



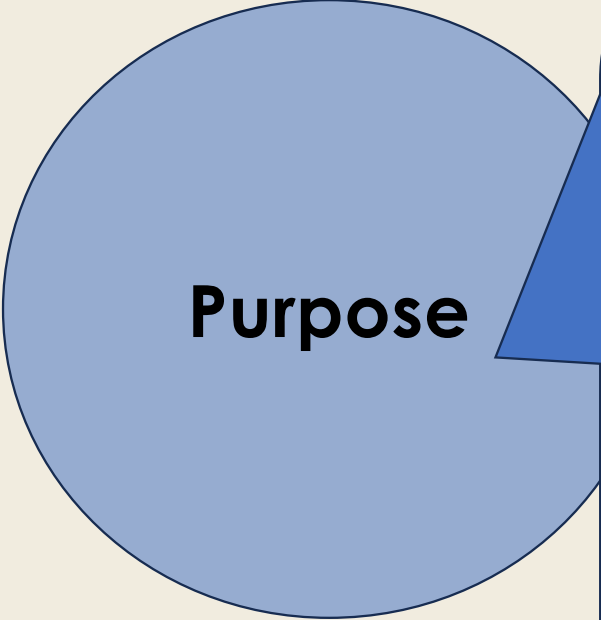
Drewsteignton Community Society Limited Annual Members' Meeting

**THE
DREWE ARMS**
COMMUNITY PUB

2nd October 2025

Agenda

1. Welcome
2. Presentation of the DCSL Accounts
3. Membership update
4. Community pub update and the year ahead
5. Management Team (Board) Election
6. Questions and suggestions



Purpose

***“To sustainably
preserve the Drewe
Arms as an important
social hub and
successful business
in and for our
community.”***

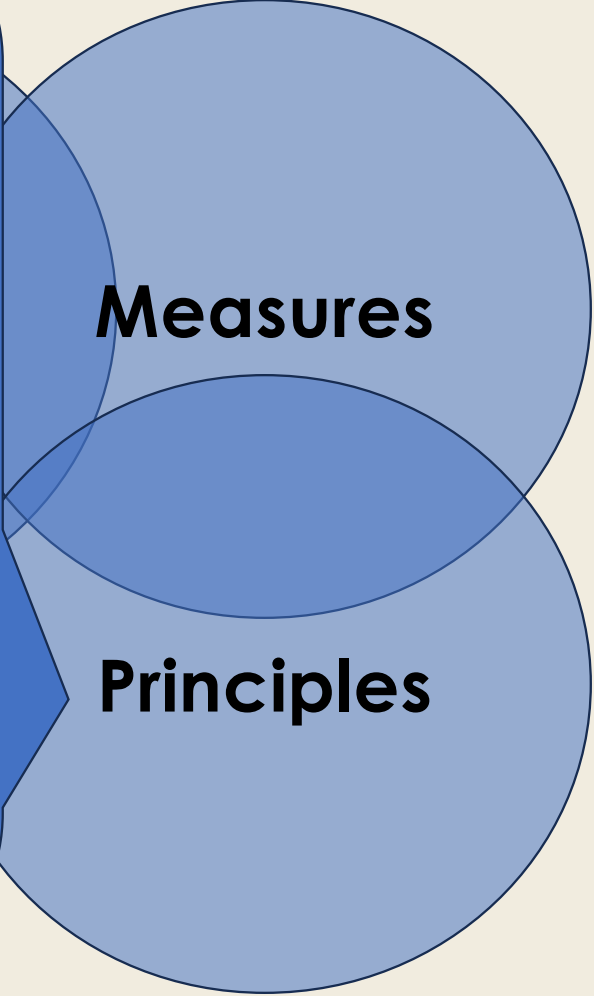
Leading Measures

*Customer numbers
Repeat Customers
Satisfaction
Community Value*

Lagging Measure
Profitability

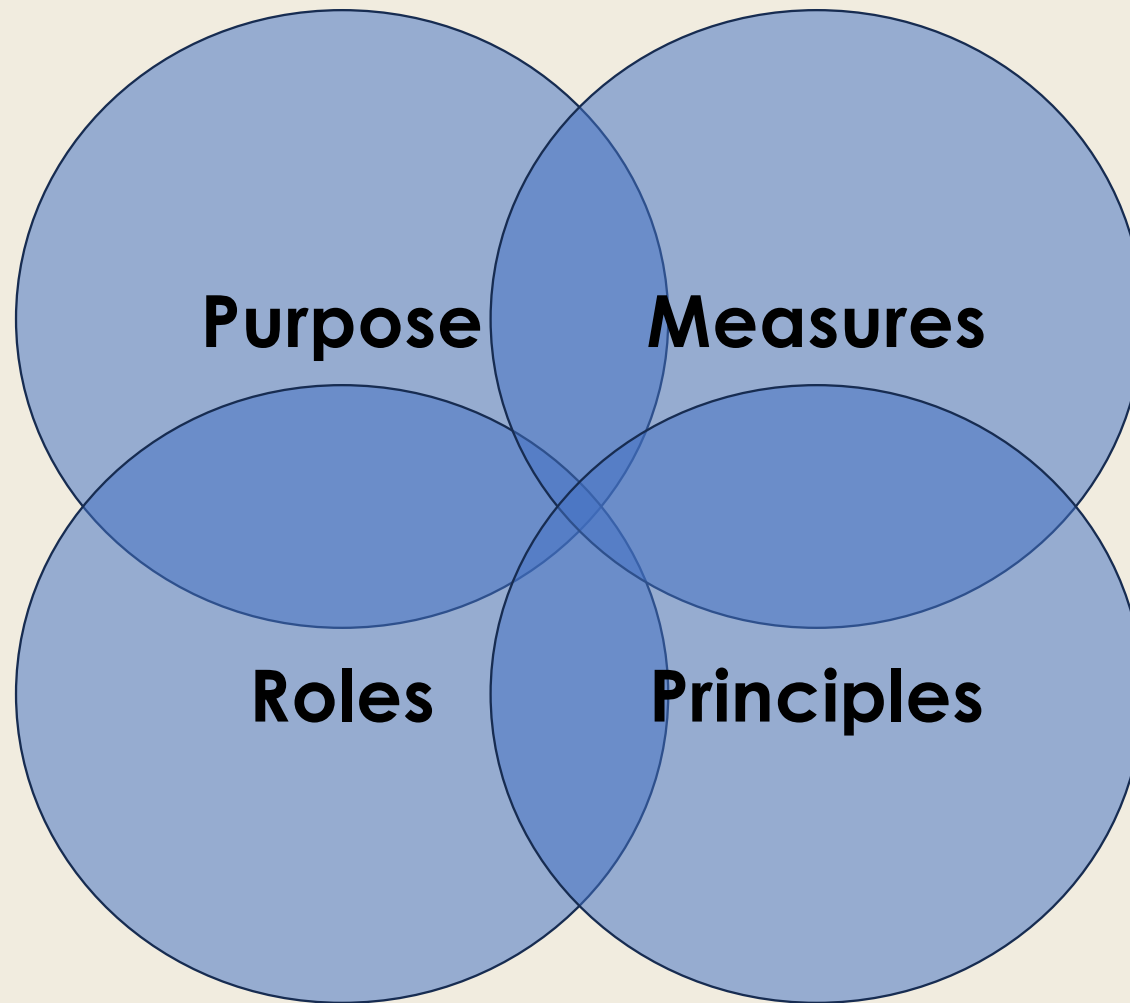
Measures

1. Be **welcoming**, and focus on **vibrance**
2. Keep things **simple**
3. Whatever we do we will strive to **do very well**
4. Focus on **quality**, but be mindful of **affordability**
5. Build **sustainability** into how we do things
6. Be **consistent**

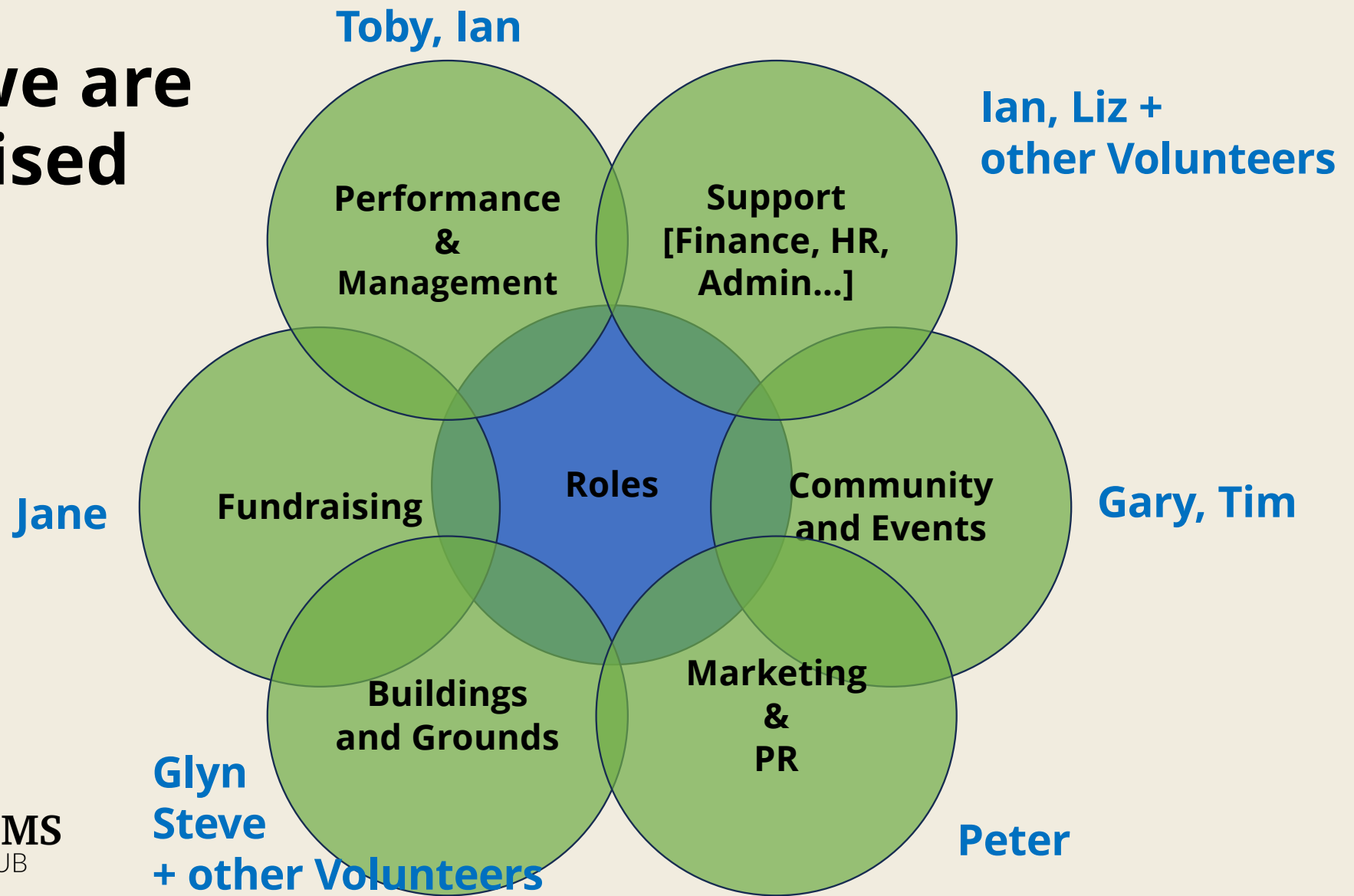


Measures

Principles



How we are organised



Presentation of DCSL Accounts

Ian Pickford – Company Secretary

Presentation of DCSL Accounts

- Our financial year ends on March 31st
- 2024 had only one month's trading
- 2025 is for a full year

Presentation of DCSL Accounts

- The pub and management teams handle all invoices & payments through the year; our accountants prepare the year end accounts

We have served....

2,473	Hot drinks
2,809	Glasses of wine
3,385	Bottles of beer
6,810	Portions of chips
7,001	Packets of crisps and nuts
15,274	Soft drinks
63,950	Pints of draught



Accounts to 31st March 2025

*12 months trading
for 2025*

- *Sales*
- *Cost of Sales*
- *Overheads*
- *Profit (loss)*

THE
DREWE ARMS
COMMUNITY PUB

	2025	2024
Turnover		
Total Turnover	404,171	39,273
% Wet	58%	96%
Total Cost of Sales	177,161	7,730
Gross Margin	227,010	31,543
Total Employee Costs	191,306	7,803
% of turnover	50%	
Total Office Expenses	6,498	1,245
Total Repairs	22,159	9,382
Premises Expenses		
Total Premises Expenses	115,900	41,372
Total Marketing	18,528	15,193
Total Finance Charges	12,338	13,656
Total Administrative Costs	366,730	88,650
% of turnover	44%	226%
Operating Profit	(131,810)	(47,944)
Other Income		
Profit on Ordinary Activities Before Tax	(137,668)	(48,568)

Accounts to 31st March 2025

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for 2025*

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Accounts to 31st March 2025

Sales

- *Wet*
- *Dry*
- *Accommodation*
- *Events*

	2025	2024
Turnover		
200 - Wet Sales	223,697	17,748
201 - Food Sales	157,229	724
203 - Accommodation Sales	4,254	
204 - Event Sales	3,089	
Grants	15,902	20,800
Total Turnover	404,171	39,273
	% Wet	
	58%	96%
Cost of Sales		
310 - Cost of Sales - Wet	88,807	7,117
312 - Cost of Sales - Food	80,310	613
315 - CofS - Accommodation	6,944	
317 - Cost of Sales - Events	1,100	
Total Cost of Sales	177,161	7,730
Gross Margin	227,010	31,543

DCSL Accounts – sales and gross margin

2025 total sales were: £404k

Cost of sales was: £ 177k

Gross Margin: £ 227k 56%

Target Gross Profit: 70%

Accounts to 31st March 2025

Costs

- *Employee*
- *Premises*
- *Heat & Light*
- *Finance*
- *Other*

THE
DREWE ARMS
COMMUNITY PUB

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Accounts to 31st March 2025

Costs

- *Employee*
- *Premises*
- *Heat & Light*
- *Finance*
- *Other*

	2025	2024
Total Employee Costs	191,306	7,803
% of turnover	50%	
Total Office Expenses	6,498	1,245
Equipment Expenses		
420 - Equipment Repair	18,442	8,435
421 - Kitchen Equipment	1,819	44
Other Equipment Costs	1,898	903
Total Equipment	22,159	9,382
Premises Expenses		
443 - Building Repair	64,558	22,385
444 - Insurance	19,781	9,840
445 - Light, Power, Heating	22,420	3,745
Other Premises Costs	9,141	5,401
Total Premises Expenses	115,900	41,371
Total Marketing	18,528	15,193
Total Finance Charges	12,338	13,656
Total Administrative Costs	366,729	88,650
% of turnover	44%	226%

Accounts to 31st March 2025

*12 months trading
for 2025*

- *Sales*
- *Cost of Sales*
- *Overheads*
- *Profit (loss)*

THE
DREWE ARMS
COMMUNITY PUB

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Other Income		
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Accounts to 31st March 2025

Operating Profit	(131,810)	(47,943)
Other Income		
270 - Interest Income	2,142	44
491 - Interest Paid	(8,000)	(668)
Profit on Ordinary Activities Before Tax	(137,668)	(48,567)

Balance Sheet

as at 31st March 2025

THE
DREWE ARMS
COMMUNITY PUB

FIXED ASSETS		
Tangible Assets	454,888	431,286
CURRENT ASSETS		
Stock, Debtors & Cash	61,972	209,245
Creditors: Due Within 1 Year	(36,926)	(24,029)
Creditors: Due After more than 1 Year	(99,000)	(99,000)
TOTAL NET ASSETS	380,934	517,502
CAPITAL AND RESERVES		
Called up share capital	567,169	566,069
Profit and Loss Account	(186,235)	(48,567)
MEMBERS' FUNDS	380,934	517,502

Presentation of DCSL Accounts

Ian Pickford – Company Secretary

The full accounts are available on our website
drewearms.org

The good news ...

Things are now improving:

Increasing sales

Controlling product cost/ wastage

Managing staff costs

Tight control of overheads

.....more on this year's trading later

Membership update

Ian Pickford – Company Secretary

Membership Update

By coming together, we have managed to buy and run our own pub

People who want to become members of our exciting project can still do so

Membership Update

DCSL now has 610 Members

Who have invested a total of:

£569,119

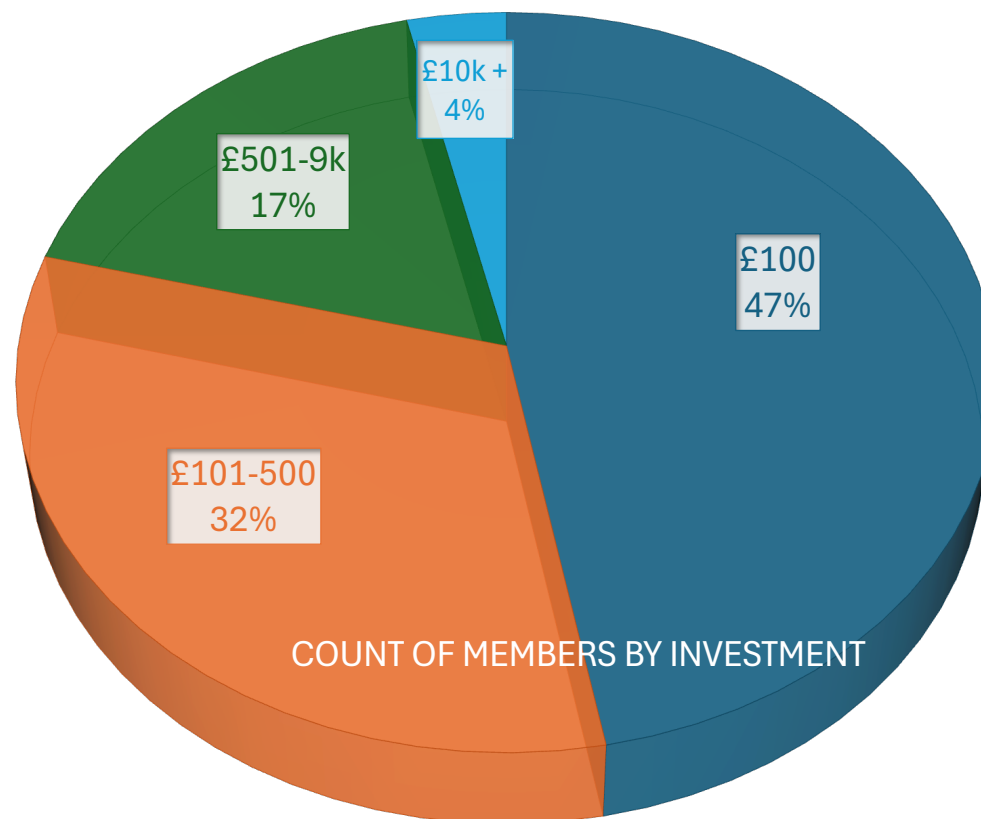
Community Pub Share Offers

Our share offer remains one of the....

- *largest by value*
- *with most investors*
- *most diverse*

**THE
DREWE ARMS**
COMMUNITY PUB

Number of investors by value of investment (at 30-Aug-25)



Membership Strategy (A legal requirement)

- The 'rules of membership' are as detailed in the Plunkett Foundation's Model Rules (available on on our website)
- We have gained new members over the last year and encourage **new members to join and for members to increase their subscription.**
- Shares are not transferable except on death.
- Shares may not be withdrawn for the first 3 years.

Membership Strategy

We want to encourage new members who

- complete an application form for membership
- are over 16 years of age
- support the Society's Purpose & Objectives
- pay for at least 100 shares (hopefully more)
- are accepted by the management committee

Update and looking ahead

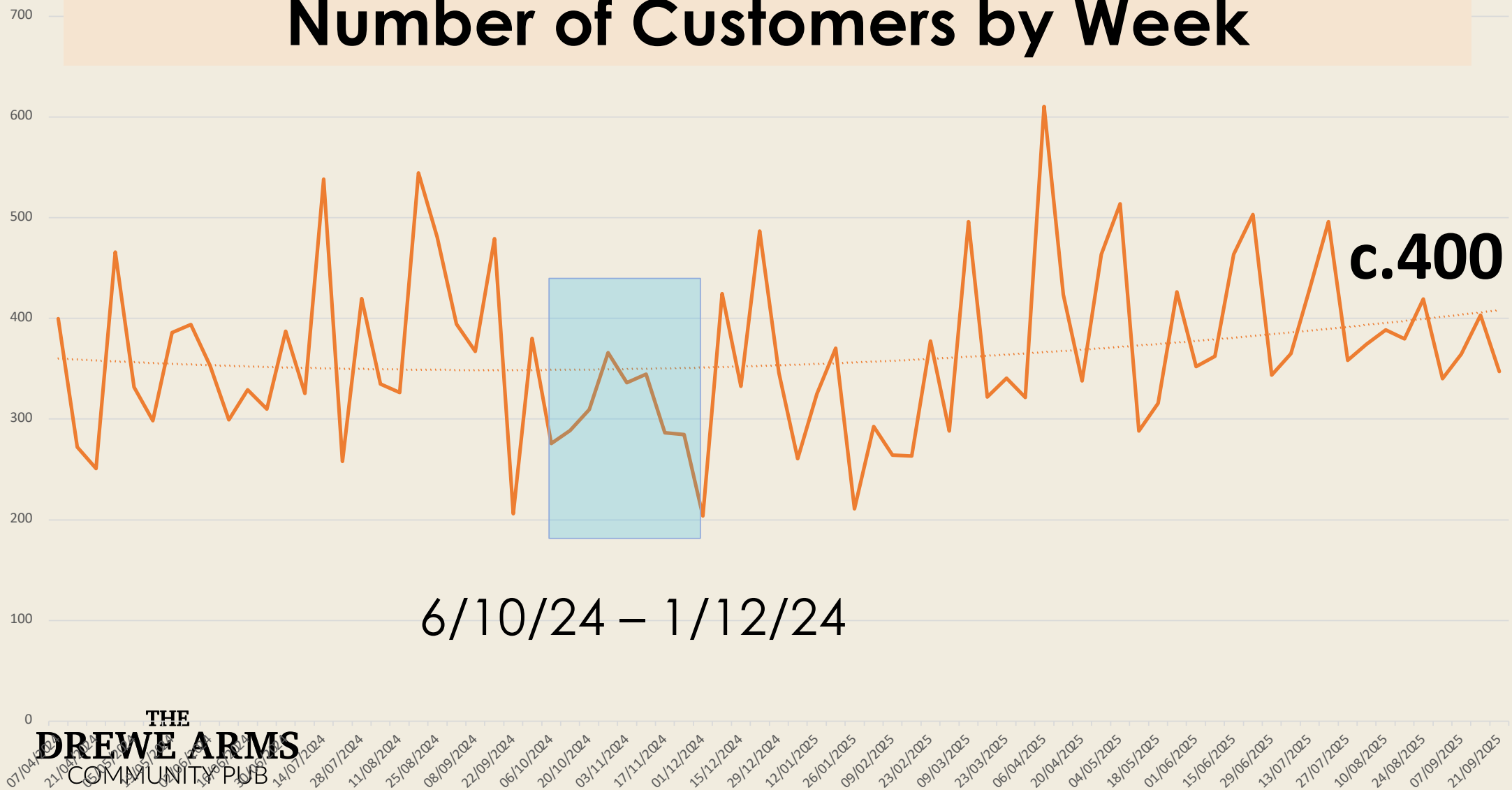
Toby Rubbra – Chair + Management Team Members

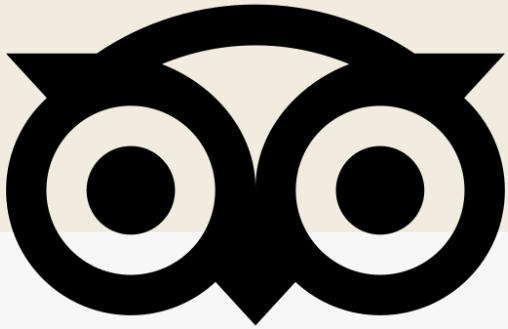
How do we know we're doing a good job?

1. Our **Customer numbers** and **value** ...
2. Our **reputation** and **repeat** customers are growing
3. The business is **profitable**
4. The buildings are **preserved**
5. We are creating **community** value

“To sustainably preserve the Drewe Arms as an important social hub and successful business in and for our community.”

Number of Customers by Week





Reviews

[Tips/Q&A \(8\)](#)

[All reviews \(92\)](#)

[Share a tip](#)

[Write a review](#)

5.0

Excellent

●●●●● (92)



Service



Food



Value

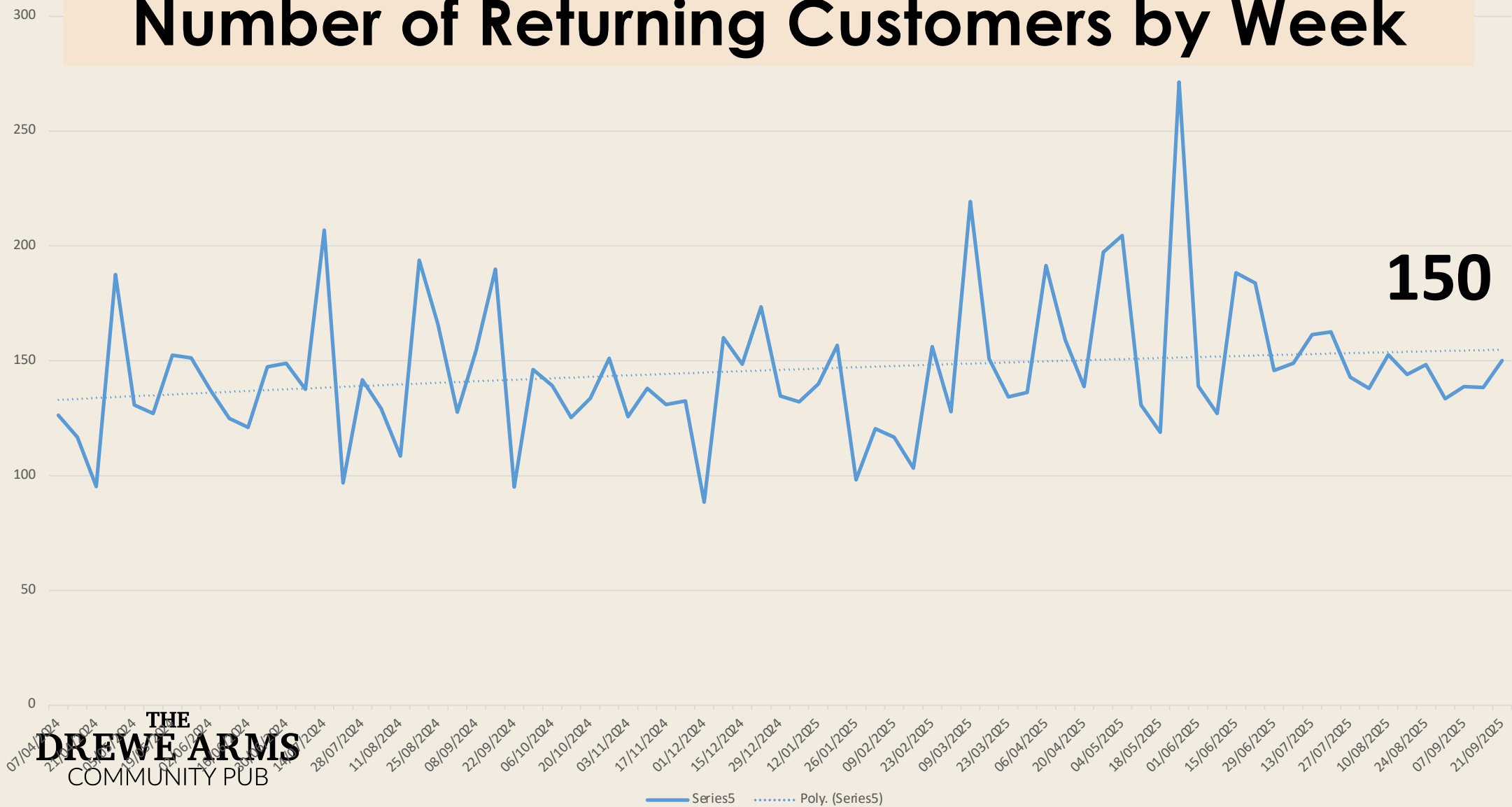


Atmosphere

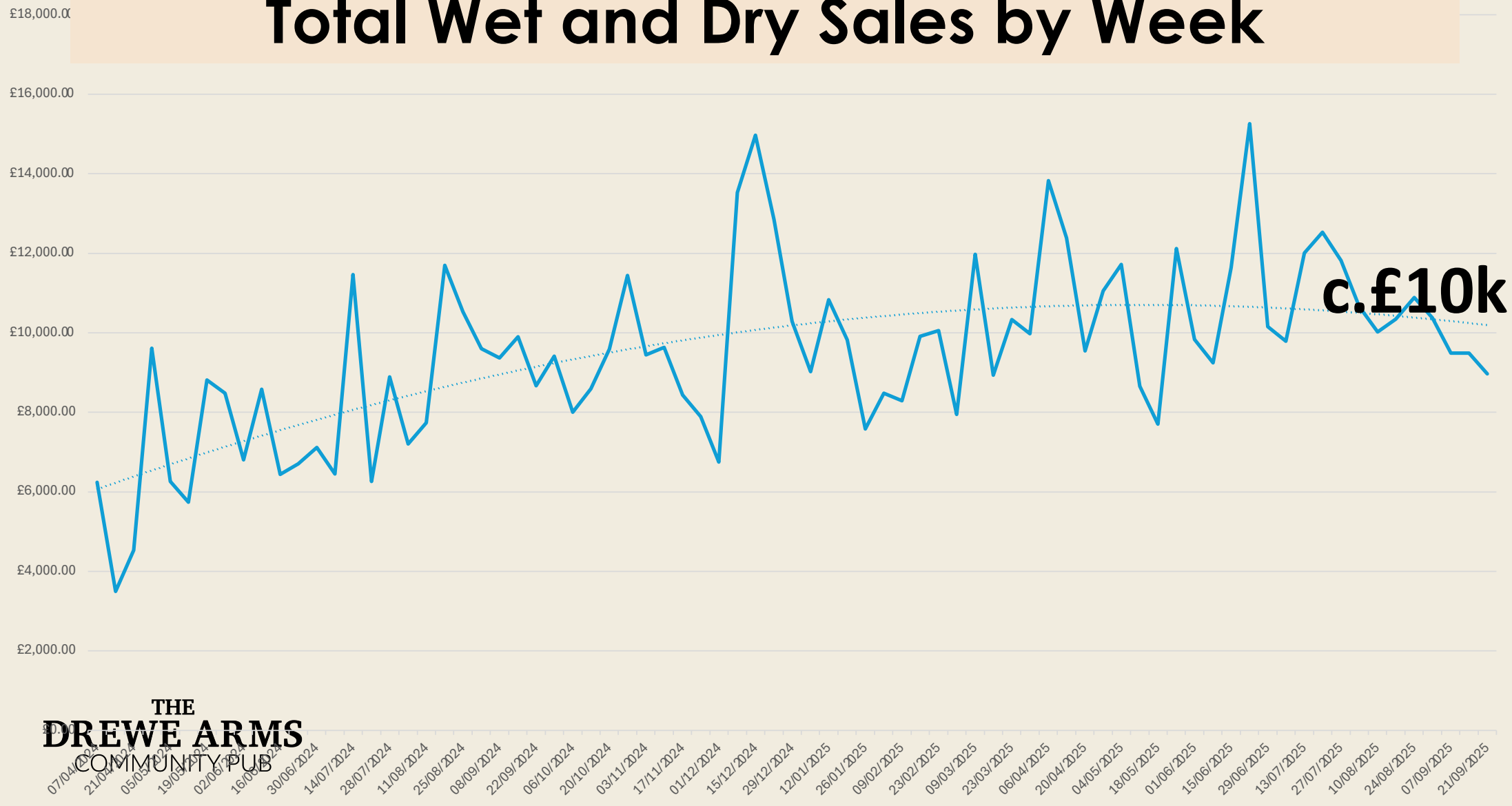


THE
DREWE ARMS
COMMUNITY PUB

Number of Returning Customers by Week



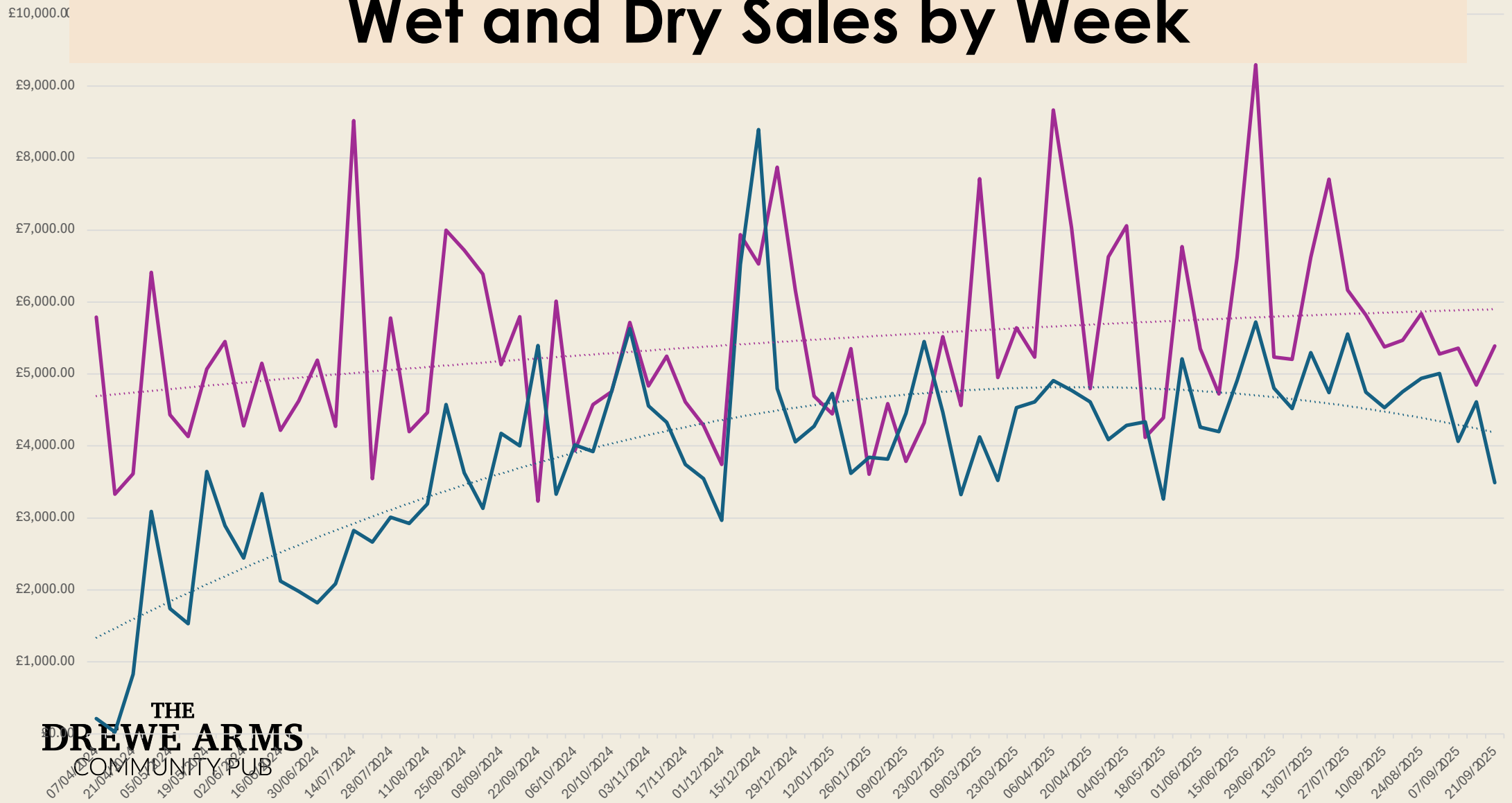
Total Wet and Dry Sales by Week



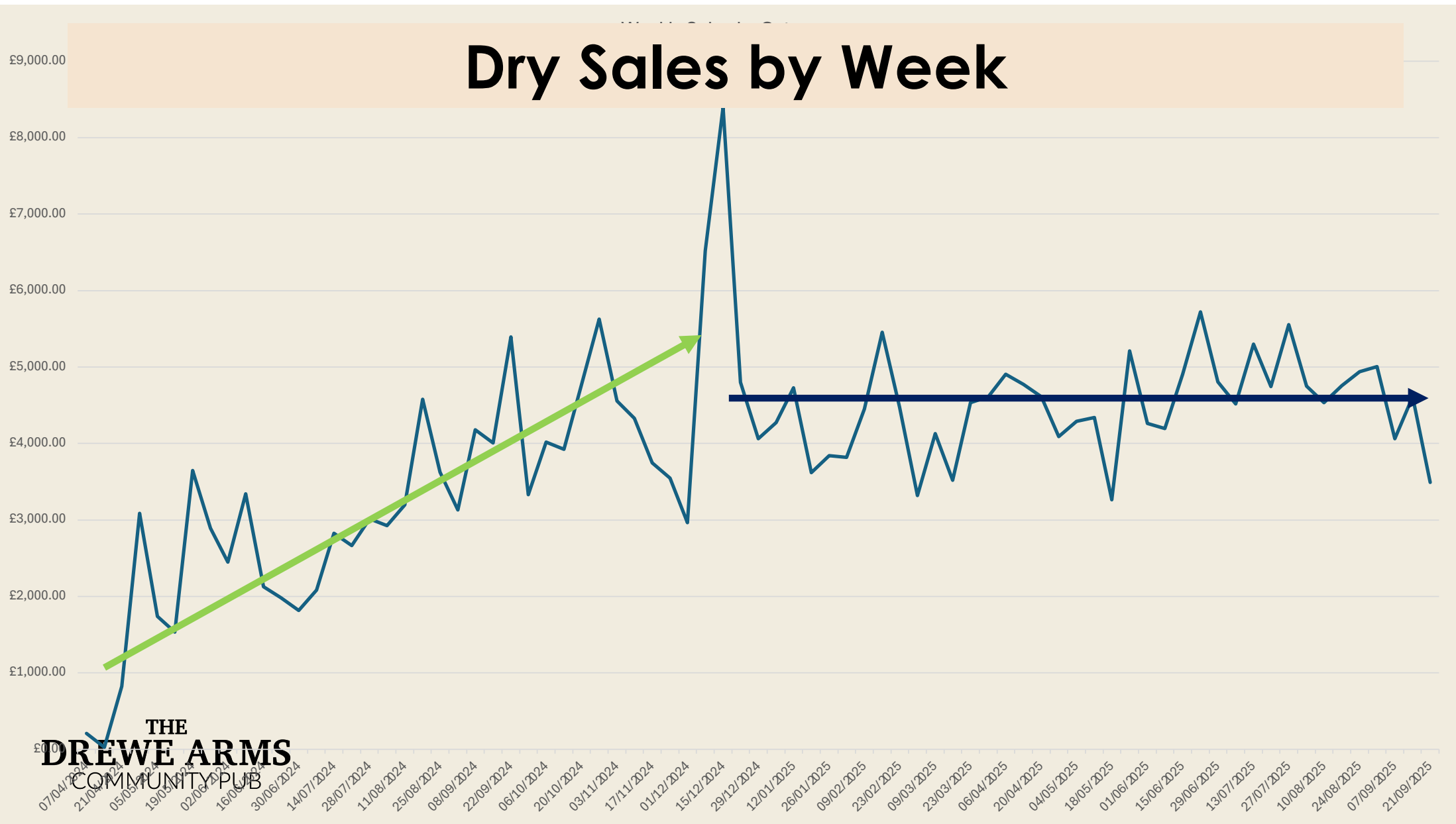
THE
DREWE ARMS
COMMUNITY PUB

c.£10k

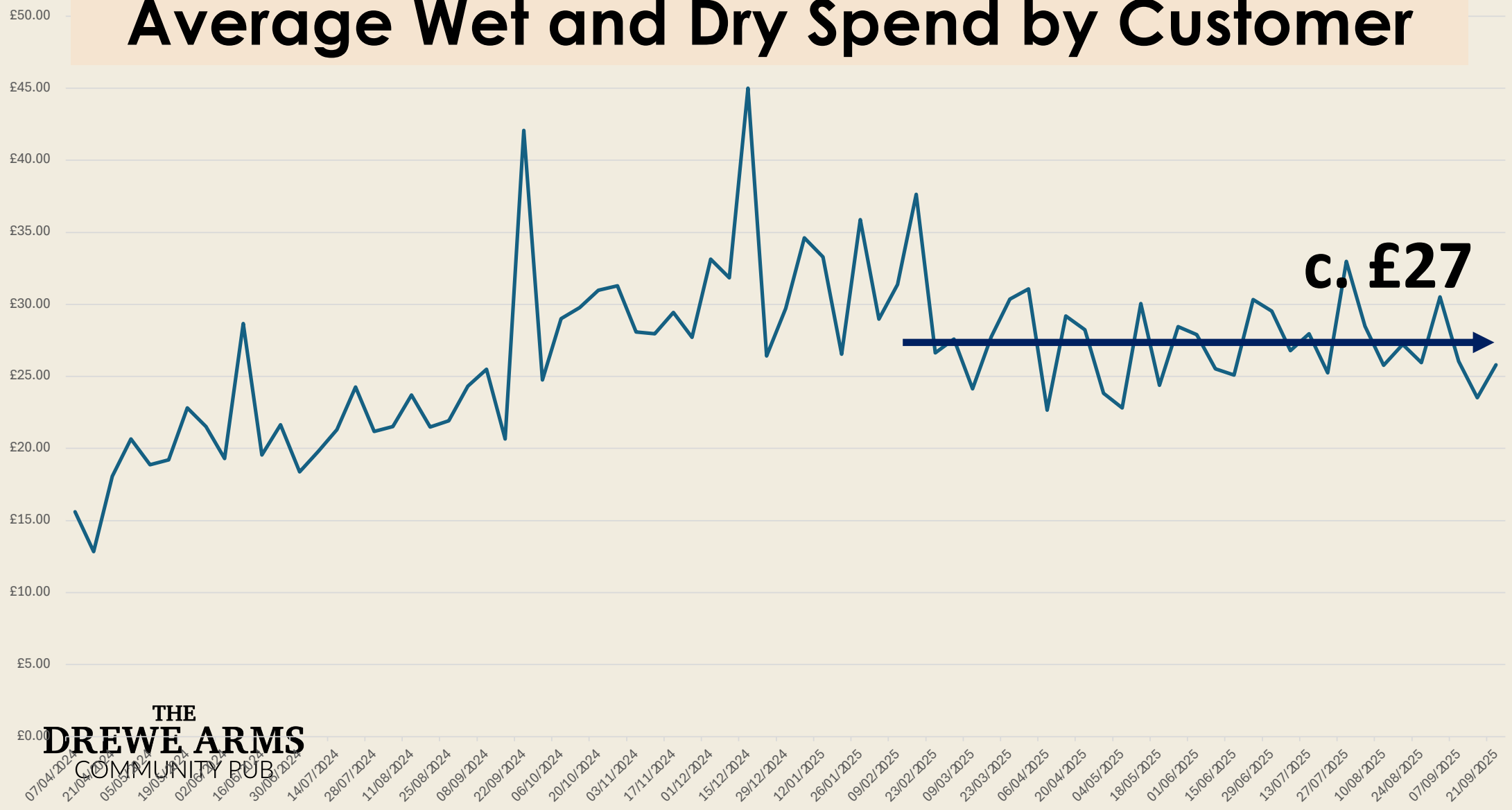
Wet and Dry Sales by Week



Dry Sales by Week



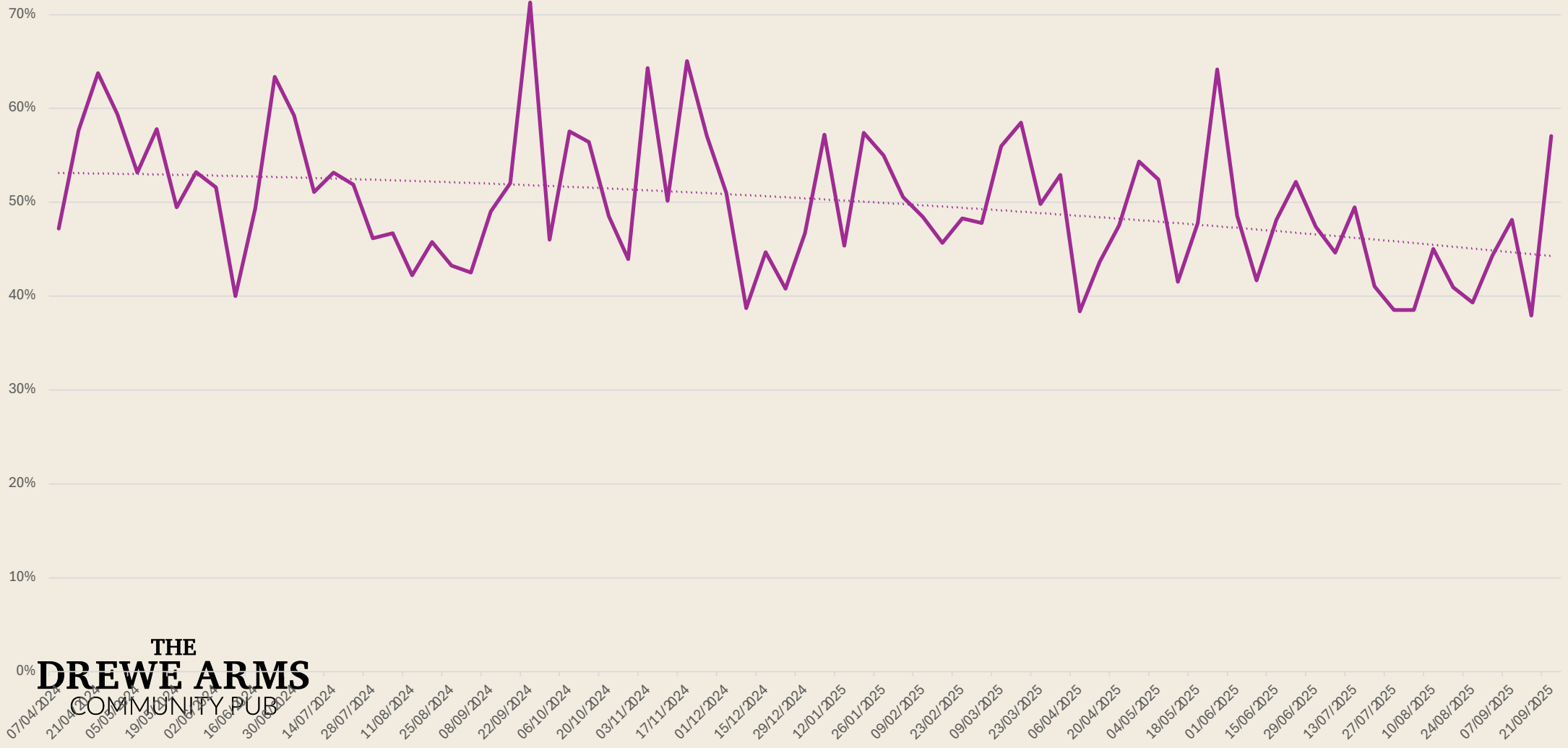
Average Wet and Dry Spend by Customer



c. £27

THE
DREWE ARMS
COMMUNITY PUB

Returning Customers % of Wet and Dry Spend



THE
DREWE ARMS
COMMUNITY PUB

**Our current number one issue is
sorting out our food proposition.**

**Recruitment of our new Lead Chef
underway**

**But... what does this mean
in terms of profitability...?**

The good news is...

- We have continued to improve the buildings despite having little grant funding.
- The profitability of drink sales has slightly increased.
- Employee costs have been controlled.
- Our overhead costs have been better managed.
- Accommodation revenues are increasing...

Sales Year to date: £214,922

Projected Turnover £500,000+

Profit Year to date £2,303

We are now in PROFIT!

And... where are we with grants?

In 2023, our beautiful buildings were in a poor state. Volunteers cleared and cleaned but professional work was also needed. To date – we have spent:
£ 130,263.57 on renovation and professional fees - of which £32,432 came from grants.

Work to keep the buildings sound priorities include:

- Pub windows and porch
- Long Room east wall

Funding

what do we still need?

We
Have two active
funding applications to:

The Bernard Sunley Foundation and
The Community Halls Capital Fund

Long Room Community
access improvements :

- New entrance doors
- Improved lobby area
- Replacement stairs to courtyard
- Double glazing of window

Unfortunately The Pilgrim Trust was unable to support our application as they are focussing their funds on the 'at risk' register of buildings

We have secured a £37k grant in collaboration with the National Trust and the Church.

This grant is to fund a feasibility study into providing renewable energy for the Drewe Arms, the Church, Church Cottage, and the 4 National Trust cottages under restoration.

**THE
DREWE ARMS**
COMMUNITY PUB



DREWSTEIGTON
COMMUNITY ENERGY

Preserving our buildings

Works completed

- Thatch combed, repaired and re-ridged
- Pub re-rendered and lime washed
- Kitchen work to meet regulations
- Wood shed
- Oil tank enclosure upgraded to meet regulations
- Renovation of Bunk Rooms and Church Cottage
... and much more!

Works ongoing

- Upstairs accommodation – renovation and décor
- Upstairs meeting room-refurbishment
- Fixing leaking roof above kitchen
- Upgrade to pub heating system
- Ensuring fire regulation compliance

Works planned

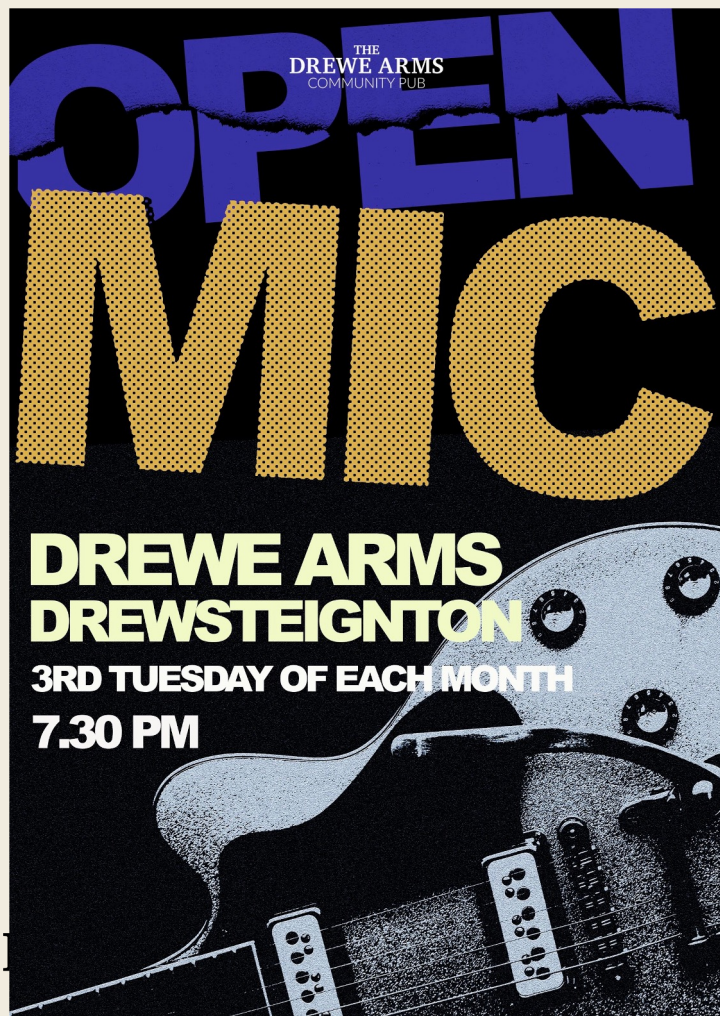
- New entrance doors to Long Room
- Long Room churchyard wall repairs and drainage
- Restoration and double glazing of L/R window
- New exit door and staircase from L/R to courtyard
- Improvements to L/R lobby area
- Pub porch and windows

And for the future...

- Sustainable heating
- New render for the Long Room
- Car park
- Improvements to Courtyard and garden

An update on Events

Live in the Long Room



Live in the Long Room

DOMINIE
HOOPER

MAY '25

4 - Longrooms, Drewsteignton ♡
5 - The Exchange, Bristol ♡
6 -SJO, London ^

^ = with Sarah Johns Music Party ♡ = with *MOYASULT*

THE
DREWE ARMS
COMMUNITY PUB



ALICE ZAWADSKI LIVE
IN THE LONG ROOM
Saturday 10th May 8.00-10.30pm

Live in the Long Room

**DOMINIE HOOPER
AND OSS CHOIR**

SINGING WORKSHOP

AND ACOUSTIC PARTY

SATURDAY 9TH AUGUST

**SINGING WORKSHOP 2.00PM-
4.00PM IN THE LONG ROOM £15 PP**

EVERYONE CAN SING - COME ALONG AND FIND YOUR VOICE!!

FOLLOWED BY...

**ACOUSTIC PARTY 7.00-LATE
IN THE LONG ROOM**

*BRING AN INSTRUMENT. BRING A VOICE!
SUGGESTED DONATION £5.00 - £10.00. FREE IF YOU'RE PLAYING.
FREE IF YOU ATTENDED THE WORKSHOP. PAY ON THE DOOR.*

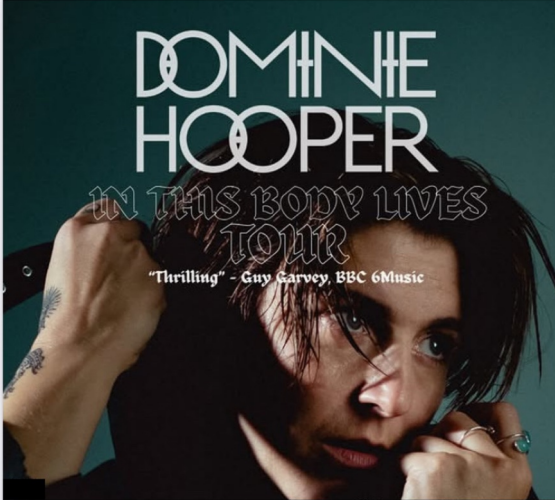


Live in the Long Room



D
COMMUNITY PUB

Live in the Long Room - coming up



DOMINIE HOOPER
IN THIS BODY LIVES
TOUR
"Thrilling" - Guy Garvey, BBC 6Music

**DOMINIE HOOPER DEBUT ALBUM
LAUNCH PARTY plus LAWI ANYWAR**
Saturday 22nd November 6.00-12.00pm

Dominie will be performing live in the Long Room as part of a 14 date national tour to launch her new album 'This Body Lives'. She will be joined by locally born singer songwriter Lawi Anywar. If you're unfamiliar with Dominie, her sound draws comparisons to the brooding drama of PJ Harvey and John Parish, the raw emotional weight of Magnolia Electric Co., and the timeless power of Richard & Linda Thompson.



SARAH HARRIS QUARTET
Saturday 15th November 7.30pm - 10.30 pm

**THE LONG ROOM
DREWE ARMS**
Drewsteignton EX6 6QN

Soulful jazz with influences from Etta James, Jeff Buckley, Chet Baker, Aretha Franklin, Carmen McRae....

TICKETS £10 + booking fee
<https://buytickets.at/thedrewearms/1824123>



**Sparko's
GOING BACK HOME**
Let it roll

SPARKO founder member of the legendary Dr FEELGOOD with his new band, take a trip down memory lane playing Rhythm & Blues just like the old days.... MAY

**THE LONG ROOM
DREWE ARMS**
SATURDAY 29TH NOVEMBER
7.30 pm - 10.30 pm
Drewsteignton EX6 6QN

TICKETS £12 + booking fee
<https://buytickets.at/thedrewearms/1833559>



**THE DREWE ARMS
COMMUNITY PUB**

**LES CARAVANES - FINGERSTYLE FOLK
AND BLUES FROM THE TOP SHELF**
Tuesday 14th October 7.00-10.30pm

Inspired by the all-night impromptu format of the legendary 60's folk clubs, Les Caravanes is a travelling collective comprising some of Britain's finest singers and instrumentalists.

We will be treated to solo and duo sets from Sam Grassie and Mataio Austin Dean, followed by musicians drawn from the full band, from across the British Isles which includes Robin Adams (Glasgow), Daisy Rickman (Cornwall), Sam Fryer (Cardiff) & Alfie Jones (London).

A very special night, not to be missed!

Tickets £10.00 +£1 booking fee
[drewearms.org/events](https://buytickets.at/thedrewearms/1833559)

**THE
DREWE ARMS**
COMMUNITY PUB

Community Power!

Thank you
to all our
volunteers



All Community Pubs are greatly helped by their volunteers

.....we are reorganising how we manage our volunteers



*We want every volunteer to feel
.....valued, properly trained and supported*

Community Power! Five Groups

- **Maintenance & Painting**
- **Gardening**
- **Front of House**
- **Kitchen Help**
- **Help with accommodation**

Community Power! Five Groups

- **Maintenance & Painting – Glyn Martin**
- **Gardening – Liz Wiseman**
- **Front of House – The Pub Team**
- **Kitchen Help – The Pub Team**
- **Help with accommodation - The Pub Team**

- **Co-ordination & Admin – Ian Pickford**

Some recognition and thanks

Board Election

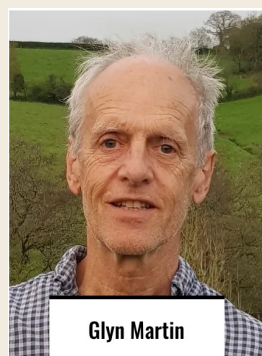
Ian Pickford – Company Secretary

Election of members

Our financial rules say we must formally elect the management team at each Annual Members' Meeting.

Members are hereby invited to vote in favour of the appointment of the remaining team for the next year.

Election of members – the proposed management team



Questions and Suggestions

Open to the floor