



Longparish Community Pub Limited

Registered Office

The Plough Inn
Longparish
Andover
Hants,
SP11 6PB

Treasurer's Report for Annual Members' Meeting 14 October 2025

1. This report deals with the accounts to 30 April 2025. They have been made available to members via a link on the invitation to this meeting and I hope you have had a chance to look at them. They are prepared by accountants recommended by the Plunkett Foundation and I can confirm that they have been approved by your committee for submission to the Financial Conduct Authority and HMRC.
2. 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.
3. 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.
4. There are two points I'd like to mention in response to questions already raised.
5. First, compensation. I mentioned last year that the business was badly affected by road closures and tankering by Southern Water and the disruption continued after the year end. Southern Water recognised the adverse effect of the disruption they caused and paid us compensation of a bit over £20,000 which is shown in the accounts. I'd like to thank David Wright for his help in presenting our case.
6. Second, tips and service charges. 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. The total for the year was £34,520 which is shown in a note to the accounts. Thank you to our customers for your generosity to our staff.
7. Now I'd like to mention some things that aren't covered in detail in the report and to update you on what has happened in the current financial year.
8. We need the pub to trade profitably so it can serve the community, above all by being there. Trading conditions have been hard for all pubs and over 300 closed in the year. Maybe the forthcoming Budget will help; I hope so.



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9. We set monthly financial targets which take account of seasonal fluctuations in trade. We monitor results carefully but day-to-day management of the business is in the hands of our manager.
10. Our first target is turnover which is vital to the success of the business. Sales were up by over £100,000 and continue to increase in the current year.
11. However, remember that we have to charge 20% VAT on all our turnover. We get relief for input VAT but not much and we paid VAT of £78,430 to HMRC in respect of last year's trading. That's over £1,500 per week.
12. As well as sales, there are two other crucial factors. First gross profit rate. Turnover was up by £100,000 whilst purchases were up by £10,000 so the GPR improved dramatically. The current year has seen further modest improvements and we need to do better still to hit our targets. Our staff are well aware of this and are striving to raise the GPR.
13. We purchase locally where possible and serve locally produced ales, River Test gin, venison from Middleton Estate and trout from Testwood Trout Farm. Plus our rubbish is collected by Collards on Southside Hill.
14. The next crucial factor is staff costs which are our biggest expense. We need to keep them under control but there's a balance to be struck; we also need to treat our staff fairly. We do our best to be a good employer. The minimum wage increased significantly in April 2024 and again in April 2025 but we have kept ahead of the rises and even our lowest paid staff get significantly more than the minimum wage. Our wages bill for the year was £272,000.
15. One of our aims is to provide employment. On average we pay 17 staff each month. As well as providing jobs and livelihood for our permanent professional staff, we provide significant opportunities for local young people to work front of house and in the kitchen. This has had a very positive social impact for these people, giving them the opportunity to learn how to become a responsible and conscientious employee, to observe how the world of employment works, to have something to add to their CV, to gain self-confidence and at the same time earn some money.
16. Turning to the current year, some costs have increased substantially. The price of ingredients and drinks has gone up. We are getting better at negotiating with suppliers but we have to live with the reality of extra costs. Wage rates have gone up plus we now have extra employer's National Insurance and water charges have increased by around 40%. All this means we have had to increase prices which is regrettable but necessary. We have continued to improve the quality of service and this is reflected in excellent reviews. Thank you everyone for your custom.
17. Trading for the period from 1 May to the end of September shows a cumulative profit of a bit over £23,000 compared with £14,000 for the same period last year.
18. We have spent around £14,000 (ex VAT) on capital items. This is partly because original equipment (some of it second hand) is wearing out. This includes:
 - a new coffee machine and works to install it
 - a new bar glass washer

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- three new fridges for the kitchen, bar and ice-cream
- replacement crockery
- new patio and path to make the Garden Room accessible.

19. We hope you will enjoy the benefits, which help to improve the quality of service.

20. 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 our lovely pub. And if you can offer more help please buy shares. Anything you put in will be doubled by grants.

21. I'd like to close by thanking Lynne, who helps with our VAT, Helen who helps with our book keeping and the members of our Finance Working Group for your help to me. Looking wider I'd like to thank our staff and you, our supporters and customers. Together we have made a community asset we can all be proud of.

22. But above all, my thanks go to my wife, Maggie who helps with everything from counting the cash to clearing the drains.

Jeremy Barber Treasurer 14 October 2025

Procedural matters - Items 4 to 6 on your agenda

23. I will now turn to some procedural points which are items 4 to 6 in your agenda
24. 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.
25. As a small community benefit society we don't have to have a full audit of our figures if we resolve not to do so.
26. Our accountants, who are recommended by the Plunkett Foundation and are familiar with the rules which apply to community benefit societies, produce an independent report on our accounts but they do not carry out a full audit.
27. If we asked them to carry out a full audit their fee would be significantly higher. Your committee recommends that we continue with the present approach so I would like to propose that the duty to appoint auditors for the year to 30 April 2026 shall not apply.
28. Our accountant is Nicola Cadwallader of Xeinadin Audit Limited and I would like to propose that her firm is appointed as our independent examiners for the year to 30 April 2026.
29. Next I turn to items 5 and 6 which are closely related. Statements on share withdrawals policy and on the payment of interest on shares.
30. Your 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.
31. That means that no interest on shares will be paid in respect of the year ended 30 April 2025 and that the withdrawal of shares remains suspended.
32. Your committee will review these decisions when the results for the current year are available.

Jeremy Barber Treasurer 14 October 2025