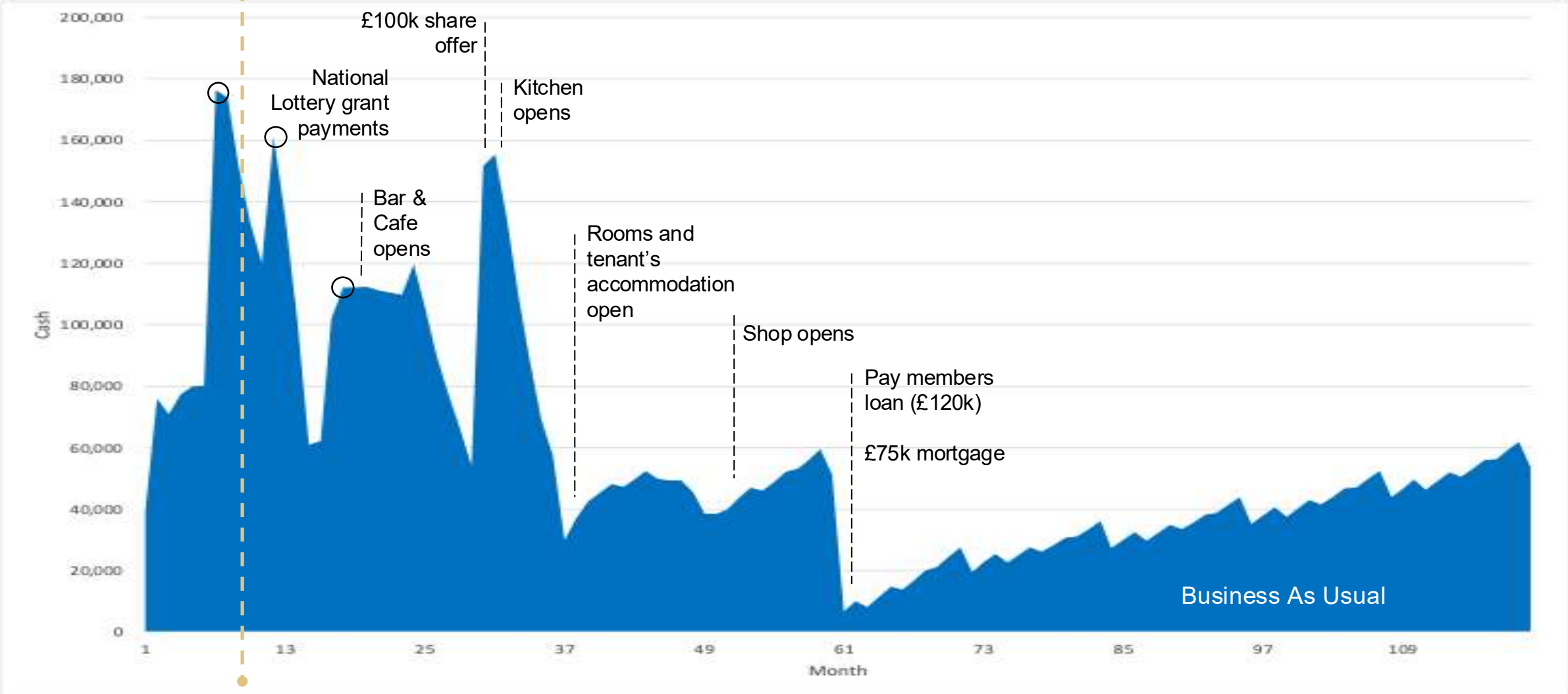
Key Achievements



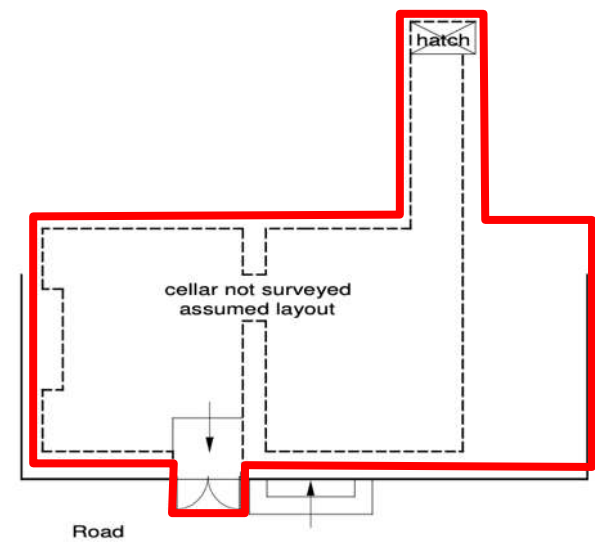
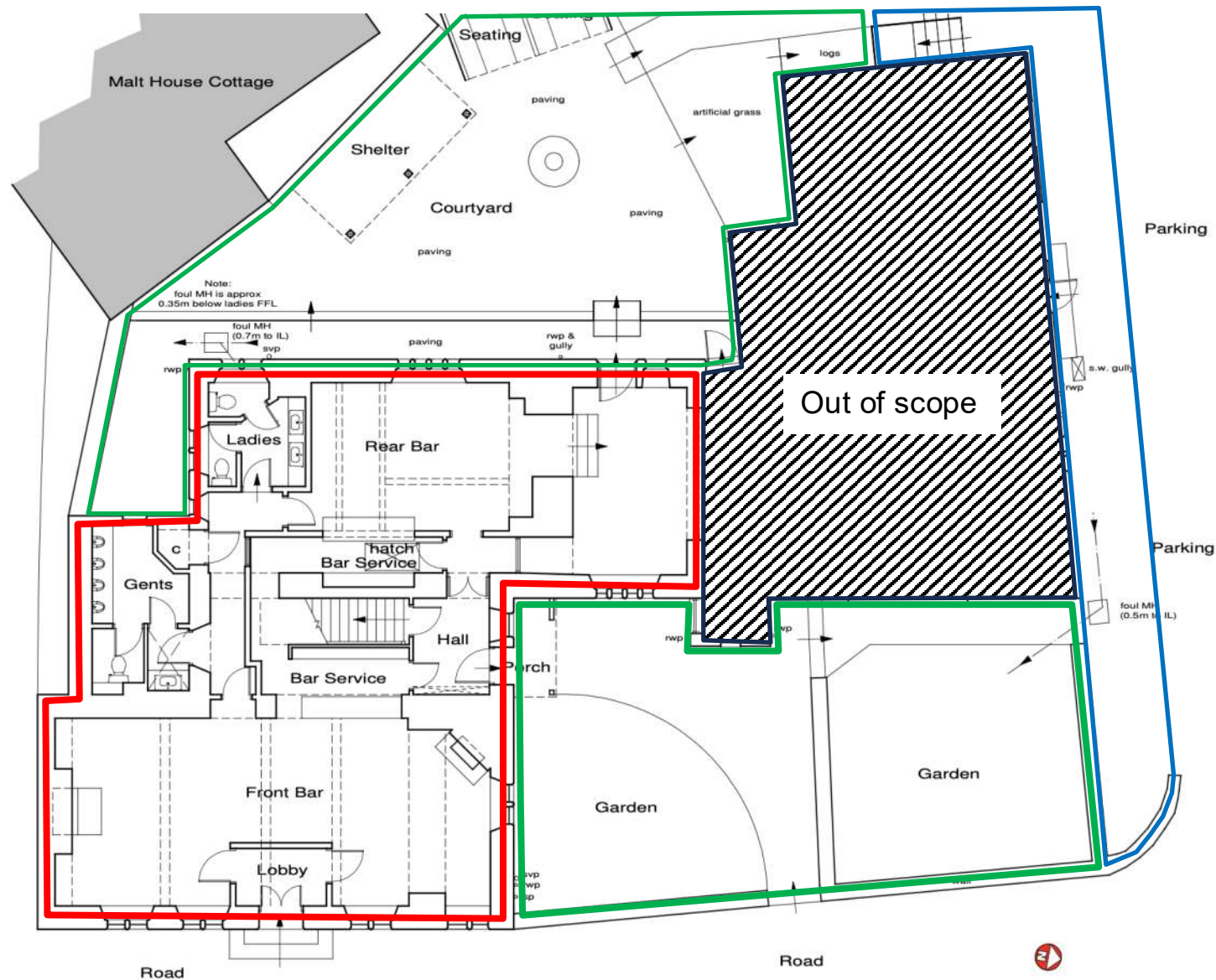
Renovation and Opening Strategy



Cashflow Forecast (10 Years)



Phase One Scope (Building)





Phase One Deliverables (Building)

Roof

- Complete replacement with Cardinal cast slates
- Install rooflight on gents washroom and above kitchen
- Repair / replace any damaged roof timbers
- Replace / repair all rainwater goods and drainpipes

Heating

- New HVO-compatible Grant external boiler, 2,400 litre oil tank and oil pipe line
- Replace all water services pipework with new
- New hot water tank and radiators throughout ground floor area

Electrics

- Overhaul existing lighting and sockets throughout
- Overhaul fire alarm system and emergency lighting
- Install data and CCTV system
- Install roof mounted solar PV, battery and hybrid inverter

Front Bar

- New full length front bar with access/egress from side corridor
- Replace wood burner and flue next to bar
- Built in banquette seating opposite bar
- New lighting and redecoration throughout

Back Bar

- Café fit out (drinks only)
- New seating layout
- New lighting and redecoration throughout

Cellar

- New steel beam and lintel
- Install partition to create cool zone
- Install new air cooler and heat exchanger
- Repair shutter on road



Phase One Deliverables (Building) cont.

Misc. Internals

- Repair / replace rotten floor timbers
- Repair / redecorate doors and windows
- Hack out and repoint stone walls in front and rear bar areas
- Repair / refurbish existing pub furniture
- New non-slip flooring behind bars

Misc. Externals

- Repair and repoint all chimney stacks
- Remove all redundant cabling, brackets and fixings from exterior fabric
- Refurbish all signage
- Install matching light fittings

Other

- Erect post and rail boundary fence by stables

Front Garden

- Levelling to create step free access to side entrance
- Replace grass with flagstones/gravelled areas for seating
- New tables and chairs
- Repair stone walls

Rear Garden

- Install physical planted barrier along side with drop
- Overhaul electrical cabling, but retain existing lighting
- Screening for oil tank
- Remove fire pit

Car Park and Frontage

- Biodiversity planting in troughs
- Plant field hedging along rear of car park
- Gravelled by bike stands
- Repair stone planters

Phase One Timeline



 Ramp-up tasks

 Main tasks

Building – Roofing Works



Before



After



Building – Roofing Works



Before



After



Building – Roofing Works



Before



After



Building – Roofing Works



Courtyard – South Facing



Courtyard – West Facing



Building – Side Entrance



Before



After



Building – Ivy Removal



Before



After



Building – Frontage



Before



After



Building – Car Park



Before



After



Building – Bottle Store



Before



After



Building – Bottle Store



Before



After



Building – Fire Pit Removal



Before



After



Building – Wood Burner



Before



After



Building – Cellar Strip Out



Before



After



Building – Front Bar Strip Out



Before



After



Building – Renovation Challenges



Rotten roof
timbers



Hidden debris



Cracked
chimney stack



Rotten roof
timbers



Leaning chimney
stack

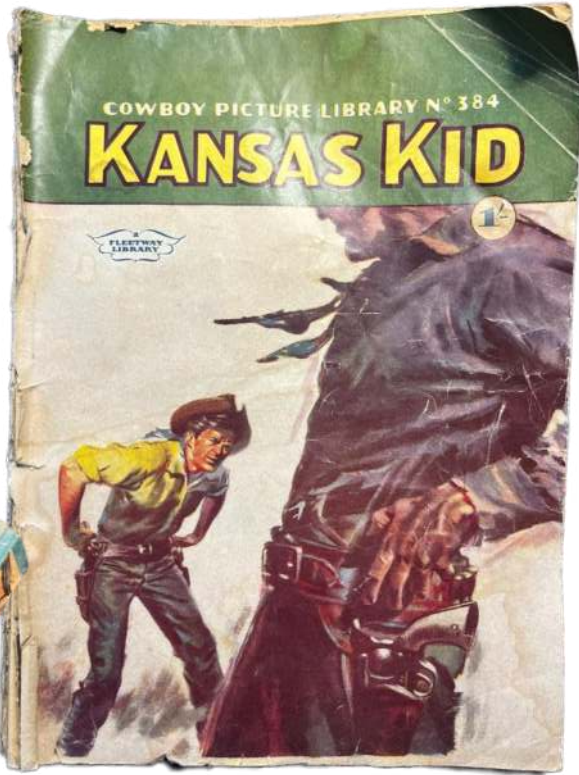
Building – Renovation Challenges



Interesting Finds



ca. 1920s



1961



1965

2nd October 1969



Interior Design Teaser – Front Bar



Daytime



Evening



Interior Design Teaser – Rear Bar / Cafe



Reconfigurable for Education and Learning

Premises Licence

- Premises licence transferred to the Society when the pub was purchased in January

Designated Premises Supervisor (DPS)

- To be held by the tenant. In the meantime, Jon Gazzard is in the process of obtaining a Personal Licence.

Council Tax

- Tenant's accommodation is subject to council tax (A rating) costing **£1.6k pa**
- SDC granted a 25% discount for first 12 months. After that, it's subject to a 200% premium because of its empty status
- Our application to delist the property due to it being inhabitable was rejected by the VOA
- New application will be submitted now building works have started

Operations cont.



Buildings Insurance

- Insuring the pub has proved challenging:
 - uninhabited
 - poor condition
 - rebuild cost of £2m
- NFU insured until July but cancelled the policy following an inspection in April
- Tristar have insured the pub since July
- The annual premium is **£7.5k**

Tenant

- Heads of terms drafted with support of Plunkett and feedback from local pub
- Having conversations with potential tenants but not actively advertising
- Will ramp-up tenant recruitment once internal fit out works have progressed
- Cellar fit out of beer dispensing equipment by brewery must not impact future tenant

Fundraising - Events



Pop in pub &
Christmas carols
Dec 2025



Pop in pub
Apr 2025



Pop up pub
May 2026



Open gardens
Jun 2026



Fundraising – Future Events



gloucester
guildhall



Brew 22

Saturday 26th June 2027
The Rose & Crown Inn

Brew 22 are a six-piece band playing original tracks mixed with blues, rock and ballads from well known artists

Communications



BBC News Online



BBC Points West



BBC Radio
Gloucester



The Telegraph



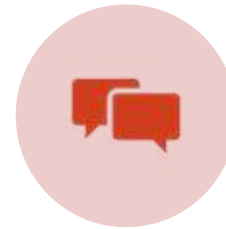
SNJ and Other
Local Media



Monthly
Newsletters



Website



Social Media
Posts

This pub was the ‘beating heart’ of the village. Three years after closing, locals are reviving it

When the Rose and Crown shut, Nympsfield lost its social heart. Village ownership could restore its fortunes



From left: Richard Day, Daniel Stewart and Matthew Burke, with the wider Nympsfield community behind, who are trying to rescue the Rose and Crown Credit: Jim Willem



NEWS

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Village's last pub set to reopen after three-year fight

Stroud Times
Historic Nympsfield pub saved

Stroud News
& Journal
Rose and Crown Inn awarded £208,000 heritage grant

Grants



No.	Date	Organisation	Fund	Amount
1	Jun 2024	Social Investment Business	Reach Fund	£10,000
2	Jun 2024	NPC	Grant Aid	£500
3	Sep 2024	Renishaw	Charities Committee	£500
4	Jan 2025	SDC	Rural England Prosperity Fund	£20,000
5	Apr 2025	GCC	Build Back Better	£2,450
6	Oct 2025	Langtree Trust	Langtree Trust	£800
7	Dec 2025	SDC and public	Stroud Funding	£19,410
8	Mar 2026	GCC	Grassroots Neighbourhood Fund	£1,000
9	Mar 2026	Pub is the Hub	Community Services Fund	£6,000
10	Jul 2026	National Lottery	Heritage Fund	£208,273
11	Aug 2026	Summerfield Trust	Summerfield Trust	£5,000
TOTAL				£273,933



Press release

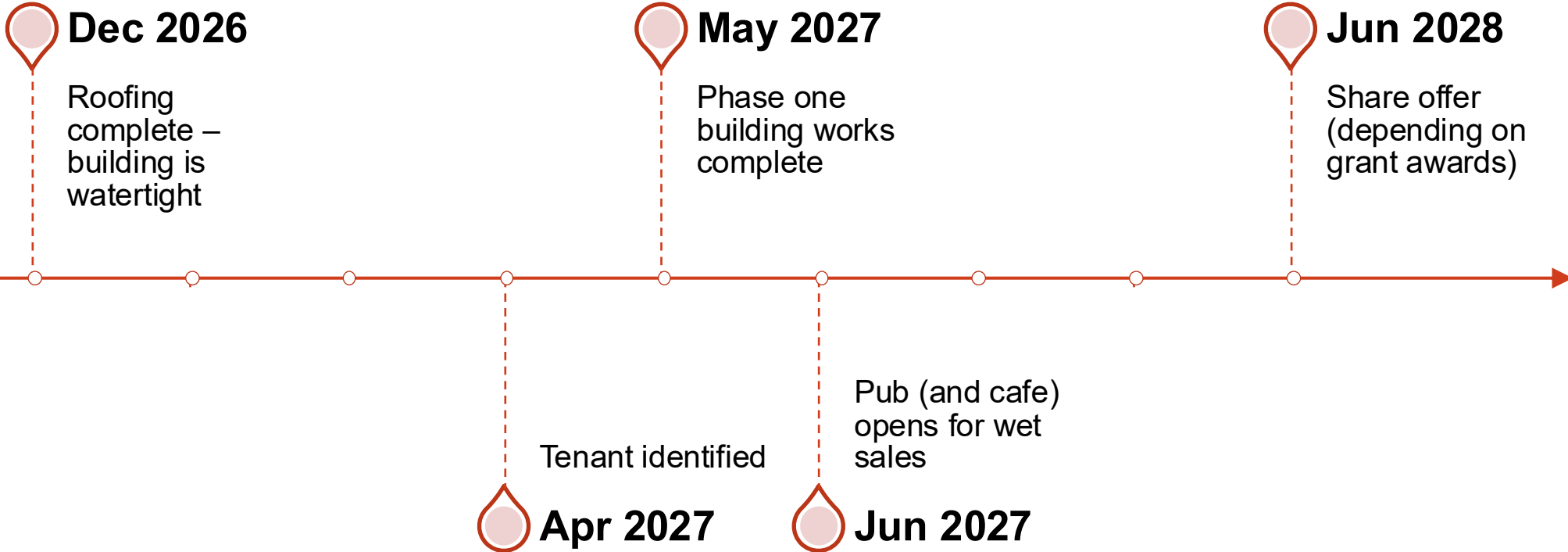
£10 Million Hospitality Grant Scheme launches in boost for independent pubs, restaurants and cafes

- Eligible for charities, not-for-profit organisations and social enterprises
- Projects must be > £100,000
- Matched funding of 50-60%

Village pubs, family-run restaurants, and cafés receive a boost as a new £10 million three-year Hospitality Grant Scheme has launched for applications.

Money will be invested into projects that help get new hospitality ventures off the ground, bring vacant premises back into use, or support training programmes that help people develop the skills, confidence and work ethic to open doors to future careers.

Key Milestones Ahead



Resolutions

Matt

Auditors and Audit



Rules of the Society:

6.2 At the Annual Members' Meeting where, as a result of the provisions of the Act the Society has the power to decide not to appoint an Auditor or Auditors to audit its Annual Accounts, a resolution shall be put to the Members to decide whether or not they wish to exercise the power.

Resolution to disapply appointing auditors

6.3 In the event of the members voting to disapply the requirements for a full audit, the Society should appoint an independent accountant or lay auditor to prepare a report, as required by the law.

Resolution to appoint independent accountancy firm as reporting accountants

Future Share Offer



Rules of the Society:

8.3 The minimum shareholding shall be fifty (50) shares. The Society may from time to time make a public share offer, and any such offer may specify a minimum number of shares.

Resolution to approve a future share offer with a minimum target of £100,000

Resignations and Elections

Rich

Management Committee



Rules of the Society:

10.4 (paraphrased) At the second AGM, one third of the Management Committee shall retire from office to create staggered terms.

N.B. Management Committee members are elected for a three-year term of office

Michael Hair and Daniel Stewart hereby retire from the Management Committee

Management Committee



Rules of the Society:

5.1 The Management Committee shall comprise not less than three (3) and not more than nine (9) members, who shall mainly be elected by and from the Members.

5.6 A person retiring from office shall be eligible for re-election or re-appointment for up to three consecutive terms after which they must not be elected or appointed for a period of 12 months

5.7 Elections shall be carried out in accordance with procedures determined by the Management Committee.

Elections Process:

- If fewer nominations than vacancies are received, the election is deemed uncontested. If the election is uncontested then all the nominees are elected to Management Committee at the AGM*

A total of two nominations were received. As per the election process, the election is uncontested

Management Committee



Michael Hair and Daniel Stewart are hereby appointed to serve a second term on the Management Committee



Matthew Burke



Richard Day



Jonathan Gazzard



Michael Hair



Daniel Stewart

AOB

Q&A

