

**Co-operative and Community Benefit Societies Act 2014**

*Acknowledgement of registration of a rule amendment*

This document acknowledges the registration of the amendment of the attached rules under Co-operative and Community Benefit Societies Act 2014 for:

Society: Ashendon Community Pub Society Limited

Registration number: 9158

Date: **08 July 2024**



**Partial amendment of rules of  
Ashendon Community Pub Society Limited**

Register number: 9158

**Rule 8.3**, line 1, sentence 1: replace '250' with '100' of

Signatures of three members

A. Howes  
[Signature]  
[Signature]

Signature of the secretary

[Signature]

## Partial amendment of rules

### Section 1 – About this form

Use this form to register a partial rule change for a society registered under the Co-operative and Community Benefit Societies Act 2014 (2014 Act) (except credit unions); or the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 (1969 Act). Partial amendments change, add to, or delete some rules from the existing registered rules. If your rule amendment involves the renumbering of rules, please apply for a complete amendment instead.

To register a partial amendment of rules we need:

- this completed form
- one signed copy of the proposed rule amendment (or two copies where not submitting electronically). The amendment should be worded as a direction to members, telling them exactly what they should do to make the necessary changes to their own copy of the rule book. Please see page 10 for an example.
- a marked up version of the rules tracking changes made to your existing rules
- a completed Statutory Declaration form.

This form, including any details provided on the form, will be made available to the public through the Mutuels Public Register

<https://mutuals.fca.org.uk>.

Societies may find it helpful to read Chapter 3 of our guidance on our registration function under the 2014 Act before completing this form:

<https://www.fca.org.uk/publication/finalised-guidance/fq15-12.pdf>

### Section 2 – About this application

<b>Society name</b>	Ashendon Community Pub Society Limited
<b>Register number</b>	9158

## 2.1 Who should we contact about this application?

<b>Name</b>	James Morris
<b>Role</b>	<b>Secretary</b>
<b>Email address</b>	<a href="mailto:Ejpmorris@gmail.com">Ejpmorris@gmail.com</a>
<b>Phone number</b>	<b>07713 723 689</b>

### Section 3– Conditions for registration.

All societies are registered meeting one of two conditions for registration. These are that the society is either:

- a bona fide co-operative society ('co-operative society'); **or**
- conducting business for the benefit of the community ('community benefit society').

We must maintain arrangements that are designed to enable us to determine whether a society is complying with the 2014 Act. One way we do this is by requiring societies to complete the questions at either sections 3A or 3B of this form when submitting a rule amendment.

Please only answer one set of questions:

- section 3A for bona fide co-operatives; **or**
- section 3B for societies conducting their business for the benefit of the community.

If you are not sure which of these two conditions for registration applies to you, please read chapters 4 and 5 of our guidance:

<https://www.fca.org.uk/publication/finalised-guidance/fg15-12.pdf>



## Section 3A – Co-operative societies

Complete this section if your society is a bona fide co-operative society.

**3A.1 What is the business of the society?** For example, do you provide housing, manufacture goods, develop IT systems, etc.

**3A.2 Please describe the members' common economic, social and cultural needs and aspirations.** In answering this question, please make sure it is clear what needs and aspirations members have in common.

**3A.3 How does the society's business meet those needs and aspirations?** You have described the society's business answer to question 3A.1, and in question 3A.2 you have described the common needs and aspirations of members. Please now describe how that business meets those common needs and aspirations.

**3A.4 How do members democratically control the society?** For example, do the members elect a board at an annual general meeting; do all members collectively run the society.

**3A.5 What does the society do with any surplus or profit?** For instance, do you pay a dividend to members (and if so, on what basis); does money get reinvested in the business; put into reserves; used for some other purpose?

**3A.6 Please state any close links which any of the directors has with any society, company or authority.** 'Close links' includes any directorships or senior positions held by directors of the society in other organisations.

**Please go to Section 4.**

## Section 3B – Community benefit societies

Complete this section if your society conducts its business for the benefit of the community.

**3B.1 What is the business of the society?** For example, do you provide social housing, run an amateur sports club etc.

Acting on behalf of the Community in Ashendon and surrounding villages to raise funds to purchase the freehold of the Village Pub – 'The Hundred' and save it as a valuable asset to our community.

Refurbish and/or improve the pub and find a tenant to run it as a Community pub.

Regular liaison with the local community to ensure that the pub is run sustainably and for the benefit of the community.

**3B.2 Please describe the benefits to the community?** Here we are looking to see *what* the benefits to the community are. Community can be said to be the community at large. For example, do you relieve poverty or homelessness through providing social housing.

Our project aims to re-open and revitalise our much-loved village pub, which faces the risk of being redeveloped as a house, forever depriving our community of an essential gathering place. Our primary objectives are:

**Preserve the Heart of the Community:** Our foremost goal is to prevent the permanent loss of the pub and transform it into a vibrant meeting place at the centre of our village. Doing so will preserve its historical significance and provide a welcoming social hub for residents and visitors for dining, events, club-hosting, and general gatherings.

**Provide A Local Dining & Beverage Solution:** The pub will also provide a social drinking and dining solution that is within a walkable distance. This is of particular benefit to residents who cannot drive to other dining locations. (Ashendon & Pollicott are excluded on the map for local restaurant home deliveries.)

**Provide Daytime Social Interaction** - In the form of a hub for teas, coffees and snacks for parents of young children, senior citizens, remote workers, and other residents that will help address the risk of feelings of isolation and will support good mental health. Daytime offerings are also attractive to cyclist and rambler visitors to the village.



**Regenerate A Small Amount of Local Employment:** The pub previously provided some employment opportunities for residents, especially part-time for young people without private transport.

**Foster Community Involvement:** We are committed to involving the entire village community, as well as neighbouring villages, in the revival of the pub. A collective effort and a strong vision that benefits our local community first will ensure its sustainable success, strengthen community bonds, and foster a sense of ownership among the residents.

**Support Local Businesses & Sustainability:** We plan to establish strong ties with local producers, such as butchers and breweries, to ensure that our pub operates sustainably and supports the local economy. By sourcing ingredients and products locally, we can contribute to the growth and prosperity of nearby businesses.

**Attract a Wider Customer Base:** Building upon the pub's previous good reputation, we aim to draw in customers from a broader catchment area. With attractions like Waddesdon Manor and Westcott Venture Park nearby and Ashendon being a popular place for cyclists and ramblers, we have excellent opportunities to welcome locals and visitors to experience the ambiance and quality offerings of our community pub.

**3B.3 Please describe how the society's business delivers these benefits?** The business of the society must be conducted for the benefit of the community. Please describe *how* the society's business (as described in answer to question 3B.1) provides benefit to the community.

By purchasing the freehold to the pub and then possibly operating it initially with a volunteer workforce before leasing it to a suitable tenant to run the business, it is hoped the pub can be operated to deliver the above benefits to the community.

**3B.4 Does the society work with a specific community, and if so, please describe it here?** For instance, are the society's activities confined to a specific location; or to a specific group of people? Please note that in serving the needs of any defined community, the society should not inhibit the benefit to the community at large.

The society will work for the benefit of the village of Ashendon and surrounding villages, including its clubs and other activities, however the pub itself will be marketed to a far wider audience and customers/visitors from outside will be encouraged and welcomed.

**3B.5 What does the society do with any surplus or profit?** For instance, do you donate the money; does money get reinvested in the business; put into reserves; used for some other purpose?

Any surplus funds or profits will be reinvested into the business to maintain and improve facilities and ensure sufficient reserves are held.

In the event that profits ever exceed those needed for reinvestment and reserves, they may be shared amongst other community groups in Ashendon.

**3B.6 Please state any significant commercial arrangements that the society has, or had, with any other organisation that could create, or be perceived as creating, a conflict of interest.** Please tell us how you ensure that any such conflict of interest does not prevent the society from acting for the benefit of the community.

The only significant commercial arrangement that the society expects to have is, in due course, with a tenant.



**3B.7 Please state any close links which any of the directors has with any society, company or authority.** 'Close links' includes any directorships or senior positions held by directors of the society in other organisations.

Luke Jamieson: Chairman of Red Lion Social Club (Ashendon);  
Director Aylesbury Box Company Limited, 19 Faraday Road,  
Aylesbury, HP19 8RY;  
Director Broncroft Holdings Limited, 19 Faraday Road, Aylesbury,  
HP19 8RY.  
Business Volunteer, Young Enterprise UK

Paul de Lusignan: Treasurer of Red Lion Social Club (Ashendon);  
Director, Suzuki GB PLC, Steinbeck Crescent, Milton Keynes, MK4  
4AE;  
Director, Motor Cycle Industry Association (MCIA), 1 Rye Hill Office  
Park, Birmingham Road, Allesley, Coventry, CV5 9AB

James Morris: Secretary of Red Lion Social Club (Ashendon)

Andy Howes: Ashendon village hall committee  
Director, A S Howes & Co Limited, 4 Upper Pollicott, Ashendon,  
Aylesbury, HP18 0HH  
Director, Harbour Lights Management Company (2002) Limited,  
Stirling House, Sunderland Quay, Culpeper Close, Medway City  
Estate, Rochester, Kent, ME2 4HN

**Please go to Section 4.**

## Section 4 – Completing this application

**4.1 Please confirm the proposed rule amendment has been signed by 3 members and the secretary (4 signatures in total)**

The rules contain the required signatures

**4.2 Please confirm which of the following you are submitting:**

One electronic, scanned signed copy of the rules

Or two signed paper copies of the rules

**4.3 Please confirm you have included a marked-up copy of the rules showing what changes the society is making to its existing rules.**

A marked-up copy of the rules is enclosed



## Section 5 – Statutory Declaration

### 5.1 Please complete this statutory declaration

An officer of the society or credit union must complete this section:

<b>Name</b>	James Morris
<b>Role</b>	<b>Secretary</b>

I do solemnly and sincerely declare that the amendment of the rules of the said society or credit union, a copy of which is attached marked 'X', complies with 1969 Act/2014 Act (as applicable) and has been duly made by the society in the manner provided in its rules for the making, altering or rescinding of rules.

I make this solemn declaration conscientiously believing it to be true, and by the provisions of the Statutory Declarations Act 1835.

<b>Signature</b>	<i>ET Morris</i>
<b>Date</b>	13.05.2024

This was declared before me, a:

Solicitor

Commissioner for oaths

Notary Public

Justice of the Peace

<b>Name</b>	CATHERINE ANNE JAMIESON
<b>Declared at:</b>	THE HILL LOWER END ASHENDON BUCKINGHAMSHIRE HP18 0HE
<b>Signature</b>	<i>CA Jamieson</i>
<b>Date</b>	13 MAY 2024

## Section 6 – Submitting this form

Please submit a signed, scanned version of your application by email to:  
mutual.societies@fca.org.uk

Or please submit by post to:

Mutual Societies  
Financial Conduct Authority  
12 Endeavour Square  
London  
E20 1JN

This form is available on the **Mutuals Society Portal**:

<https://societyportal.fca.org.uk>