

**MINUTES OF THE 163rd ANNUAL GENERAL MEETING
OF THE CHORLEY & DISTRICT BUILDING SOCIETY**

DATE	Tuesday 24 May 2022 at 6.00pm
VENUE	The Mill Café, St Catherine’s Hospice, Lostock Lane, PR5 5XU
CHAIRS WELCOME	<p>The Chair opened the meeting, and welcomed Members to the 163rd Annual General Meeting.</p> <p>There were 25 attendees comprising 20 Members (8 Directors and 13 Members) and 4 non-members. All non-Members were members of staff with the exception of two representatives from St Catherine’s Hospice.</p> <p>Following brief housekeeping rules, the Chair expressed his delight at being able to hold the event in person for the first time since 2019.</p> <p>The Chair acknowledged the unprecedented nature of the past two years and the current macro-economic issues which the Society faced. The Chair provided assurance that the Society had once again provided an all-round very strong performance in 2021/22.</p> <p>The Chair noted the commitment made to the local community during the year and the launch of ‘Chorley High Five’.</p> <p>The Chair provided assurance that current forecasting and stress testing results suggested that the Society’s future remained safe and secure.</p> <p>The Chair introduced Julia Cattnach to the Members who was co-opted to the Board in February 2022.</p> <p>The Chair thanked the Members for their continued support and loyalty.</p> <p>The Chair introduced the remainder of the Board, the Executive and member of staff present to the Members in attendance.</p>
APOLOGIES FOR ABSENCE	<p>The Chair asked the Assistant Company Secretary for any apologies.</p> <p>The Assistant Company Secretary confirmed that Angela Kos, Finance Director, had given her apologies due to ill health.</p>
NOTICE OF THE AGM	The Notice of the Meeting was taken as read.
MINUTES OF THE	The Minutes of the AGM dated 26 May 2021 were taken as read and the Chair

- AGM** invited any questions.
- There were no questions.
- The minutes were **agreed** and electronically signed by the Chair.
- PROCEDURE FOR RESOLUTIONS** The Chair explained the procedure for the Resolutions which required a member poll in addition to the votes already received by way of proxy and asked for Members to raise their hands at each item if in favour.
- The Chair advised that there would be an opportunity to ask questions after each item.
- The Chair confirmed once voting had been completed, the meeting would be adjourned to allow any additional votes to be counted and verified. During the break, the Chair advised a short presentation from St Catherine’s Hospice would take place.
- ITEM 1: To Receive the Auditors’ Report**
- The Chair referred to the Auditors Report, the full text of which was printed on pages 23 to 26 of the Annual Report and Accounts.
- The Chair invited questions.
- There were no questions.
- ITEM 2 To receive the Directors’ Report, Annual Accounts and Annual Business Statement for the year ended 7 February 2022**
- The Chair invited questions from the attendees in respect of the Directors’ Report, Annual Accounts and Annual Business Statement.
- There were no questions.
- Item 3 To approve the Directors’ Remuneration report**
- The Chair referred to the remuneration as detailed in the Summary Financial Statement and Annual Report & Accounts and invited questions.
- There were no questions.
- Item 4 To reappoint Mazars LLP as Auditor**
- The Chair invited questions.
- There were no questions.

Item 5 To re-elect Angela Kos as Director

The Chair invited questions.
There we no questions.

Item 6 To elect Julia Mary Cattnach as Director

The Chair invited questions.
There we no questions.

ADJOURNMENT

The Chair announced the conclusion of the voting for the meeting and invited the Head of Finance to collect the completed voting slips.

The Chair adjourned the meeting to enable these votes to be counted.

The Chair welcomed representatives from St Catherine’s Hospice to discuss the work the charity does as one of the Society’s affinity partners.

VOTING RESULTS

The Chair reconvened the meeting and announced the results of each item.

The final voting results were as follows:-

	For	Against	Withheld	Spoilt	% in favour
Item 1: To Receive the Auditors Report	864	17	12	0	98.07%
Item 2: To Receive the Directors’ Report, Annual Accounts and Annual Business Review	862	19	12	0	97.84%
Item 3: To approve the Directors Remuneration Report	777	90	26	0	89.62%
Item 4: To appoint Mazars LLP as Auditor	846	30	17	0	96.56%
Item 5: To re-elect Angela Kos	840	39	13	1	95.56%
Item 6: To elect Julia Mary Cattnach	826	47	20	0	94.62%

The Chairman declared that all of the Resolutions had been carried and advised that the final results would be made available on the Society’s website shortly after the event.

Q&A SESSION

The Chair began the Q&A session and invited the Assistant Company Secretary to present questions which had been received via email from Members unable to attend in person to the Board.

The Assistant Company Secretary read out the following question from Society Member Stuart Sutcliffe:

‘Why does it take so long to amend/increase saving interest rates when there is an increase to the bank base rate? Also, why don’t you pass on the full amount of the base rate change? Thank you.’

In response to the question, the CEO provided the following response:

“Following the announcement of a change to bank base rate, the majority of societies look to move their rates of the 1st of the next month. As the Chorley is a market follower, we will wait and see how our peers respond before acting accordingly. At present, our interest rates are attractive in comparison to our peers to ensure we maximise the value to Members whilst considering the needs of the business. As the bank base rate changes are usually gradual (c.25bps), this is often passed onto the Society’s SVR rate in full. However, depending on our competitor’s rates as well as the business’ liquidity and capital requirements, the full rate change may not be passed on across the full product range. Moreover, due to the average ratio of 8 savers Members to 1 mortgage Member across the building society sector, we will try to pass on as much of the rate change as possible to our savers Members, especially as the past ten years have seen record low interest rates. In conclusion, the Society continuously monitors its rates against its peers to ensure they remain competitive whilst balancing the needs of the business and providing the best value possible for its Members; with no profit margin.”

The Chair invited questions from the floor.

The following question was raised from Society Member John Michael Ward:

“Where does the Board see interest rates going over the next 12 months?”

In response to the question, the Chair provided the following response:

“As per the latest yield curve, it is anticipated a further 4/5 bank base rate increases will take place before December 2022, taking bank base rate to between 1.5-2%. However, due to the current economic pressures and cost of living crisis, I suspect there may not be as many as predicted.”

A further question was raised from Society Member John Michael Ward:

“You have explained the Society is a market follower, where does it currently stand against its peers?”

In response to the question, the CEO provided the following response:

“In relation to mortgages, our rates are higher than the society average due to our niche and specialist product range – such as self-build. Due to the higher credit risk, a premium price is set. However, our mortgage loan book remains of excellent quality. In relation to our savers, the increasing interest rate market brings good news. However, we cannot always offer the best rate as this is dependent on our current funding requirements.

Nevertheless, our core purpose is to encourage savings to allow Members to either save for a rainy day or to be able to afford their first or dream home and the premium pricing on our niche mortgage product range allows us to pass on a greater rate to our savers Members.”

There were no further questions.

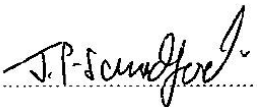
**CLOSURE OF
THE MEETING**

The Chair concluded by providing assurance that the Society remains secure and strong and would continue to meet the ever changing needs of current and future Members.

The Chair thanked the Members for their support and commitment to the Society.

The Chair invited Members and attendees to share light refreshments with the Directors and staff.

The meeting closed at 6:58PM.

Signed 

Chair **John Sandford**

Date of Meeting 24 May 2022

Date of Approval 23 May 2023