



**Woodstock Social Club**  
**44 Oxford Street, Woodstock, Oxon, OX20 1TT**  
**Annual General Meeting – follow-up discussion and**  
**Q&A**  
**Saturday 1<sup>st</sup> November 2025 at 7:00pm**

This document acts as an adjunct to the WSC AGM 2025 Minutes.

Present (5 WCBS Managers):

Colin Baldwin (Director)  
Jos Rush (Director)  
Dean Fowler (Secretary)  
Stephen Walker (Chair)  
Wendy Bennett (Admin Coordinator)

*1. Accountant's Report*

Jos Rush produced the following report:

The Club was shut in August 2024 (Fin Year 24/25) . The Club continued to lose money and the overall loss for the Financial Year was £ 65k.

At the point of closure there was £ 218k assets and this has now reduced to £ 163k.  
Expenditure includes items such as:

- Final salaries
- Roofing
- Plumbing
- Re-wiring

£ 150k of this money is ring-fenced for the club re-development, which will be supported by additional funds from the shareholder offering.

Colin Baldwin confirmed that the current account funds were running low, particularly now the major asbestos clearance work has been completed. Colin also projected that if the Club had stayed open until now, based on projected losses, the current account would be showing a deficit of £69k.

There was a query from the floor over the existence of 8 barrels of beer. Colin confirmed that these had been given away. Furthermore, the wine collection was sold within the trade. There was a write-off of < £ 150 on the 'soft' items.

## 2. *Overview Plan and Summary of Progress for Community Benefits Society:*

Steve projected a high-level plan and summarised that those shown in blue had already been completed. Key item was:

- Development of Business Plan and Share Prospectus
- Building works, inc asbestos, electrical C1 fault, emergency lighting

Next steps:

- Issue of Business Plan and Share Prospectus to Plunkett
- Setting up of new Bank Account and Transfer of Funds
- Issue of Building Works Tender Docs
- Further fund-raising period

The Secretary stated that the overall requirement was £ 500k to ensure a sustainable future for the club.

There was a question raised regarding the ability to apply for grants to support the process. The Secretary confirmed that various grant funding applications were already in progress, including to support the initial share offering. In particular there is a potential for up to £ 120k in matched funding from Coops UK.

## 3. *Q&A session*

Q1: What will the club be used for

A1: The space would be multi-functional, with opportunities for different local organisations to use. Any future tenant may also be able to offer their own ideas based on their experience.

Q2: Will the CBS be a Private Members' Club?

A2: No, it will not be a Private Members' Club. It will be open to the public., depending upon particular events. We will be looking further afield to the surrounding towns for additional interest and support, with a view to including as wide a community as possible.

Q3: Will a prospective tenant have the local interest at heart

A3: There will be an element of managing any tenant to ensure that local and community interests are protected. Tenant selection will be crucial as will management of their contract.

Q4: What is to stop anybody from making a large investment and then controlling the club?

A4: Any individual will only have one vote, regardless of the amount of their investment.

Q5: Has Blenheim Palace been sounded out regarding any investment?

A5: Not yet. Previous contact has not been positive, but they will be approached as part of an overall area plan. They may well offer a repayable loan, on favourable terms.

Q6: Will it be necessary to buy shares, in order to have a vote?

A6: All existing members, by virtue of their paid-up membership (as of August 2024) will automatically receive one share in the CBS. However, the membership will be asked to increase their donation to a minimum contribution of £ 100.

Q7: Is there any option to run some fund-raising events e.g. Bring & Buy, Jumble Sale?

A7: Yes there is, but for donations the money could be contributed via the Share Option.

Q8: How can members get progress updates if they don't have an email address?

A8: The committee will look at a process for updating the web site.

### *Any other Business*

Hilary Brown offered thanks from the floor to Dean for his efforts as a volunteer throughout the process. This garnered applause from the floor.

Documents available to review:

- Public questionnaire responses
- Model Rules for the revised society

It took longer than expected for the Club to be recognised as an Asset of Community Value. This completed in May 2025. The ACV protects the building for another four and a half years.

Dean thanked everyone for attending.

### **MEETING CLOSED**

Date: 15<sup>th</sup> November 2025