



Guilden Morden Community Pub Ltd

Annual General Meeting

Tuesday 12th November 2019

Committee Members' Personal Statements

The GMCP Committee

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| Mike Allton | Joining November 2019 |
| Colin Beales | Treasurer. TTAG 2013, TTCG 2016, GMCP 2017 |
| Alan Boyd | Secretary. TTAG 2013, TTCG 2016, GMCP 2017 |
| Nik Buckland | TTCG 2016, GMCP 2017 |
| John Harrison | Chairman. TTAG 2013, TTCG 2016, GMCP 2017 |
| Lesley Harrison | Joining November 2019 |
| Doug Johnston | TTCG 2016, GMCP 2017 |
| David Karat | Finance. GMCP 2018 |
| Ken Lock | TTCG 2016, GMCP 2017 |
| Jim Roach | Joining November 2019 |
| Peter Woodhall | GMCP 2018 |

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| TTAG | Three Tuns Action Group. |
| TTCG | Three Tuns Community Group. |
| GMCP | Guilden Morden Community Pub Ltd. |



Mike Allton

I have lived in the village for 18 years and have been a professional pilot, both in the RAF and commercially, for over 36 years. Since 2004, I have edited our village newsletter "gamut", and I feel strongly about keeping our residents informed about local issues and events. I consider myself to be a good communicator and have an approachable and personable manner. My other key skills are in project management and property maintenance.

Guilden Morden has a tremendous community spirit and the re-opening of the Three Tuns has created another focal point for all its residents. To have two vibrant pubs, one with an excellent restaurant, shows how these enviable village amenities cater for both existing and more importantly, prospective residents.

Being a member of the GMCP committee would give me the opportunity to help shape the future of The Three Tuns as a valuable village asset.



Colin Beales

I was one of the five founding members of the Three Tuns Action Group, formed in 2013 immediately following the closure of the Three Tuns. Our main objective was to get our village pub re-opened and preferably owned by the community in order to ensure its future security. As a member of the Three Tuns Community Group I campaigned against the planning applications for change of use and became a committee member and Treasurer of Guilden Morden Community Pub Limited when it was formally registered with the FCA in June 2017. I was a key member of the refurbishment team following the purchase of the Three Tuns in November 2018. I am standing for re-election to the GMCP Committee to ensure that the Three Tuns continues to deliver the promises we made to our supporters and shareholders. That is, a community owned village pub serving good beers and great food and providing other activities, services and employment to the wider benefit of our community

I am retired and have lived in Guilden Morden for 16 years with my partner Sarah (and intending to stay here now that we have our pub back)!



Alan J Boyd

I am a retired chartered civil engineer and have lived in the village since November 1975. The Three Tuns was where I was first introduced to the community and upon its closure in January 2013 I was a founder member of The Three Tuns Action Group and the Secretary. I am proud of the hard work that the committee has carried out to prevent the planners permitting a change of use to a housing development and to have the pub reopened as a viable and valuable asset for the community of Guilden Morden.

I am standing down as the Secretary at this year's Annual General Meeting. However, I still wish to be an active part of the committee and I consider that my training as a civil engineer will be a benefit in the development of the necessary improvements required to the facilities for the customers.



Nick Buckland

My wife Carol and I have lived in Guilden Morden for the last 41 years, raising our two daughters here, we are firmly entrenched the village and village life. I am currently a Parish Councillor and Member of the Village Hall Committee and have been a School Governor and also played rugby for the Tuns when the pub had an occasional Sunday side.

We have both used the Three Tuns since the day we moved in when the then incumbent's Paula & Nick Crane organised lunch for our moving crew of friends and family.

The demise of the Tuns was a matter of sadness for me personally, as I called in at least twice a week on my way home, en route from my business in Bygrave. So when I learned there was a group trying to save the pub and return it to the community I offered my services and have been involved one way or another ever since, doing whatever I could to help the group.

I am standing for election as I firmly believe in the Community Pub and am prepared to devote my time and energies as necessary ensure the continued success of this worthwhile community project, retaining the Tuns for the community and future generations.



John Harrison

I am honoured to have been Chairman of GMCP for the last two years and immensely proud to have helped the village save The Three Tuns on behalf of the community. The Three Tuns was the place where Lesley and I first met our friends and neighbours when we moved into the village 9 years' ago. I believe it is essential for the health of a village to retain pubs at the heart of the community. I would be delighted to remain on the Management Committee to oversee the future development of the pub.

I bring to the Committee over 35 years' experience in investment and financial management as a fund manager, adviser and academic. I have run investment teams at major investment firms and at pension funds. I am currently Chief Investment Officer of the British Airways Pension Fund and a Visiting Professor in Charity Investment at a London based business school.



Lesley Harrison

Since moving to the village 9 years ago with my husband John, I have been actively involved in village life. For the last 6 years I have campaigned passionately to save The Three Tuns. Most of my career has been in PA/marketing/event roles for FTSE 100 companies in London, plus gaining the life skills that five children bring. I currently organise the Guilden Morden Food Fayre and volunteer at GM Primary School and for Wimpole Hall events. I supported the Management Committee by liaising with the Plunkett Foundation, More Than a Pub and SCDC and managing communications via GAMUT and social media. I helped to raise share issue funds, joined the refurbishment team and assisted in tenant recruitment. I am now keen to ensure The Three Tuns continues to develop the social activities that make it 'more than a pub', to support Megan and Peter and to assist with GMCP events.



Doug Johnston

I have been involved since the early days of the GMCP committee. As a lawyer, I took responsibility for negotiating the purchase of the pub from the previous owner (dealing with the agent, our lawyer and the seller's lawyer), as well as preparing and negotiating the lease with the new tenant. I currently fulfil the community liaison role on the committee, meeting quarterly with the tenant to discuss feedback on the pub. I also sit on the finance sub-committee. I am delighted that we have managed to secure the pub for the community and look forward to continuing to develop the facilities.



David Karat

My wife and I moved to Guilden Morden about 10 years ago when our two boys were very young, so for us and them this is very much home. I am now retired after working 35 years in the City in law, finance and consulting specialising in mergers and acquisitions and debt and equity capital markets. My wife and I were supporters of the Three Tuns project and I joined the Committee which was determined to purchase The Three Tuns to provide a focal point for community activities and a welcoming place for families and friends to meet. The Committee succeeded in involving many people to contribute to the project both with time and money so that many residents of Guilden Morden feel part of what the community has achieved. It is already clear that having a community owned pub brings real benefits to Guilden Morden and I now want to continue to help to build on the initial success of our wonderful pub.



Ken Lock

I am a retired Chartered Quantity Surveyor and Commercial Director of a London based contractor and have lived opposite The Three Tuns for the past 32 years.

From an early stage I campaigned with others against the development plans of the previous owner and joined the Three Tuns Community Group in our common goal to "Save The Three Tuns".

Following the successful purchase of the pub by the community in November 2018, amongst other matters I was involved in the process of the refurbishment of the property. Initially, with other members, I evaluated what needed to be done and then sourced the specialists necessary to ensure compliance with current regulations together with the requirements of the new Premises Licence. During the latter stages I joined the many volunteers, paintbrush in hand.

I am looking forward to continuing to contribute to the management of this valuable and worthwhile community project and accordingly am very willing to put my name forward for election to the committee.



Jim Roach

I work as a Chief Information Security Officer with a career of over 25 years leadership experience in retail and more recently, the hospitality sector. In both sectors I have led/lead large teams to deliver in FTSE50 PLCs. This includes operations, programme, project and service delivery.

I have been a resident in Guilden Morden for 17 years and was a regular of The Three Tuns prior to it closing and am delighted to support its reopening. My family (wife and 2 sons who attend Guilden Morden Primary) are already in regular attendance and enjoy the community pub ethos and atmosphere.

As a fresh pair of eyes to the committee, I believe I can add a voice for new ideas for the community pub. Working with the rest of the committee, I will utilise my career experience to support the pub to achieve the goals and objectives of its shareholders.



Peter Woodhall

I am a partner in the accountancy practice of UHY Hacker Young with offices in Letchworth, Cambridge and Huntingdon. I have lived in the village for 13 years and I am married to Trudie, a special educational needs advisory teacher. We have two “children” aged 24 and 22.

Since joining the Committee, I have been most involved in the financial aspects of the efforts to secure and reopen The Three Tuns. That has included a significant input into the financial forecasts together with the share prospectus, liaising with and agreeing loan terms with an individual lender, the preparation of accounts and VAT returns and dealing with HM Revenue & Customs. I also enjoyed supporting and bar tending at the pop-up pub events.

I would welcome being re-elected to the Committee to help in the next phase of the life of Guilden Morden Community Pub Limited. A large part of the Committee's function, now that the pub is open, will be to safeguard the valuable community asset that the shareholders have invested in. Financial and compliance considerations will be important and my skills, together the resources at my disposal through my business, should make me a valuable member of the Committee.