



NEW SHARE OFFER

APRIL 2025

FREQUENTLY ASKED QUESTIONS

This FAQ's document accompanies the Share Application Form for new shares in Norton Lindsey Community Pub Limited, the owner of The New Inn pub and Community Shop.

Introduction

The community saved The New Inn, Norton Lindsey, in 2016 and has created a vibrant community hub. This new share offer is to raise funds to improve the facilities and services that our community pub and shop can provide and widen the shareholding.

You are invited to purchase shares in Norton Lindsey Community Pub Limited at a time when the need for community support remains as strong as ever.

Our aim continues to be, through community ownership, ensuring the future security of The New Inn for the benefit of Norton Lindsey and the wider community. We are striving to deliver a successful, sustainable and profitable business that serves the community as a hub for socialising, entertainment, great food and drinks and a welcoming atmosphere for all to enjoy.

The New Inn and our Community Shop are at the heart of the village and provide spaces for social gatherings, cultural activities and somewhere to meet people, thus building a cohesive, inclusive and supportive local community.

What is the ownership structure?

Norton Lindsey Community Pub Limited is a Community Benefit Society ("**the Society**") that was formed to purchase the freehold of The New Inn and secure its future for the benefit of the community. It is registered with the Financial Conduct Authority.

What is a Community Benefit Society?

Community Benefit Societies were created by the Co-Operative and Community Benefit Societies Act 2014 and are, by law, intended to be democratic organisations with all Members having an equal vote regardless of the size of their shareholding. Members also have the protection of limited liability.

Purchase of the minimum number of shares confers membership of the Society, giving Members control over the business through the annual election of a Management Committee and voting rights on significant issues.

The Society's rules contain a "statutory asset lock".

Why is a new share offer needed?

The original share offer to raise funds to purchase and refurbish The New Inn was a "closed offer". This meant that it was time limited and only the original shareholders (or Members) currently own shares.

Some potential investors may have missed the original opportunity or may have recently moved into the area and wish to support us and join the Society.

This new share offer is the first opportunity since the original share offer over 7 years ago for people to purchase shares in this successful community-owned project. New residents and people who missed out first time can now purchase shares and be a part of this award-winning community project, as well as existing shareholders wanting to give further support.

Why should I buy shares?

You will be investing in a community project which owns and operates a pub and a community shop. Your investment will help further develop and improve the freehold asset, strengthen resilience and sustainability, and enhance its impact in the local community.

Importantly, because you will have a vote, you get a say in the future of Norton Lindsey Community Pub Limited.

How will the money raised be spent?

Having established a firm foundation, we now seek to build upon this success by embarking upon projects designed to improve the operational capability of the pub and to expand the facilities and services it can offer to the community.

The Management Committee has identified various projects to improve The New Inn. These projects are designed to:

- Improve accessibility
- Reduce operational costs
- Become more environmentally friendly
- Generate more revenue
- Enhance the environment for customers

The projects undertaken will depend upon the level of funds raised (see below).

What are the proposed projects?

At this stage it is intended that that the funds raised will be used for the following projects:

Investment	Estimated cost
New entrance to the pub providing disabled access and a disabled toilet	£30,000
Solar Panels (including £6,000 for upgrading radiators)	£28,000
Pub interior refurbishment (bench seating, soft furnishing, new carpet, lighting repairs/replacement, replacement urinals/toilets)	£15,000
New Log burner	£3,000
New garden furniture	£2,000
Replace existing pergola	£4,000
New outdoor garden seated area and pizza oven/outside kitchen	£8,000
New kitchen equipment	£10,000
TOTAL	£100,000

We do not know how much will be raised from this share offer and therefore whether it will be possible to undertake all or only some of the proposed projects. It may be necessary to “mix and match” the projects depending upon the level of funds raised and other factors such as timing and the receipt of statutory consents (such as planning permission or building regulations).

We have every intention of undertaking some or all of the projects outlined (depending upon the level of funds raised) but all monies raised would be available for the Management Committee to deploy in what they believe would be the best interests of the Society (and to meet the Society’s responsibilities to its creditors, however they arise). Any new monies raised from this share offer will not be “ringfenced” for specific projects.

Is there a target amount to be raised?

There is no target amount to be raised or limit on the number of shares being sold. We want to widen the share ownership as much as possible.

The more money that is raised the greater our ability to undertake the proposed projects to improve the facilities for the benefit of the community. Should we raise £100,000 we expect to be able to undertake all of the proposed projects.

Is there a closing date?

We want to raise sufficient funds by **31 May 2025** to enable us to commence the projects during the Summer and gain the maximum benefit as soon as possible.

This share offer is not a “closed offer” and does not have a fixed closing date. We may issue additional shares as and when after the above date.

How do I buy shares?

You can buy shares by completing the Share Application Form supplied with this document or obtainable from our website or any Management Committee member. It is a simple process. There is a link at the end of this document to download the form.

Do I have to be a resident of Norton Lindsey to be a shareholder?

No. Many of our existing shareholders do not live in Norton Lindsey and have invested to be part of our fantastic community project.

Many new people have moved into Norton Lindsey since the New Inn was purchased by the community in 2016 and this new share offer gives new residents the opportunity to invest in this community project.

Can existing shareholders buy more shares?

Yes. Existing shareholders will have seen and felt the impact of their contribution to our success story so far. We hope that existing shareholders will see the benefit to themselves and to the community of supporting this next phase of the project.

What is the minimum and maximum investment?

The minimum investment is £250, and the maximum investment (by law) is £100,000. The price of each share is £50.

How do I pay for the shares I want to buy?

Payment can be by bank transfer or cheque.

How old do I have to be to buy shares?

Individuals aged 18 and over and organisations can apply for membership.

Will I receive a share certificate?

Yes. You will receive a personal share certificate showing how many shares you have purchased in Norton Lindsey Community Pub Limited.

Do my shares give me voting rights?

Yes. This is a democratic structure based on one Member one vote, regardless of the size of your investment.

What is different about a community approach?

A community approach makes a significant difference to the future of The New Inn and the Community Shop:

- People care enormously about their local pub and shop and are willing to invest their money, skills, time and energy to support it.
- A wide membership provides a large pool of people to draw on for support and custom and contributes to building a successful enterprise.
- The community model is resilient. It is rare for a community-owned business to fail; pubs, in particular, have a strong local identity that sets them apart from the traditional competition.

What are the benefits of a successful community-owned village pub and shop?

The benefits are wide ranging and include:

- A place to meet friends and neighbours and improve the sense of community
- Provide a venue for community events
- Create opportunities for local employment
- Inject money into the local economy
- Provide a hospitality venue for local groups, tourists and for hosting weddings and funerals
- Maintain and improve attractiveness of Norton Lindsey as a place to live with a positive impact on value and saleability of local houses

What are the benefits of a thriving village pub on local house prices?

Property experts say that a thriving village pub has a positive impact on house prices in the local area.

The loss of a village pub often has a direct negative effect on the value of domestic properties in the village and the immediate area which can typically fall by 10%.

What is the role of the Management Committee?

The Management Committee is responsible for managing the affairs of the Society in the same way as the board of directors is responsible for managing the affairs of a limited Society.

The Management Committee will:

- Organise and supervise the maintenance and improvement of the pub, shop and the grounds
- Appoint the pub manager, where appropriate. The pub manager is responsible for the day to day running of the business.
- Oversee the relationship between the Society and the pub manager and support the pub manager in their role
- Monitor and manage the Society's financial affairs for the benefit of the community
- Report back to shareholders on the financial results and business affairs of the Society at the Annual Members Meeting
- Ensure the Society complies with all applicable rules and regulations

The Management Committee will set the broad policy direction for the business and agree specific standards with the pub manager, including certain aspects which community feedback has shown to be important.

Who are the Management Committee?

Only Members (i.e. shareholders in Norton Lindsey Community Pub Limited) may be elected to serve on the Management Committee. members of the Management Committee elected by the Members shall hold office (unless vacated beforehand) until the conclusion of the third Annual Members Meeting after their appointment.

Current members of the Management Committee including co-opted members and advisors (as at April 2025) are:

Rob Brook
Chris Butler
Orlando Elmhirst
Jez Pinfold
Steve Lloyd
Mark Goossens
Roger Mann
Susan Daniels

The [Management Committee](#) is elected each year by and from the Members at the Annual Members Meeting.

As a shareholder will I be able to join the Management Committee?

Yes. You can become a member of the Management Committee if you are a shareholder. One of the objectives of this share offer is to increase the number of shareholders and widen the pool of people who can join the Management Committee.

New committee members can bring fresh ideas and new skills to benefit the community project.

If I own shares can my spouse or partner attend Annual Members Meetings or vote?

No. Only Members (shareholders) can attend the Annual Members Meeting and vote.

Can I get my money back?

Share withdrawals are subject to surplus funds being available and only at the Management Committee's discretion. It should be noted that since the original share offer the Management Committee has not agreed to any share withdrawals and this is unlikely to change in the foreseeable future. This is consistent with the objective we all share, that investing in The New Inn is a social investment in a community project.

Will the money raised be used to repay existing shareholders?

No. Funds raised from this new share offer will not be used to fund any withdrawals for existing shareholders.

Can I transfer my shares to someone else?

No. Unless you die or become bankrupt. You can complete a Nomination Form to inform the Society who you wish to receive your shares on your death.

What is my liability should I invest?

It should be noted that the Society is a limited liability entity. Your liability does not exceed the purchase price of your shares.

What is a "statutory asset lock"?

This is a constitutional device that prevents the distribution of residual assets to Members. The purpose of the asset lock is to ensure the local community benefits from any retained surplus or residual value. It cannot be appropriated for the private benefit of Members after all Members share capital has been refunded according to the rules of the Society.

This means that any increase in value of the Community Benefit Society remains in and for the benefit of the local community.

In other words, the value of the membership shares will not rise or fall with the value of the assets. They will remain (at best) capped in value.

Can I see historical financial statements?

Yes. Norton Lindsey Community Pub Limited (Community Benefit Society number 7412) has been registered since 2016.

Copies of financial statements are public documents and are available on the Financial Services Association (FCA) website www.fca.org.uk.

Will I receive interest on my shares?

Any interest will depend upon sufficient surplus being generated above that necessary to sustain and effectively manage the business. Interest payments will be considered by the Management Committee each year as part of the annual review process.

Levels of interest payments will be set in accordance with the Society's rules which specify the maximum allowed to be paid as not more than (a) the Bank of England base Rate plus 2% or (b) 5% whichever is the greater.

No interest payments have yet been made but the Management Committee will keep this under annual review.

Are there any tax advantages?

No. Unfortunately, as the Society commenced trading more than 7 years ago, any new share purchases will no longer qualify for Enterprise Incentive Scheme tax relief.

What is the risk?

Investors should be aware that this share offer is exempt from the Financial Services and Markets Act 2000 or subsidiary regulations: this means you have no right of complaint to an ombudsman.

Whilst a Community Benefit Society is registered with the Financial Conduct Authority, the money you pay for your shares is not safeguarded by any depositor protection scheme or dispute resolution service.

If the business fails, all the business' assets, including the freehold land, would be sold and the proceeds of the sale (after paying any creditors) divided between the shareholders up to the original investment cost of their shares. You might receive back the full value of your shares or you might receive less than this. In the event of a surplus, these funds must be used by law for projects that benefit the community.

It should be noted that, unlike at the time of the initial share offering, this is not a start up situation, but a business that has so far met its objectives and proved to be resilient throughout a period of considerable volatility within the hospitality industry.

Thank you for your interest and we look forward to your support.

If you would like to proceed, please [Download the Share Application Form HERE](#).

The Management Committee

25 April 2025