

Longparish Community Pub Limited (LCPL or 'the Society')  
Annual Members' Meeting (AMM) 2024

Minutes of the Annual Meeting of Members of LCPL  
on 14 October 2025 at 7.30pm in The Plough and by Zoom

**Present:**

Members of the Management Committee:

|                  |               |
|------------------|---------------|
| Andy Jolliffe    | Chairman      |
| Richard Williams | Vice Chairman |
| Jeremy Barber    | Treasurer     |
| Alan Burt        |               |
| Martin Lampard   |               |
| Jo Parker        |               |

LCPL Members in the pub 41

LCPL Members by video link on Zoom c. 21

Apologies: Richard Martin (Member of Management Committee) and several Society Members.

**1. Quorum**

Notice of the Annual Members' Meeting had been duly given and a quorum (10% of the Members) was present.

**2. Welcome**

The Chair welcomed everyone to the meeting, held for the first time in The Plough (and online by Zoom), with free drinks and snacks donated by the pub's suppliers. He also welcomed Xen from Triple fff brewery, who gave a brief talk at the end of the meeting.

**3. Elections to the Management Committee**

Josh Pye and Richard Ellis had applied to fill the two places on the committee left vacant by Donna Hillier and Gill Edwards, who were both thanked for their time and support. Details of the two candidates had been circulated to members by email. Both were elected to the committee by a strong show of hands in the room and by video link, and welcomed to the committee.

**4. Chairman's Report**

The Chairman then gave his Report\* on the performance of the Society during the previous year and the Society's plans for the current and future years. This included:

- a) Leadership and Learning

The pub is now on a much steadier footing, with strong leadership and a renewed sense of direction. In February, we welcomed Charlie, who brought with him a wealth of experience and a strong understanding of what it takes to lead a complex hospitality business. Charlie has brought a calm, grounded approach and a steady focus on moving the business forward. (There was a round of applause for Charlie, supported by his Assistant Manager Rose and the wider Plough team.)

b) Progress and Direction

The aim of the business is clear: to be financially sustainable, operationally efficient, and rooted in our community purpose. Under Charlie's leadership, the business has stabilised. Costs are being tightly managed, and there is a renewed focus on margin, service quality, and smart deployment of staff. The Plough's food and drink offer continues to evolve, and we are proud of the pub's growing reputation. There's a constant need to renew and upgrade equipment, and we've continued to invest in improvements.

c) Community

Our shared mission has always been to make The Plough more than a pub – a true community hub. Over the past year, we've hosted community coffee mornings, birthday celebrations, and encouraged Friday gatherings, which have become a regular and well-attended "locals' night". Charlie has also launched a new monthly Sunday evening quiz night, and opening seven days a week has been a major step – giving customers more flexibility, helping the business grow its weekday trade, and offering a more consistent experience.

d) Looking Ahead

LCPL continues to operate in a very challenging environment for pubs. Five years ago, we published a business plan that by now would see The Plough generating a healthy surplus – enough to reinvest in the business and perhaps begin returning funds to patient shareholders. But the world has changed. Costs have soared, consumer habits have shifted, and the wider hospitality sector is under real pressure.

Against that backdrop the Management Committee remains confident in the long-term potential of The Plough as a financially sustainable, well-run, community-rooted business. We now have experienced leadership in place, and stronger foundations to support future growth.

Of course, there is more to do – growing revenue, keeping our offer fresh, improving digital presence, and continuing to nurture The Plough's role as a gathering place for all. But that's not something the team can do alone. We welcome ideas and suggestions, but what would be most valuable is offers of help to bring some of these ideas to life. You don't need to join the committee to make a difference – being part of a small task/working group or offering your time or skills when you can, can be just as powerful.

e) Closing remarks and thanks

The Chair hoped his report gives a sense of confidence and optimism about where we are and where we're going.

On behalf of the Committee, the Chair thanked:

- Charlie and the whole staff team for their commitment and hard work
- Our volunteers, who continue to show up in the gardens, the kitchen or elsewhere behind the scenes
- Donna and Gill, for their valued contributions on the committee
- Josh and Richard, for stepping forward to the committee this year
- All shareholders / members, whose continued belief makes this enterprise possible
- Ailsa Wiggins, who continues to give significant HR support
- The Secretary, Kim Lampard, who took up the role during the year
- Longparish Parish Council for their ongoing support and encouragement
- TVBC for their continued support of this Community Benefit Society
- And Jenny Jolliffe, for her continued support and help.

The Plough remains a fantastic community asset and one we can all be proud of. The Chair asked everyone please to continue to support it, spread the word, and help us write the next chapter together.

## 5. Treasurer

The Treasurer presented his Report\* on LCPL's Financial year from 1 May 2024 to 30 April 2025, including the following:

a) Accounts

- The accounts were prepared by accountants recommended by the Plunkett Foundation and approved by the Management Committee for submission to the Financial Conduct Authority and HMRC. The accounts are published on LCPL's website, and a link had been sent to all Members prior to the AMM.
- Financially, the year was a huge improvement on the previous one. Our quarterly financial reports to members show that the improvement has continued into the current year. We achieved our ambition of trading seven days a week in May this year and the income from the extra two days helps cover fixed costs. As we gain experience, I begin to think that we are getting through our start up period and into what might be called business as usual.
- The accounts include compensation of over £20,000 from Southern Water, and the Treasurer thanked David Wright (a member of LCPL's Finance Working Group) for his help in securing this.

- All tips and everything contributed as a result of the service charges introduced in the current year goes to our staff. They belong to the staff and are shared among all staff by a tronc so we have changed the way we present them in the accounts. We used to show them as part of our income but now we don't include them as income and show the wages net of tips.

b) Explanations supporting the accounts

The Treasurer went on to explain some aspects in more detail, including

- Target turnover
- VAT
- Gross profit
- Local purchases
- Staff costs
- Providing local employment

c) Notes on the current year

The Treasurer noted:

- Some costs have increased substantially
- Trading to September shows an increased cumulative profit over last year
- Capital expenditure continues on new and replacement equipment

We need to improve our facilities to attract customers and catch up on major repairs dating back to when the pub was owned by a pubco or left empty when owned by a property developer. We also have a long shopping list of improvements to help the business, including work to improve the energy efficiency of our 300-year-old building, replacing the roof of the pub and outbuildings and installing EV charging points, but we need cash to make them.

As a community owned business, we may qualify for grants, and we are exploring grant funding. But all grants require matched funding. If you'd like to help, please help us to trade profitably by coming along and enjoying your lovely pub. And if you can offer more help, please buy shares. Anything you put in may be doubled by grants.

The Treasurer closed by thanking Lynne, Helen, Maggie, members of the Finance Working Group and supporters and customers.

d) Procedural matters

**Resolution regarding Auditors**

The Treasurer proposed a Resolution pursuant to Section 84 of the Co-Operative and Community Benefit Societies Act 2014 that the duty to appoint auditors pursuant to Section

83 shall not apply in respect of the Financial Year 1 May 2025 to 30 April 2026. The resolution was carried on a show of hands.

#### **Resolution regarding independent examiners**

Our accountant is Nicola Cadwallader of Xeinadin Audit Limited. The Treasurer proposed that her firm is appointed as our independent examiners for the year to 30 April 2026. The resolution was carried on a show of hands.

#### **Statement on share withdrawals policy and payment of interest on shares**

The Treasurer stated that the committee has reviewed the results for the year ended 30 April 2025 and decided that we do not have sufficient funds to change our existing policies. That means that:

- no interest on shares will be paid in respect of the year ended 30 April 2025; and
- the withdrawal of shares remains suspended.

Your committee will review these decisions when the results for the current year are available.

### **6. Report on the state of membership and Membership Strategy**

The Chair noted that Membership (that is those who have bought shares in LCPL) stands at 314 with only minor changes during the year.

Attracting new members or shareholders, and continuing to inspire existing members, will be essential in the years ahead if we are to sustain the vision of a sustainable village pub and hub. Work has started on developing a membership strategy to support the pub into the future. It is also important to nurture and support our volunteers, future committee members and various supporters, and know we need to work harder at this.

### **7. Minutes**

Draft Minutes of the 2024 AMM had been circulated and published on the LCPL website. They were approved as a true and complete record by a show of hands and were signed by the Chair.

### **8. Questions**

The Chairman then invited questions from the floor and from Members on Zoom. The following points were raised:

**Q: Do we now use professional contractors when needed?**

A: Yes, we have access to professional handymen and contractors whom we use when appropriate. [MCFT](#) in particular have given us a lot of kitchen maintenance support and we have professional contracts to cover for example the beer cellar and dispensing equipment.

Q: **We are proud of our community pub, why is there nothing on the sign, menu etc that shares this distinctive characteristic?**

A: There was some concern in the early stages that a 'community' pub might appear amateur. Now, it is clear that this is a major USP and we should be taking pride and sharing this. It would be great to replace the sticky 'Now Open' sign above the front door with a sign stating 'Proudly owned by the community' or similar – the team will look into this.

Q: **There seem to be very few community owned pubs in Hampshire, I gather you have helped advise other groups?**

A: Yes, we often help community groups looking for practical advice. There are only 3-4 community pubs in Hampshire, and around 180 across the country in 2024. It's a difficult journey, but the survival rate of community pubs is far higher than for pubs in general,

Q: **On behalf of everyone, I'd like to thank you and the committee for your diligence and leadership, and the feeling of wellbeing in my pub!**

A: Thank you!

**There being no further questions, the Chairman declared the meeting closed at 8.15pm.**

**Signed as a true and fair account of the meeting**

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Andy Jolliffe, Chairman

**\* Both Reports and the Accounts are available to Members** alongside these Minutes on the Members' section of the [LCPL website](#).

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## Plough Ale

Following the meeting, Xen from [Triple fff Brewery](#) gave a short talk, introduce Hampshire's oldest independent brewery, and sharing more about the newly-launched Plough Ale. He was full of praise for what we have achieved as a community pub, and pleased that sales of Plough Ale are now approaching half of all ale sales at The Plough.

Triple fff drinks are named in musical terms, so Xen said if we could find a way to link a song to our brew they would be interested! Plough Ale is actually Alton Pride, a 3.8% alcohol beer that is difficult to brew at this strength. It has won many local and international awards.

All of the ingredients in Plough Ale are English and environmentally sourced, so have a low carbon impact. Triple fff is pleased to support The Plough and Xen hoped we might have some shared marketing opportunities.

Xen's parting message was that "Communities with pubs are happier communities!"

This informal part of the meeting ended at 8.30pm, with members continuing to enjoy the free drinks and nibbles in the cosy atmosphere.

Kim Lampard, Secretary 15.10.25