

Annual Return (AR30) form

Section 1 – About this form

An Annual Return must be completed by all societies registered under the Co-operative and Community Benefit Societies Act 2014 ('the Act') (including any societies previously registered under the Industrial and Provident Societies Act 1965) or the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 ('the Act') (including any societies previously registered under the Industrial and Provident Societies Act 1969). The Annual Return must include:

- this form;
- a set of the society's accounts; and
- where required, an audit report or report on the accounts.

A society must submit the Annual Return within 7 months of the end of the society's financial year. Failure to submit on time is a prosecutable offence.

Please note that this form, including any details provided on the form, will be made available to the public through the Mutuels Public Register <https://mutuals.fca.org.uk>.

For guidance on our registration function for societies under the Co-operative and Community Benefit Societies Act 2014, which includes guidance on the requirement to submit an Annual Return, please see here: <https://www.fca.org.uk/publication/finalised-guidance/fg15-12.pdf>

Section 2 – About this application

| | |
|---------------------------|--|
| Society name | Avon Dasset Community Benefit Society Limited |
| Register number | 7489 |
| Registered address | The Reading Room Avon Dasset Southam Warwickshire |
| Postcode | CV47 2AL |

2.1 What date did the financial year covered by these accounts end?

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 2 | 8 | 0 | 2 | 2 | 0 | 2 | 5 |
|---|---|---|---|---|---|---|---|

Section 3 – People

3.1 Please provide the names of the people who were directors of the society during the financial year this return covers. Some societies use the term 'committee member' or 'trustee' instead of 'director'. For ease of reference, we use 'director' throughout this form.

| Name of director | Month and year of birth | |
|----------------------------------|-------------------------|------|
| Trevor Barrie Gill | Dec | 1950 |
| Michael Blakeman | Nov | 1948 |
| Darrell Muffitt | Jun | 1955 |
| Elizabeth Hirst | Jan | 1961 |
| Janet Ferris – Resigned 1/9/2024 | Jan | 1965 |
| Clive South | Feb | 1956 |
| Michele Gill | Sep | 1954 |

Continue on to a separate sheet if necessary.

3.2 All directors must be 16 or older. Please confirm this is this case:

All directors are aged 16 or over ☒

3.3 Societies are within the scope of the Company Directors Disqualification Act 1986 (CDDA). Please confirm that no director is disqualified under that Act:

No director is disqualified ☒

3.4 Please state any close links which any of the directors has with any society, company or authority. 'Close links' includes any directorships or senior positions held by directors of the society in other organisations.

None

3.5 Please provide the name of the person who was secretary at the end of the financial year this return covers. Societies must have a secretary.

| Name of secretary | Month and year of birth | |
|-------------------|-------------------------|------|
| Michele Gill | September | 1954 |

Section 4 – Financial information

4.1 Please confirm that:

accounts are being submitted with this form ☒

the accounts comply with relevant statutory and accounting requirements ☒

the accounts are signed by two members and the secretary (3 signatures in total) ☒

4.2 Based on the accounts, please provide the information requested below for the financial year covered by this return.

| | |
|--|----------|
| Number of members | 148 |
| Turnover | £20,628 |
| Assets | £642,668 |
| Number of employees (if any) | 0 |
| Share capital | £297,950 |
| Highest rate of interest paid on shares (if any) | 0.00 |

4.3 What Standard Industrial Classification code best describes the society's main business? Where more than one code applies, please select the

code that you feel best describes the society's main business activity. You will find a full list of codes here: <http://resources.companieshouse.gov.uk/sic/>

68209 – Other letting and operating of own or leased real estate

Section 5 – Audit

Societies are required to appoint an auditor to audited unless they are small or have disapplied this requirement. For further guidance see chapter 7 of our guidance: <https://www.fca.org.uk/publication/finalised-guidance/fq15-12.pdf>

5.1 Please select the audit option the society has complied with:

- | | |
|----------------------------------|-------------------------------------|
| Full professional audit | <input type="checkbox"/> |
| Auditor's report on the accounts | <input checked="" type="checkbox"/> |
| Lay audit | <input type="checkbox"/> |
| No audit | <input type="checkbox"/> |

5.2 Please confirm the audit option used by the society is compliant with the society's own rules and the Act

We have complied with the audit requirements ☒

5.3 Please confirm any audit report (where required) is being submitted with this Annual Return

Yes ☒

Not applicable ☐

The information below impacts the level of audit required of the society's accounts. Please provide answers to the following questions.

5.4 Is this society accepted by HM Revenue and Customs (HMRC) as a charity for tax purposes?

Yes ☐

No ☒

5.5 If the society is registered with the Office of the Scottish Charity Regulator (OSCR) please provide your OSCR registration number.

Not applicable ☒

| | |
|--------------|--|
| OSCR number: | |
|--------------|--|

5.6 Is the society a housing association?

No ☒ Go to **section 6**

Yes ☐ Go to question **5.7**

5.7 Please confirm which housing regulator you are registered with, and provide the registration number they have given you:

| | | Registration number |
|---|--------------------------|---------------------|
| Homes and Communities Agency | <input type="checkbox"/> | |
| Scottish Housing Regulator | <input type="checkbox"/> | |
| The Welsh Ministers | <input type="checkbox"/> | |
| Department for Communities (Northern Ireland) | <input type="checkbox"/> | |

Section 6 – Subsidiaries

6.1 Is the society a subsidiary of another society?

Yes ☐

No ☒

6.2 Does the society have one or more subsidiaries? (As defined in sections 100 and 101 of the Act)

Yes ☐ Continue to question 6.3

No ☒ Continue to Section 7

6.3 If the society has subsidiaries, please provide the names of them below (or attach an additional sheet)

| Registration Number | Name |
|---------------------|------|
| | |
| | |
| | |
| | |

6.4 Please provide below (or on a separate sheet) the names of subsidiaries not dealt with in group accounts (if any) and reasons for exclusions: (the society must have written authority from us to exclude a subsidiary from group accounts)

| Registration Number | Name | Reason for exclusion |
|---------------------|------|----------------------|
| | | |
| | | |
| | | |
| | | |

Section 7– Condition for registration

All societies are registered meeting one of two conditions for registration. These are that the society is either:

- a bona fide co-operative society ('co-operative society'); **or**
- are conducting business for the benefit of the community ('community benefit society').

A society must answer the questions set out in either Section 7A or Section 7B of this form, depending on which condition of registration it meets.

If you are not sure which condition for registration applies to the society please see chapters 4 and 5 of our guidance:

<https://www.fca.org.uk/publication/finalised-guidance/fq15-12.pdf>

Section 7A - Co-operative societies

Co-operative societies must answer the following questions in relation to the financial year covered by this return.

7A.1 What is the business of the society? For example, did you provide housing, manufacture goods, develop IT systems etc.

7A.2 Please describe the members' common economic, social and cultural needs and aspirations. In answering this question, please make sure it is clear what needs and aspirations members had in common.

7A.3 How did the society's business meet those needs and aspirations?

You have described the society's business answer to question 7A.1, and in question 7A.2 you have described the common needs and aspirations of members. Please now describe how during the year that business met those common needs and aspirations.

7A.4 How did members democratically control the society? For example, did the members elect a board at an annual general meeting; did all members collectively run the society.

7A.5 What did the society do with any surplus or profit? For instance, did you pay a dividend to members (and if so, on what basis); did money get reinvested in the business; put into reserves; used for some other purpose?

Section 7B - Community benefit societies

Community benefit societies must answer the following questions in relation to the financial year covered by this return.

7B.1 What is the business of the society? For example, did you provide social housing, run an amateur sports club etc.

The Society purchased the local public house in July 2017 and has leased it to tenants for the financial year.

7B.2 Please describe the benefits to the community the society delivered? Here we are looking to see *what* the benefits to the community were. Community can be said to be the community at large. For example, did you relieve poverty or homelessness through the provision of social housing.

The freehold of The Yew Tree, Avon Dassett was purchased by the Benefit Society in July 2017 and was first opened in December 2017 and since then has been a focal point for, our very small village and the surrounding communities. It has provided a valuable meeting point for local residents and has also supported local businesses.

7B.3 Please describe how the society's business delivered these benefits? The business of the society must be conducted for the benefit of the community. Please describe *how* the society's business (as described in answer to question 7B.1) provided benefit to the community.

Introduction

The report covers the year from March 2024 to February 2025. We are pleased to be able to report another successful year with our tenant renewing their lease for a further 5 years.

We continued to plan and execute the improvement and redevelopment of the premises of the Yew Tree Pub, and to consider restructuring the finances of the Society to allow greater stability. We are happy with the progress that we have made in delivering against our social impact objectives and are confident that we have made arrangements to continue to achieve them.

Avon Dassett remains a very small village located in rural south Warwickshire, with less than 100 houses, a population of approximately 210, of whom 166 are of voting age. The activities of the Community Benefit Society remain central to bringing the community together to socialise and the overall impact is immeasurable. Without the pub the village could slowly die and rural and social isolation and deprivation would become a reality.

Management Summary

With a stable tenant in place running the Yew Tree, we were optimistic as we entered our seventh full year of owning the pub. We believe that we have continued to make good progress in achieving our social impact objectives.

Our finances are in a strong position, our social groups and activities have flourished, and we began to invest in improving the premises. Our commitment to serving the community, supporting local businesses and services continues and our tenant has benefitted from being served by locally provided goods and services.

Major events such as the Soapbox Derby, Open Gardens, The Dassett Country Show and Pop-up Markets continue to be well supported and have generated funds for charities while attracting hundreds of visitors into the village.

We believe that we have established The Yew Tree as the hub at the centre of our village and have arrangements in place that will keep it that way. We are keen to make even more progress as and when funds allow but we are confident that in the long run we will achieve our objectives.

Detailed Report

This section of our report details the specific progress that we made to our year-end, February 2025.

Village groups are key to social cohesion and The Yew Tree continues to act as the hub for such groups. All of our established clubs continued their activities, and we were pleased to support the creation of some new ones.

The walking group continues to have a good turnout of regular attendees for its monthly outings. Each walk ends with lunch at the pub and others who were unable to join the walks are encouraged to attend. The joint footpaths group continues its excellent work mending stiles, repairing bridges and the installation of gates to replace broken stiles and improve access. This group has brought volunteers together to form new relationships creating closer ties with other villages.

The Bridge Club meets fortnightly with around twelve people meeting for cards followed by Dinner. The Book Club holds monthly meetings followed by lunch. The pub welcomed visitors to the village during the annual Open Gardens scheme, and a donation was then made to the National Open Gardens day and the organisers received many complimentary comments about both the Yew Tree and their staff.

Local employment and knowledge about the village and nearby services is a key aspect of how The Yew Tree can impact the social life of the village.

During the year, we are pleased to report that local employment was directly and indirectly supported by us. Most of the staff employed at The Yew Tree come from the village or neighbouring villages (most of which do not themselves have local employment opportunities) and all of the works carried out on the property were undertaken by local tradespeople. The Community Notice Board remains prominent in the entrance lobby at the pub, in view of all entering and leaving the pub by the front door. It publicises notices of events, advertises local clubs, societies and businesses and allows traders to display their business cards. Several local B&B businesses refer their clients to the pub for meals and refreshments.

A local artisan bakery supplies bread and pastries to The Yew Tree and the pre-order service, where these items are made available every Saturday for collection, continues to grow in popularity. Increasingly this gives The Yew Tree more of a “cafe feeling” on a Saturday morning for both locals and visitors.

The Yew Tree is the focal point for the many visitors to the area. As the only major meeting place in the village it's the point to which visitors are naturally drawn.

The Shack continues to draw in customers from far and wide, including regular visits from the many cycling groups that enjoy the hills and countryside around Avon Dassett. The Soapbox Derby and The Dassett Country Show both brought hundreds of visitors to the village and the pub. The Yew Tree is mentioned in the National Garden Scheme entry for the Avon Dassett Open Gardens event and this attracts visitors to the pub during the event.

The village comes together for charity events such the Dogs for Good breakfast and local events such as the Christmas Carol singalong and after the Memorial Service on Remembrance Sunday.

Accessibility into the building has been significantly improved during the year. Work was completed that added a new disabled-access toilet and baby-change facility to the building. This has step-free access from both the outdoor garden area and the restaurant.

Conclusion

We believe that we continue to make excellent progress towards the achievement of our Social Impact objectives and are proud to have a number of established community groups, activities and events being based from The Yew Tree. The reality is that the strong community spirit and sense of cohesion would wane without the pub, and the social impact would include a loss the community groups, less one to one contact, lower levels of interaction and communication which would result in isolation and/or deprivation for many of our residents

Our principal source of income continues to be from rent from our tenant and, after our costs, any surplus allows us to make progress against objectives that require financing, particularly the development of the premises.

We understand that we need to have plans and arrangements to ensure that we remain “more than a pub,” and believe that we have achieved this in a manner that can be sustained. The Management Committee is not complacent about this, and will continue to monitor progress.

7B.4 Did the society work with a specific community, and if so, please describe it here? For instance, were the society’s activities confined to a specific location; or to a specific group of people? Please note that in serving the needs of any defined community, the society should not inhibit the benefit to the community at large.

Please see 7B.3 above

7B.5 What did the society do with any surplus or profit? For instance, did you donate the money; did money get reinvested in the business; put into reserves; used for some other purpose?

None generated

7B.6 Please state any significant commercial arrangements that the society has, or had, with any other organisation that could create, or be perceived as creating, a conflict of interest. Please tell us how you ensured that any such conflict of interest did not prevent the society from acting for the benefit of the community.

None

Section 8– Declaration

The secretary of the society must complete this section.

| | |
|---|---------------------|
| Name | Michele Gill |
| My signature below confirms that the information in this form is accurate to the best of my knowledge | |
| Signature | |
| Position | Secretary |
| Date | 27 May 2025 |

Section 9 – Submitting this form

Please submit a signed, scanned version of this form along with your accounts and any auditor's report by email to: mutualsannrtns@fca.org.uk.

Or you can post the form to:

Mutual Societies
Financial Conduct Authority
12 Endeavour Square
London
E20 1JN

This form is available on the Mutuals Society Portal:

<https://societyportal.fca.org.uk>