

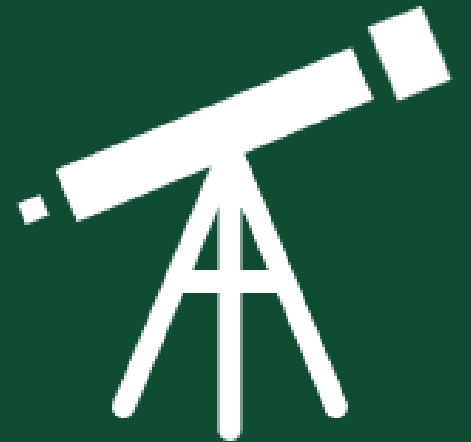
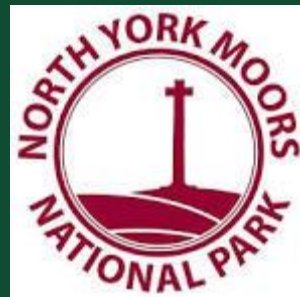
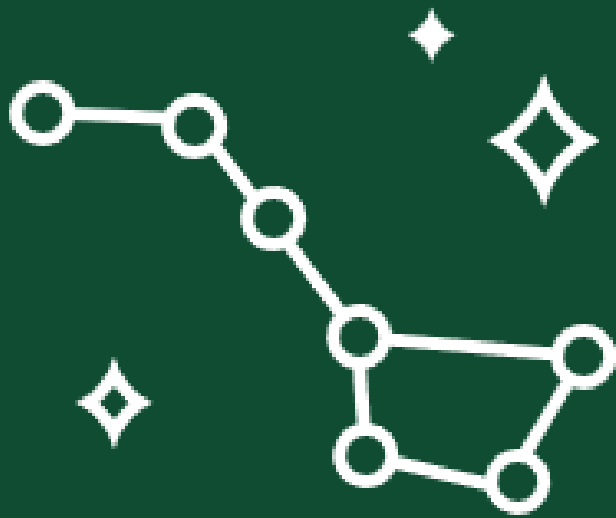
Dark Skies Evening

In collaboration with the North York Moors National Park Authority

Saturday 28th February 2026

7pm start

Gillamoor Chapel





THE
PLOUGH
FADMOOR

Special Members Meeting

29 January 2026

Agenda

1. Welcome and introduction of agenda (VChair Bob Ibbotson)
2. Progress Report (Martin Young)
3. Treasurer's Report (Ruth Gibson)
4. PR, Marketing and Upcoming Events (Debbie Sheehan)
5. Vote to adopt the revised Model Rules v7.3 (Martin Young)
6. Questions/AOB
7. Close



Progress Report

Martin Young



Progress since our last AGM

- Major renovation in progress
- 220+ private shareholders/members
- Highly successful beer festival and additional community focused pop-up events (Halloween and Christmas)
- TV series - Our Yorkshire Pub Rescue with Jon Richardson



Renovation Work - To Date

- New roofs and velux windows
- Grounds cleared for events & caravan site
- Toilet block and side entrance extension
- New cellar walls/ceiling/floor
- New bar flooring with underfloor heating
- Main bar ceiling replacement
- Accessibility improvements



Further work to complete

- Complete reposition of stairs
- New toilet block extension build
- Roof insulation and floor/wall fireproofing
- Electrical & plumbing/heating throughout
- Window replacement
- Internal/external render repairs and painting
- New rear bar
- Kitchen renovation & fitout
- Internal decoration and fittings



When will we open?



Phase 1 – what is it & when

- Traditional pub with bar and food offering
- Focus on downstairs area and outside seating spaces
- Aiming to open September 2026
- Expecting to open 7 nights per week
- Themed nights and Events
- Recruit key members of staff
 - Manager/Chef/Front of House etc



Community Focus

- Volunteer run bar – Monday & Tuesday
- All day offering to support locals and give a meeting place
- Encourage local groups to visit and use facilities
- Themed events/nights e.g. pie night, quiz
- The Plough pub teams e.g. Dominoes, darts etc
- Loyalty scheme (funds permitting)



Suggested opening hours

Day	Times	Offering
Monday – Tuesday	5pm – 10pm	Bar only – volunteer run
Wednesday – Saturday	9.30am – 5pm	Breakfasts, light bites, all day tea/coffee
	12pm – 3pm	Lunch
	6pm – 9pm	Dinner
	9pm – Close	Bar
Sunday	9am – 11am	Breakfasts, light bites, all day tea/coffee
	12pm – 4pm	Sunday Lunch
	4pm – Close	Bar

Forward Projections 5 Year Plan

£000s	Year 1	Year 2	Year 3	Year 4	Year 5
Sales	580	676	696	717	739
Cost of Sales	(232)	(270)	(279)	(287)	(295)
Gross Profit	348	406	417	430	443
Operating Profit EBITDA	91	133	139	146	153
Operating Profit %	16%	20%	20%	20%	20%
Interest to Shareholders				7%	7%
Donation to Community				(10)	(10)
Corporation Tax	(20)	(31)	(33)	(27)	(29)
Profit After Tax	64	95	99	83	89

Forward Projections 5 Year Plan

The Plough Fadmoor - Forward Projections 5 Year Plan						
	Note	Year 1	Year 2	Year 3	Year 4	Year 5
Profit and Loss Forecast						
Total Operating Income (Sales)	1	£579,677	£675,867	£696,143	£717,028	£738,538
Total Operating Costs (Cost of Sales)		-£231,871	-£270,347	-£278,457	-£286,811	-£295,415
Gross Profit		£347,806	£405,520	£417,686	£430,217	£443,123
Gross Profit %		60%	60%	60%	60%	60%
Total Overheads (Expenses)	2	-£257,200	-£272,636	-£278,489	-£284,472	-£290,587
Total Overheads:Turnover		-44.37%	-40.34%	-40.00%	-39.67%	-39.35%
Operating Profit EBITDA (earnings before interest, tax, depreciation and amortisation)		£90,606	£132,884	£139,197	£145,745	£152,536
Operating Profit %		16%	20%	20%	20%	21%
Total Other Income	3	£0	£0	£0	£0	£0
Total Other Expenses	4	-£6,658	-£6,658	-£6,658	-£34,995	-£34,231
Profit/Loss Before Tax		£83,948	£126,227	£132,539	£110,749	£118,305
Taxable Profit		£90,606	£132,884	£139,197	£117,407	£124,963
Corporation Tax (after Marginal Relief)	5	-£20,261	-£31,464	-£33,137	-£27,363	-£29,365
Profit/Loss After Tax		£63,688	£94,762	£99,402	£83,386	£88,940
Retained Profit/Loss		£63,688	£158,450	£257,851	£341,238	£430,178
Notes:						
1. All values are exclusive of VAT						
2. Business Rates may rise to about 3% of turnover at revaluation due to take effect in April 2026 (Year 1 of operations) Rates were paid for currency year, so account remains in credit and will be allocated to cover our first rates bill once we start operating.						
3. Total Other Income may increase from other revenue streams - e.g. grant application, donations etc						
4. Total Other Expenses includes depreciation Year 1 - 5, shareholder interest payments and community donations Year 4 - 5						
5. Corporation Tax calculated and shown before any Capital Allowances relief. During Year 1 - 3, we expect minimal CT to be paid as any operating profits will be directly invested back into ongoing projects.						



Treasurer's Report

Ruth Gibson



Funding position

- £104,920 in the bank
 - £10,000 to be retained as contingency fund
 - £11,000 outstanding invoices
- £83,920 working capital
- Budgeted costs to complete phase 1 - £143,575
- Budgeted shortfall to open - £59,655



Sources of additional funding

- Grant applications
- Event fundraisers (Pop-Ups, Beer Festival etc)
- Secure additional private investors
- Corporate donations
- Existing investor increases
 - a perfect gift



Our Share Offer - Raising funds

- Secure investment between £250 and £25,000
- Speak to Committee Member, email fadmoorplough@gmail.com
- Online Investment now available
www.theploughfadmoor.co.uk/invest
- Please encourage other community member investment



Get involved



Get involved – reduce our labour costs

- Trades required
 - Electrical
 - Plumbing & heating
 - Builders/plasters
 - Joiners/Carpenters
 - Decorators
- Work days at the pub (Email us if interested)
www.theploughfadmoor.co.uk/volunteer
- Fundraisers – all ideas and help welcomed
email fadmoorplough@gmail.com



PR and Marketing

Debbie Sheehan



PR and Marketing

- New website with increased functionality:
www.theploughfadmoor.co.uk
- Regular blog/news posts – subscribe today!
- Media coverage has generated £70k - equivalent advertising
- Regular social media updates



83k views last 28 days
6.7k engagement
1,700+ Facebook followers



4.6k views so far
this year



Welcome to The Plough, Fadmoor in North Yorkshire



Our Yorkshire Pub Rescue with Jon Richardson



- Sunday Times Magazine feature on The Plough to appear 1st February
- The four-part observational series will be televised on **Wednesday 4th February on More4 at 9pm.**
- Will run on consecutive Wednesdays throughout the month of February. The programme will also be available on Channel 4's streaming services.
- BBC Breakfast, Look North, BBC Radio York



Events in 2026

- Sat 28 Feb Dark Skies presentation at Gillamoor Chapel
- March/April Comedy Night with Jon Richardson and friends
- Sat 9 May Cycle Sportif – Pedal! Pie! Pint!
- 10 & 11 July Beer Festival 2026
- September The Plough Grand Opening

- Strong desire for regular pop-up venue until open

- Please share any event ideas



Model Rule - updates

Martin Young



Model Rules - Adopting V7.3

Why Adopt the New Model Rules for Our Community Benefit Society?

Benefits of Adopting the New Version

- *Stronger Legal Compliance*
- *Improved Governance and Transparency*
- *Protection of Community Assets*
- *Future-Proofing and Flexibility*
- *Greater Confidence for Funders and Members*

What Does This Mean for You?

Adopting the new model rules will not change our purpose or values, it strengthens them. It ensures we remain compliant, transparent, and ready for future opportunities.



Q&A



Thanks for coming

