

WINFORD COMMUNITY SHOP Ltd

Community Share Offer

An investment in the future of your village

You are invited to invest in a new community enterprise to take over the village shop and give it a new lease of life. Winford Community Shop will be a not-for-profit business, run with the aim of providing the village with the products and services that you, the village, want and need.

Please read this document and the legal rules before deciding whether you wish to invest.

Winford Community Shop Ltd has been set up as a Registered Society for the Benefit of the Community, (Community Benefit Society) regulated by the Financial Conduct Authority (FCA). Purchasing shares automatically confers membership, and members can purchase up to £10,000 worth of shares per individual.

The importance of the offer is twofold; it generates money directly but it also shows local support. We hope it will be much more than a shop, and will become the hub of the village - a place to advertise services or items, a place to bump into fellow villagers and exchange news, a place to volunteer and really get to know what goes on in the village. Becoming a member through this share offer will give you a say in how the shop is run.

Our goal is to raise at least £30,000 by Monday 11th February, 2019

THE SHARE OFFER

- Shares are allocated in units of £25 and anyone over the age of 18 may purchase up to a total of 400 shares. This is a long-term investment for the benefit of the community and should be viewed as an investment with social rather than financial return.
- By buying a share you automatically become a member of the society and will be eligible to vote at its annual general meeting and can stand to be elected to the Management Committee. The constitution is based on the principle of one member, one vote, i.e. you have only one vote no matter how many shares you have bought.
- Shares are owned by individuals (not in joint names).
- The shares will not increase in price beyond their original value, and could reduce in value if the business fails; however it is generally recognised that having a

*Winford Community Shop Ltd. is registered with the Financial Conduct Authority as Community Benefit Society .
Registration No. RS007862 Registered Office: Combwell Cottage 34 Felton Lane North Somerset BS40 8AF*

village shop adds value to your home, and 96% of all community shops are still in existence.

- The shares will not pay interest at least in the short term, any surplus will initially be reinvested in the shop. In future years the surplus may be used to fund other community projects, subject to members' agreement at the AGM.
- Shares cannot be sold and are not transferable.
- You may withdraw your shares after three years at the discretion of the Management Committee, but this will depend on funding.
- The legal structure confers limited liability i.e. if the business fails the most you stand to lose is the value of your shares.

TAX RELIEF

As a Community Shop Project we understand that this share offer may qualify for the government's Social Investment Tax Relief programme (SITR) and we are applying to HMRC for approval. If the project qualifies HMRC will give investors £30 back for every £100 spent. SITR can also relieve Capital Gains Tax liability. To qualify, you must be a UK income tax payer and hold the shares for 3 years.

Obviously there is a bit more to this so we advise all potential investors to get more information by looking at <https://www.gov.uk/guidance/venture-capital-schemes-apply-to-use-social-investment-tax-relief>

It is the responsibility of each individual investor to make their own enquiries and to satisfy themselves as to their eligibility for such tax relief.

HOW TO APPLY

Complete and return the application form along with your payment by **31 January 2019**.

A more detailed statement of the Society's legal rules regarding this Share Offer is set out on the back of the application form

You can read our business plan at www.winfordcommunityshop.org.uk or can request a copy from admin@winfordcommunityshop.org.uk or from Phil Febrey on 07769 348705. Please contact Phil if you have any questions about the share offer.