

Skelton-on-Ure Pub and Hub Ltd

AGM Minutes

7pm Friday 30/5/2025, Black Lion

Committee Attendees: Jane Mosley, Mark Roberts, Sarah Saynor, Nigel Vine, Paul Whiteside, Jonathan Mosley, Alan Rayner, David Horn

1. **Welcome address** given by Committee chair David Horn.

David introduced the current Committee members and outlined their roles and also thanked committee members who have stepped down since the last AGM:

Chris and Sandy Delf who were instrumental in getting the project underway and starting the refurbishment once the pub was purchased.

Penn and Chippy Wall who were also instrumental in getting the project underway and producing the original business plan.

Steve Sidebottom who project managed the refurbishment and did much of the work over the last year.

There were also thanks to Trish Sidebottom and Pat Watson for setting up and running the café so successfully over the last 5 months.

2. **Apologies** received from Hazel Russell (Committee) and a number of shareholders.
3. The **minutes** of the inaugural AGM (2/2/24) were approved

4. **Report from Management Committee**

David said that the interior refurbishment was nearing completion with some painting required upstairs and the plumbing upstairs to be completed by 6/6/25. Sarah reported that the carpets and vinyl for both upstairs and downstairs will go down from 12/6/25. David explained that the restaurant kitchen will require a new extractor fan that will be a few thousand pounds that there are not currently funds for and that the gas cannot be connected to the kitchen until this is completed and so nothing can be cooked in the kitchen.

David noted that the paint has been removed from the front of the pub and that there are currently no funds to remove the paint on the side of the pub.

Jonathan noted that the landscaping work has made great progress and that the caravan area hardstanding has been completed and the work for the caravan electricity points is currently being tendered. There are, however, no funds for completing the beer garden and areas to the front of the pub.

David explained that the negotiations with the potential tenants did not result in their being appointed and that he could not go into this further as it was sensitive information. This was a carefully considered committee decision made in the best interests of the pub. A recruitment specialist has been engaged to assist with the process. The committee believe that the proposition is good with an excellent flat, beer garden and a completed caravan site along with a successfully running café.

Jane said how grateful we are to all volunteers and how essential they have been to the

project. There is still work required for the refurbishment, landscaping and exterior building and tidying and a 6-8 week push should complete this. However, a key need for volunteers is to staff the café once Pat and Trish step down from running this on 1/6/25. Although Jane and Wendy Ramshaw will manage the café, they will not be able to work all of the shifts that are required – this could just be an hour's help and doesn't need to be front of house. Jonathan pointed out that a requirement of our government COF grant was that we continue to provide the pub and hub services through the café until tenants are recruited. Also, if more pop-up pubs are wanted prior to tenants being recruited, this will have to be managed largely by non-committee volunteers – there are to be 2 pop-up pubs on Wednesday 4th June and Thursday 5th June to hopefully attract the Tractor Fest set-up team.

5. **Annual Accounts**

Alan asked for the committee to accept the accounts which was done, seconded by David.

The formal accounts have been verified by David Cadwallar and will be made available on the Black Lion website – they were not printed out in order to save paper and as they were only to the end of December 2024 they missed much important information which Alan then presented:

The original budget for all refurb and renovation work was £230K. The spend so far has been £165K with a further £30K committed totalling £195K. There have also been many unexpected costs due to the poor state of the building and asbestos that had to be removed and further costs currently not committed such as the kitchen extractor and the paint removal from the side of the building.

The sale of shares raised £240K which is £60K short of the £300K target. An additional £15K has been raised through the café, quiz, snail race and the sale of bricks.

6. **Membership strategy**

David reported that this was not yet available and would be forwarded on to shareholders soon.

7. **Committee elections**

2 members of the current committee will be leaving after the AGM.

David asked if anyone from the floor would like to join the committee. There was one response from Wendy Ramshaw who was accepted on to the committee.

8. **Questions from members**

No questions were submitted prior to the meeting.

How much to strip the paint? – The front was £6K, the side (with scaffolding) will be nearer £10K

Total required to finish the project? - £40-50K. There is £20-30K of work outstanding (paint removal, extractor, completing landscaping etc) but a £20K buffer is required for any emergency expenses.

Could we utilise bank borrowing for the shortfall? – No as income streams are essential for loans and these are low. Also, the government has a claim on the building for the next 7 years and they would not allow a prior claim from a bank.

How much is raised by the café and pop-up pubs? The café has raised £9K profit, the snail race raised £1K, normal pop ups less than this.

What is the recruitment plan? - The committee has been following up leads from the original recruitment drive and will begin advertising again in the next few weeks when photographs of the completed exterior and interior can be included.

What is the expected income from the caravan site? – The committee do not have projections for this as the plan was for the tenants to manage this and make all financial decisions regarding the caravan site. It is possible that the caravan site could be run by volunteers prior to the tenants arriving in which case these decisions will have to be made.

How will food be provided for the café after Pat and Trish leave? – commercial bakeries have been approached but if people in the village wish to make anything then that would be very welcome – all ingredients would be paid for from the café. Though Jane and Wendy will oversee the café they will not be running it throughout every shift.

Landscaping plans - Martha said she had details of what else needed to be done in the landscaping and what plants are required if people wished to donate from cuttings and plants in their gardens. Everyone has done very well so far but there are lots of small requirements/bits of work to augment what has been done so far and Martha has a list of these.

The café food is excellent, how will the high standards be maintained? – we do need to keep the standards up as we have a reputation for the best cakes around. Commercial bakeries have been approached, it was put back to the floor for suggestions.

How many cyclists call in? – there are not accurate figures but there seem to be 6-7 regulars and sometimes groups of up to 10. Word of mouth is getting the pub known amongst cyclists (and other customers).

If the café made £9K profit could commercial bakeries be used to provide the cakes? – yes, this is being investigated and though it would reduce profits it will enable the café to continue. It is still being looked into.

Are standards or licences required for people to bake? – Environmental Health have guided what has been done – Pat and Trish have been trained and we have a 5 star rating. Environmental Health are aware that cakes are baked offsite and were happy with this.

Alan Speight praised the committee for all of the excellent work done so far and showed his T-shirt with the logo “Don’t lose heart!”

9. Any other business

None was raised

10. Close of meeting 7:51pm. Pop-up pub then commenced.