

Mustard Seed Property Limited
Annual General Meeting – MINUTES

Zoom

16:00 – 18:00 22nd February 2023

Attendees:

D Brewer (DB), E James (LJ), S Clague (SC), S Mumme (SMu), A Langer (AL), S Maxey (SMa), R May (RM), N Smith (NS), A Hill, B Wrigley, D Evans, J West, J Macro, L Paterson, M O'Regan, M McMaster, T Colborne, J Noble, I Pye.

AGENDA

Apologies

C Lewis, D Uren, F Von Stothem, R Death

Introduction

Chair – Daniel Brewer (DB) gave a brief welcome and introduction.

Approval of minutes of previous AGM

The minutes of the previous AGM were approved as a true and accurate record.

SMu Proposed. D Evans Seconded.

Chair's Report

- DB explained that the Newquay Lighthouse project went live in June 2022. The Redruth project also started on site just post year-end. Difficulties were experienced through the process in preparing the Redruth project but the board is thrilled it has now gone live.
- 2 new directors: Charles and Richard joined during the year.
- DB discussed the growing importance of creating a space for our VIPs being the vulnerable adults in need.
- Helston property: LJ updated. A budget had previously been set aside for a refurb upgrade. The rear property render had to be removed to investigate a leak which revealed a rotten lintel. Supports were put in place and a builder sourced. The board was very pleased with the contractor and their treatment of the tenants. Some tenants had to move during works, but all went smoothly. SMa visited today and scaffolding due to be taken down this week. Some electrics are still to be sorted before full completion. The original 6-week program potentially reduced by 2 weeks and final product looking great.
- Redruth property: DB discussed the changes to becoming 5 flats leased to Karrek using United Response as the registered provider who have also expressed interest in the retail unit on the ground floor for their farmstall produce. The first heat pump recently arrived for installation for the low carbon tech approach (hot water cylinder). This should improve cost and carbon footprint. Proposed completion currently for end of June 2023. Karrek and UR are talking with Cornwall Council about the future working together.
- Newquay property: AL spoke about the Newquay Lighthouse project. Tenancy began 1st June 2022 and tenants are very happy with the facilities and location. The property is currently at full capacity with 11 bedrooms. Business plan showing great success and AL pleased with outcome to date.
- NS spoke about Solar PV's at Helston property. This last year saw a 3% increase in kWh generated plus a phased 8% unit rate increase which resulted in a 9% overall increase in revenue received for MSP. This also benefited the tenants by increasing their energy cost savings by 66%. DB spoke further about the renewables goals for MSP in the future years.

Presentation of Annual Report & Accounts

- NS presented the accounts. Annual turnover increased by £12.5k relating to the additional Newquay property rent from June 2022. Admin expenses are on par with prior year. Final loss of £26.5k for the year. We are operationally profitable for 2 properties and soon to be for the 3rd which will then allow MSP to recover prior year losses to date.
- Fixed assets increased by £657k primarily due to the purchase and refurbishment of the Newquay property along with some further professional fees for the Redruth property. MSP also drew down a £330k loan for the Newquay works and for some of the Redruth property.
 - o Vote to adopt the accounts: Majority approved = 96%; Abstained = 4%.

Approval of general resolution to dis-apply the requirement to undertake a full audit

- NS explained that under section 83 of the Co-Operative and Community Benefit Societies Act 2014, MSP are required to appoint auditors each year. However, as per the provisions of section 84 of the Act, as MSP falls well below the required Fixed Asset (£5.1m) & Turnover (£10.2m) values for this requirement to be compulsory, the members of the Society may elect not to require such an audit, in an effort to reduce costs for the organisation. The annual accounts are currently finalised and prepared for presentation by an external, independent firm of Chartered Accountants as unaudited accounts.
 - o Majority approved = 100%

Election of Directors

- SMu discussed the process of searching for new directors.
- SMu shared CL's bio.
- RM introduced himself
- Charles Lewis vote
- Proposed by LJ. Seconded by SMu.
 - o Majority approved = 100%.
- Richard May vote
- Proposed by LJ. Seconded by SMu.
 - o Majority approved = 100%.

Appeal

- BW spoke about the plan for a new community share offer due to be released in this new upcoming share offer. A video was played with 2 directors speaking and footage of the Newquay property shown.
- A Final Poll was taken:

Investment

Poll ended | 1 question | 10 of 17 (58%) participated

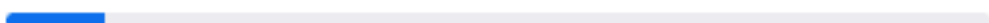
1. Investment Review (Single Choice) *

10/10 (100%) answered

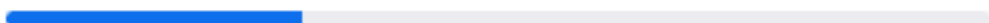
I am ready and keen to invest now (5/10) 50%



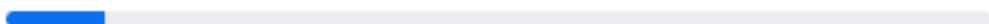
I am keen but don't currently have enough resource (1/10) 10%



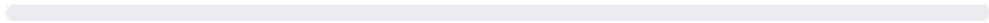
I can maintain my investment and keep re-investing / donating the annual interest (3/10) 30%



I can maintain my investment but need to receive the annual interest as cash (1/10) 10%



I'm afraid my circumstances have changed and I need to withdraw my funds in the near future (0/10) 0%



Date of Next AGM

- Proposed Thursday 21st February 2024 as provisional date to be confirmed by December 2023/January 2024

Close of formal AGM

16:47

Presentations from key partners

- Liz James from Mustard Seed (SW)
- Steve Maxey from St Petrocs
- Stephen Clague from Karrek Community CIC
- Adam Langer from Newquay Lighthouse Project CIC