

Ashendon Community Pub Society Limited

FAQs for Membership

Questions you may have regarding Membership through buying shares in Ashendon Community Pub Society Limited.

1.	Why should I buy community shares?	We need your investment to help undertake necessary refurbishments and improvements to operate it as the first community-owned pub in Ashendon or neighboring villages dedicated to serving the needs of the community.
2.	Who will benefit from this project?	The residents of Ashendon, Upper & Nether Winchendon, Dorton, Chilton, Westcott, Wotton Underwood and beyond, who have seen local convenient services such as shops, restaurants, and pubs closed will benefit. The Pub has the potential to offer more than a pub and become a central point for the local community and create a more vibrant and cohesive community in which to live.
3.	Will my shares give me voting rights?	Yes. A Community Benefit Society is an open and democratic organisation. A member has only one vote on issues, irrespective of how many shares that member has purchased.
4.	Can I purchase shares on behalf of someone else?	You may purchase shares as an individual shareholder only or as a business.
5.	Who will run the pub and make the day-to-day decisions about the business?	The Management Committee will appoint a tenant to run the pub on a day-to-day basis. We will negotiate an affordable rent with the tenant to enable them to run a profitable business and to provide The Society with an income to cover its costs. Until the tenant is appointed the committee will appoint a Manager to operate the pub and use the income to improve the pub and its services for the benefit of the community.
6.	Will we be able to appoint and keep a suitable tenant?	<p>We are undergoing a thorough recruitment and selection process with the advice of experienced operators in the pub business to recruit the right tenant.</p> <p>As a community-owned pub, we are in a position to offer a very attractive tenancy agreement and ensure a good fit for our community and strong local support to set the business up for success.</p>

7.	How will you ensure the pub operates at the forecast level of turnover and profitability so that it does not compromise the rental income upon which The Society depends?	<p>Our forecasts are realistic and conservative based on expert advice.</p> <p>Community pubs, in general, would expect a higher level of support than normal tenanted or managed businesses. The community society committee will work closely with the tenant and regularly review progress, assisting with any difficulties that may arise.</p>
8.	What happens to my shares if I die or become bankrupt?	<p>Upon death, your shares will form part of your estate and will be dealt with under the terms of your will. On the Share Offer Application Form, there is the option to nominate someone to inherit shares in the event of your death. All distribution of shares will need to be resolved with reference to probate.</p> <p>If you become bankrupt, the trustee in bankruptcy can claim any property they're entitled to. The trustee can then decide how to use that property within The Society's Rules and our Terms & Conditions in section 12.</p> <p>Withdrawal of shares must be requested within the annual Share Withdrawal Window and be funded from surpluses generated by the business or new share capital raised from members. The Management Committee will decide how many shares can be cashed in and have the right to refuse or suspend withdrawals if there is insufficient business liquidity.</p>
9.	What if the business cannot be sustained?	<p>Despite the great care that has been taken in constructing the plans expressed in this document and the wide-ranging advice received, we are aware that an element of risk is present in any commercial venture and the pub may be forced to close. In this extreme event, The Society would sell the property, pay off its debts, and refund the members.</p> <p>It should be remembered that for the long-term, The Society is only involved as the owner of the property, and is not responsible for any trading losses or indebtedness incurred by the tenant's business.</p>
10.	Can I request my money to be refunded?	<p>You will not be able to withdraw your shares for the first three years after trading begins. Thereafter, you will need to give at least three months' notice of your wish to withdraw shares during the annual Withdrawal Window. Shares can neither be sold nor transferred to someone else. Withdrawals must be funded from surpluses generated by the business or from new share capital raised from members. The Committee may decline requests for withdrawals depending on the long-term interests of The Society, its need to maintain adequate reserves, and the broader needs of our community.</p>

11.	What if I sell my home and wish to transfer my shares to the new owner?	You are welcome to retain your shares if you move. You cannot sell or transfer your shares to anyone else. However, the new owner could apply directly to The Society to acquire shares of at least the same value thus creating the capital to fund your withdrawal. This should occur within the annual Share Withdrawal Window and remains subject to the discretion of The Society and the Terms & Conditions apply.
12.	What redress do I have if the business fails, and I lose the value of my shares?	This is first and foremost an investment in your community. The investment is unregulated and not covered by the Financial Services and Markets Act 2000. Furthermore, there is no right of access to the Financial Services Compensation Scheme or to the Financial Ombudsman.
13.	Will I receive interest from my shares?	The Society can only pay interest out of its trading profits and the rate of interest cannot exceed the higher of 5% or 2% above the Bank of England Base Rate. Interest may be payable after 3 full years of pub trading if the business generates enough surpluses and the payment of interest will not harm the ability of The Society to continue. The shareholders approve the rate of interest each year following a recommendation from the Management Committee. Interest will be paid gross. Members are responsible for declaring earnings to HMRC if appropriate.
14.	Will my investment be eligible for tax relief?	Plunkett Foundation's advice is that HMRC views our Business Model (with a tenant) as not eligible for tax relief. If you would like to understand more about the tax position, please seek professional advice.
15.	How can I purchase shares in The Society?	To buy shares in The Society and participate in this opportunity, please download the Application Form from our website and return it to the address shown.
16.	If I want more information, whom should I contact?	Further information is available at ashendoncps.com . Alternatively, specific questions can be addressed by email to ACPSLMembers@gmail.com and we will answer you.
17.	Is my data confidential?	Personal data will be used solely for the purpose of maintaining a register of Members and for communicating with Members. Members have a right to inspect the Member's register (names, addresses, and contact details only). Our full Data & Privacy Policy is available on our website at: ashendoncps.com/privacy



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