

Redgrave Community Society Limited



“working for the community”

CHAIRMANS REPORT

This report covers performance of the Redgrave Community Society Limited in the financial year up to 31st January 2024, performance and operations in the current year and plans for the future.

The accounts for 2023-24 are included with the AGM papers.

2023 saw the first year of Stephen Larder’s tenancy at The Cross Keys. Having agreed the contract for the 5 year tenancy, the RCSL Management Committee stepped back from the day to day management of the pub.

It has been great to see the pub consistently busy since the tenancy began. The tenancy model has meant the pub is now open 7 days a week, with a food service on 5 days, something that had not been possible in the previous year. This has allowed more people from the village and beyond to enjoy The Cross Keys more regularly which means a critical objective when RCSL was formed is being achieved.

The main source of income for RCSL throughout the tenancy is the rental income of £20,000 per year. The Committee focus during the year has been managing the outgoings and reducing outstanding liabilities. They also continue to explore ways to increase revenue and encourage further share sales, although the level of sales has been limited it will continue to be a key area of focus over the next year and beyond.

The Committee continue to carefully manage the financial position of RCSL and have a clear plan over the course of the 5-year tenancy to steadily reduce liabilities.

The operating profit for 2023/24 was £9,817 based on a turnover of £18,670. The profit after tax and interest was £5,036.

The following table illustrates our focus on reducing debt and also demonstrates how much easier and quicker it would be if share sales offset share repayments.

	2023	2024	2025	2026	2027
Income	£28,238	£20,599	£20,404	£20,404	£20,404
Expenditure	£16,382	£7,029	£5,461	£5,356	£10,305
Loan Repayments	£5,904	£27,404	£19,404	£5,904	£5,904
Share Repayments	£6,300	£5,000	£5,000	£5,000	£0
Outstanding Loans	£95,596	£68,192	£48,788	£42,884	£36,980

Approximately half of the current debt is our bounce back loan with the other half consisting of personal loans from a very small group of individuals most of whom do not take any interest.

With our fixed tenancy income any additional income is likely to be in the form of grants, there is money out there but it is a laborious task to find it and apply for it. Most of this funding would likely be project based.

A recent energy survey not surprisingly for an old building indicated a number of areas for energy consumption improvement that have potential for grant funding. We also continue to explore the possibility of closing the road in front of the pub and creating a permanent pedestrian link between the pub and the Knoll, hopefully at the same time improving parking arrangements.

Current Membership

Our current membership position is that we have 280 members with 4502 shares totalling £225,550.

The tenancy rental income will allow us to slowly repay our debts, however it will not be sufficient to sustain large share withdrawal requests, this will only be accommodated by selling new shares.

It is just as important now as it ever was for people to buy shares, especially those who have recently moved into the village and who either recognise the value of having a village pub or who intend to use the pub.

New members allow us to repay people who have moved away without jeopardising the financial security of the pub. So please encourage people that have recently moved to the village to buy shares.

Unlike during the initial share offering the pub is saved but its long term future depends upon an active evolving shareholding.

Ongoing Maintenance

Further exterior decoration will be done by volunteers this summer.

Management Committee

We are pleased to welcome Karen and Bradley Pearse to the management committee, additional members would be welcome and allow long serving members to step down.