



**Avon Dassett Community Benefit Society  
Minutes of the Annual General Meeting  
Held on Monday 2<sup>nd</sup> June 2025  
at 6.30pm in The Yew Tree, Avon Dassett**

**1) Introduction and Apologies Received:**

The Chair welcomed members to the Annual General Meeting.

In addition to six members of the Management Committee, there were fourteen Members present.

Apologies were received in advance of the meeting from three members.

**2) Approval of the Minutes of the Annual General Meeting held on 25 June 2024**

The minutes for the Annual General Meeting held on 25 June 2024 were accepted. Proposed: Trevor Gill;  
Seconded: Lily Hope-Frost

**3) Chairman's Report**

The Chairman's Report is available on the Society's website. Clive drew attention to the following highlights for the year ended 28 February 2025:

- a) Major achievements in the year have been the creation of the accessible toilets and the extension of the lease for a further five years.
- b) In January 2025, the Society made the final payment under the Keyfund loan which was taken out for the initial purchase of the pub. The finances of the Society remain healthy, and there has been a slight increase in Members. The accounts show a small tax liability.
- c) The Chair thanked the Yew Tree team for their efforts over the year. Layla was the manager for much of the year, but we have recently welcomed Matt into the role. He noted that it was good not to recognise many of the customers in the pub as it means that it has a wider appeal than just the village. The monthly quiz and particularly The Shack bring in visitors to the village.
- d) The Society needs to demonstrate that it is 'More Than A Pub'. A number of events and groups centre their activities around The Yew Tree. The Soapbox Derby is a very successful event, and several groups meet at The Yew Tree, including The Walking Group, the Book Club, and the Bridge Club. The NGS Open Gardens afternoon also attracts visitors into the village and The Yew Tree.
- e) The repayment of the Keyfund loan has meant that new lending could be sourced and this has enabled refurbishment work to be undertaken on the existing toilets and improvements to be made to the drainage. The Chair thanked Dassett Charities for their contribution to this work. The work to replace many of the windows is due to take place by end June.
- f) The scale and cost of works undertaken on The Yew Tree has meant that no interest was paid to members for the financial year to end February 2025.

- g) At the 2022 AGM, a motion was passed to reduce the maximum shareholding going forward to £5k. The challenge has been to achieve this for the nine shareholders who currently exceed this limit. Following discussions with Plunkett and their advisors, the Management Committee believes it has now found a way to achieve this. There is some way to go to work out the details but, once there is a concrete proposal, members will be updated. A member asked how many members had asked for repayment of their shareholding to which the answer was four.
- h) The Society continues to operate three sub committees. The Yew Tree Development group has overseen the building work on The Yew Tree. The Finance Group oversees the finances of the Society and has been driving the discussions with Plunkett and its advisors. The Business Development Group exists to consider wider projects should they arise.
- i) The Chair thanked the Management Committee for their efforts during the year and members and the community for their support.
- j) There are two vacancies on the Management Committee and members are asked to contact a member of the committee if they are interested in joining and want to discuss what is involved.

#### 4) Membership and Financial Report

- a) Membership Report: The Society now has 148 Members.
- b) Financial Report: The finances of the Society are stable.
- c) The Accounts and Annual Return, AR30, are on the Society's website and have been submitted to the FCA and acknowledged by them.
- d) The Society is allowed to self-audit by the Co-operative and Community Benefits Societies Act 2014 and by the Society's own rules. Trevor proposed that the Society continues to do so. This was approved. Proposed: Gina Fairfax; Seconded: Sandra Sandiford. The members thanked the Management Committee members for the extra work involved.

A member asked if member interest was being accrued for and Trevor advised that currently it was not.

#### 5) Election of The Management Committee

The existing Management Committee members have expressed their willingness to continue on the committee, and this was approved. Proposed: Lily Hope-Frost, Seconded: Tracey Bianciardi.

#### 6) Adoption of the Revised Rules and Policies

It was noted that the revision of Model rules being worked on by the FCA and the Plunkett Foundation is still outstanding. In view of this, it is not proposed that any changes are made to the Rules or Policies of the Society at this time. This was approved. Proposed: Anna Prosser Seconded: Tracey Bianciardi.

#### 7) AOB/Questions

The Chair invited Jack McEntee, the tenant, to give an overview from his perspective and to outline his plans for the future. Jack said that he now has three sites, including the most recently acquired one, The Cherington. The current financial year For Happy Wolf Pubs Ltd will show that it has been the best year so far for The Yew Tree. This has enabled a mini refurbishment to take place, and more improvements will be undertaken going forward. He is focusing on improving margins but, in answer to a question, is not intending any expansion to his business in the short term. The recruitment of an additional chef at The Yew Tree has enabled food to be served seven days a week starting this week, and he is hoping to be able to run more events.

A member commented that some of the tables are still sticky. Jack asked that these be pointed out to him as he believed this problem had been solved. A member asked if there were any plans for his own beer to be brewed and he answered that this was not in any immediate plans. A member commented that the gardeners were doing a good job in keeping the gardens looking nice.

(The above took place at the beginning of the meeting as Jack needed to leave the meeting early.)

Registered with The Financial Conduct Authority under the Co-operative and Communities Benefit Societies Act 2014 as a Benefit Society

Registration Number: 7489

VAT Registration Number: 272 5990 71



A member asked whether it was possible to change the name of the Society to something more 'trendy'. It was believed that it is a requirement to have the words 'Benefit Society' included in the name, but this will be looked at.

A member asked when the handrail on the front steps would be replaced. It was confirmed that the work has been commissioned and was waiting for the contractor to schedule the work.  
The meeting closed at 7pm.