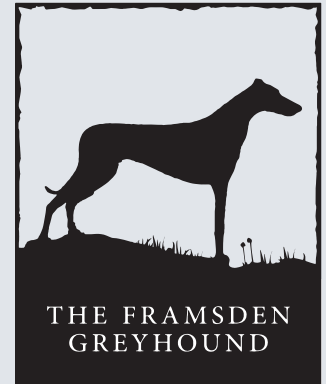


# Community share offer document

Help save our beautiful pub that has been at the heart of village life for over three hundred years and own a share in this exciting community project



Share offer to raise between £65,000 and £250,000 | Time limited offer | Offer opens 27th June and closes 29th August 2024



**CO-OPERATIVES UK**





**Share offer to raise between £65,000 and £250,000**

**Time limited offer**

**Offer opens 27th June and closes 29th August 2024**



## Sir David Jason

### For all the future investors of the Framsdén Greyhound Pub

I understand you are trying to resurrect your old, village pub and restore the old name of the Framsdén Greyhound. Having visited the pub years ago whilst on location for 'Only Fools and Horses', I wish you well in your endeavours.

I do hope that you can raise the necessary amount to achieve your goals and hope that everything works out cushty. As Del Boy would say "he who dares wins!"

Good luck and best wishes,

**David Jason**



# Own a slice of our classic village pub

Our goal is more than just to re-open the pub. It is to create a brilliant, welcoming and active community-hub, serving locally sourced home cooked food, beers and wines and bringing our community together again. You can be part of a community co-operative that will create a place to meet at the heart of our village and by investing you will be part of co-operative enterprise involving all generations – everyone in our community and beyond.

Become a shareholder in Framsdén Social Enterprises CBS and help create a vibrant hub at the heart of our community.

The Community Shares Standard Mark is awarded by the Community Shares Unit to offers that meet national standards of good practice. For more information about community shares, the Community Shares Standard Mark and the Community Shares Unit go to: [communityshares.org.uk](https://communityshares.org.uk)





# Executive summary

- ▶ The share offer is open from **27th June to 29th August 2024**
- ▶ The share offer is open to anyone over 18
- ▶ In total, we aim to raise £482k in shares and grants
- ▶ We have already raised £64,400 in shares and £287,972 in grants
- ▶ Our target therefore is to raise **a further £130,000** in community shares through this time-limited share offer
- ▶ The maximum amount raised from share income is to be limited to £250,000. Money raised above £130k will be used to bring forward further development projects (see income section below)
- ▶ The minimum amount we need to proceed is £65,000 (50% of £130k)
- ▶ The minimum shareholding is £10.00 (10 shares)
- ▶ No funds from the offer will be disbursed or spent until the minimum target is reached
- ▶ The maximum a shareholder may hold is 10% of total shares
- ▶ The CBS operates under the rules of the Financial Conduct Authority
- ▶ The CBS has been awarded the Community Shares Standard Mark for this share offer document
- ▶ The award of the Standard Mark may enable the Society to apply for equity shares from Co-operatives UK up to £25,000
- ▶ The CBS is a co-operative organisation owned and controlled by its members
- ▶ It may be possible for individuals to get tax relief on their share contributions

**As a CBS this share offer is not subject to the Financial Services Markets Act 2000.**

**It is not covered by the Financial Services Compensation Scheme and investors have no recourse to an Ombudsman. You could lose some or all of the money you invest. You may wish to take independent financial advice.**

Framsden Social Enterprises Community Benefit Ltd,  
Financial Conduct Authority reg. 8305. Registered  
Office: The Old Post Office, The Street, Framsdén,  
Suffolk IP14 6HG.

website: [www.framsdengreyhound.co.uk](http://www.framsdengreyhound.co.uk)  
email: [info@framsdengreyhound.co.uk](mailto:info@framsdengreyhound.co.uk)

# Our vision

**Our vision remains as it has been from the start when we first consulted with the community.**

We will develop the Framsdén Greyhound Public House as an asset for the whole community, young and old, as a focus for social and economic life in our rural area. We aim to create a community facility that provides a focus for a wide range of social, leisure and commercial activities that will underpin the economic and social sustainability of our village and the area. Our objective is to create a vibrant, welcoming and engaging pub that people want to use.

Our vision for the pub means that community ownership is a key aspect of our project. Community ownership not only operates on a different business model to other commercial enterprises but it transforms the nature of the pub and promotes well-being and active engagement of the whole community. We are certain that our plans are viable and realistic particularly as only one of the 160 or so community owned pubs has closed in the last 10 years.

## Our aims and objectives are to:

- ▶ Save the pub for the benefit of the community
- ▶ Bring the whole community together
- ▶ Develop a co-operative and collaborative enterprise
- ▶ Build a viable and sustainable hub for a range of social, community and leisure activities
- ▶ Create an attractive and welcoming public house
- ▶ Promote collaboration, co-operation and equality
- ▶ Develop our plans over time to include other activities based around the pub responding to the needs of individuals and the community

A village without a pub is like a car without an engine. Working together can make an enormous change in our community, preserve the pub at the heart of village life for perpetuity and create a sustainable and healthy village.

**We hope that you will want to be able to join with us.**



# Our community and recent history

**There has been a pub in Framsdén for at least 300 years and possibly longer. It is believed to have been created from workers' cottages dating from the 1500s. The pub was a free-house in recent years but for much of its history the pub sold Tolly Cobbold ales. The Greyhound has been the centre of village life for hundreds of years and a renowned destination for walkers, bikers, cyclists and holiday makers.**

Originally known as the Greyhound or the Dog, the pub traded as the Dobermann in the recent past. Since buying the pub at the end of March 2024 the Community Benefit Society (CBS) has returned to its historical name and the pub is now known as **The Framsdén Greyhound**.

Framsden (population under 350) lies within a small cluster of villages in Mid Suffolk with a total population of 1,874 according to the 2021 Census. These villages have no public house of their own having lost their pubs in recent years. Within a 10 mile radius the adult population estimate is 66,471 providing the potential for a healthy customer catchment area for a destination pub in Framsdén.

The profile of the area shows some pockets of disadvantage and higher than average indicators of economic and social need. Our village has a comparatively large number of private rented properties (26%) (compared to the Mid Suffolk average of 11%), single older people households (15%) and families with young children under 16 (23%).

Home ownership is lower than the average for Mid Suffolk (69% as against 75%).





The health of the local population is generally good with 57% of residents of Framdsen reporting their health as very good against an average of 48% for Mid Suffolk. Age UK analyses the risk of loneliness being medium to high (Age UK Loneliness Maps 2016). The number of people in Mid Suffolk who were economically inactive but wanted a job was higher in 2020 than the national average (24.6% compared to 21.9%).



A particularly distinctive feature of the Framdsen community is the comparatively large number of single people who live alone. Reviving the pub as a community hub will enable people to reconnect with village life and will provide a facility for tackling isolation, promoting health and well-being and a platform for inclusion.

The story of the pub in the last few years has been troubled and uncertain. The pub closed seven years ago following the sad death of the landlady and for some time the subsequent owner attempted to sell the pub as a dwelling. The community has previously made offers to buy the pub at £275k in 2018 and £225k in 2019. Neither of these offers were accepted. As a result the value of the building has fallen but the costs of repairs has risen as no maintenance or repairs were carried out and the building remained empty and neglected.

In early 2023 the CBS again made an offer at the then target price of £235k. Since that time we have experienced Storm Babet and unusually wet and cold weather. As a result of these factors we agreed a reduced purchase price of £220,000 and the pub was purchased by the CBS in March 2024.

The CBS has held regular information sessions, annual meetings, conducted a door to door survey, raised a petition and led the community's opposition to the change of use for the pub. The CBS was formed in 2020 explicitly to provide a democratic and open vehicle for the preservation of the pub and the development of a community hub.



We have had extensive surveys of the building including an inspection and valuation after the flooding and have detailed budget costings of the necessary repairs and improvements that are required. The headline details of these costs are set out below but more detail can be found in the Business Plan.

Now, after seven years of planning, we are able to move forward and create something special for Framsdén and our neighbours. We hope you will want to be part of the project.

The CBS has been awarded grant aid to help with the purchase from the Co-operatives UK (Community Shares Booster Fund) and from the Plunkett Foundation. Most significantly the CBS has been awarded a substantial grant from the Government's Community Ownership Fund to support the purchase and repair of the building and the project costs of managing the renovation. This grant together with share purchases by Board members means that the purchase price and initial repairs to create a stable building are funded.

We now need to raise further share capital to complete the renovation, return the building into a commercially viable condition and create a building and gardens that can be used by the community.

# Costs and funding

The following summarises the costs of the project. They are based on the purchase costs and fees together with the estimated costs of the renovation and repair as specified by our surveyor.

We have consciously costed the repairs generously to ensure that inflation, the supply of materials and labour costs can be accommodated. Through tight project management and capitalising on community contributions to the work, we anticipate that some elements may cost less than estimated and this will enable us to fund additional improvements that may not be fully apparent at this stage.

## Costs

Capital costs	
Purchase of the pub	220,000
Renovation costs	216,525
<b>TOTAL CAPITAL COSTS</b>	<b>436,525</b>
Project Revenue costs	
Project Revenue costs	45,872
<b>TOTAL PROJECT COSTS</b>	<b>482,397</b>





The key elements of the renovation costs include:

- ▶ Flood repairs and timber renovation
- ▶ Thatched roof repair (replacement will come later)
- ▶ New plumbing and heating
- ▶ New sewage treatment plant
- ▶ Rewiring and electrical upgrade
- ▶ Flat roof repairs
- ▶ Grounds and garden
- ▶ Window repair/replacement
- ▶ Project revenue costs include professional fees, insurance and getting investment ready

For detailed breakdown of estimated costs please see the Business Plan available via our website [www.framsdenegreyhound.co.uk](http://www.framsdenegreyhound.co.uk)

Income

We plan to raise the money needed through roughly a 50/50 mixture of grant aid and community shares. We consider this to be the best way of demonstrating the commitment of the community and making use of the grant funding that is available.

We have been successful in receiving a grant award from the Community Ownership Fund of £273,300 towards the costs of buying and renovating the property.

We have worked extensively with Plunkett and Co-operatives UK and pursued grant applications to pull together the funding to deliver the renovations and provide commercial basis for its future. We will continue to explore grant aid to help support the project. Our existing funding and targets for fund raising through community shares is summarised here.

Source of funds

Community Share Issue (target)	130,025
Grants – Community Ownership Fund capital*	243,300
Grants – Community Ownership Fund revenue*	33,000
Existing share capital*	64,400
Co-operatives UK Development Grant*	6,672
Architectural Heritage Fund grant*	5,000
TOTAL	482,397

\* Indicates funds already in place.

## Community share offer document

A grant of **£6,672** has been received by the CBS from Co-operatives UK's Booster Fund for planning, survey and valuation, legal fees and support to the business planning and the production of a share offer document (including the application for the award of the Community Shares Standard Mark). A further **£5,000** has been awarded to assist with the architectural advice and guidance associated with a Grade II listed building.

This share offer document invites you to buy shares in the project to reach our target sum of £130,025. This will enable to the community to renovate the pub and the surrounding car park and garden. If we raise more than this the additional money will go towards extending our project and bringing forward projects that we plan to tackle later:

- ▶ Improving the detached barn for community use
- ▶ Improving the internal layout and providing access to the garden
- ▶ Providing EV charging points



# Framsden Social Enterprises Community Benefit Society Ltd.

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**The Community Benefit Society operates under the model constitution and rules for a CBS established by Co-operatives UK. It was formed in January 2020.**

Community Benefit Societies are increasingly used by a range of community enterprises including over 160 pubs, 500 shops, woodlands and land trusts, community energy projects and so on. A Community Benefit Society's purpose is to benefit the wider community rather than only the society's membership. The community in our case is the people of Framsdén together with neighbouring communities in the wider area. The constitution states that the CBS will:



**...carry on any business for the benefit of the community by acquiring, developing and maintaining the Dobermann Public House in the village of Framsdén to operate as a community hub and engaging in any other ancillary activities that further community benefit for the public at large.**

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The CBS is registered with the Financial Conduct Authority (reg. no. 8305). The CBS operates on the basis of one shareholder one vote, no matter what size of shareholding an individual holds. This is to ensure that the CBS operates democratically and all shareholders are treated equally. Similarly no shareholder may own more than 10% of the shares. This ensures that the CBS has a broad shareholder base and that if one person decides to withdraw their shares in the future the society can still operate effectively.

The CBS is managed by the Board of Directors that are elected from the membership.

The CBS is able to pay interest on shares and repay loans, but a CBS may not pay dividends. Surpluses from the operation of the business after interest and loan repayments have been made must be reinvested in the business or made available for community benefit.



Shareholders in the business will be encouraged to maintain their investment for the long term. However, after three years shareholders will be able to apply to withdraw their investment by agreement with the Board.

The Board may agree to a refund of shares before three years if there are extenuating personal circumstances.

Shares may not be traded.

The CBS operates an asset lock so there is no potential for individual capital gains. Should the business fail, any remaining balances can only be transferred to another asset locked business or a charity benefiting the local area. Assets must be used specifically for community benefit and may not transfer to any person or organisation for private gain.

Board members receive no remuneration or financial benefit. They are volunteers and subject to the society's rules like all shareholders.

## The Community Benefit Society's funds

The CBS has not traded to date. The CBS was founded in 2020 but since this time it has been concerned with campaigning to save the pub and with building up its membership. Our current membership offer has established a broad base of community engagement as a democratic basis for our activity. Therefore since the establishment of the CBS in 2020 we have had an open offer a £10 membership (comprising of 10 x £1 shares) to anyone who supports the objectives of the society and who wants to be involved. At the time of writing the society has 75 members who have paid a minimum of £10 for shares.

The total COF grant of £276k has been paid to the Society.

Additionally, the society has already sold shares worth £63k to individuals (largely the Board and their families) to provide the match funding required by the COF grant. This provided a total balance of £316,000 which has been used to buy the pub (£220,000), pay fees and insurance, and pay for the initial work making the building weatherproof. The balance is to be spent in the agreed COF schedule phase 1 (page 32). This will now be expanded with the launch of this public share offer to raise a further £130k to complete the renovations and improvements to cover the outstanding work as detailed in our Business Plan.



Once the time limited share offer is complete the CBS will consider if any one person owns more than 10% of total shares in line with the rules concerning the maximum shareholding individuals may hold. For example, if an individual has bought £20k in shares and the share offer only raises £100k in total the maximum share ownership permissible would be £10k (10% of £100k). In these circumstances the CBS would issue £10k worth of shares to that person and discuss with the individual how they want the balance returned to them.

## Reporting to shareholders and the community

The Community Benefit Society is controlled by its members. Every member has one vote. All members will be provided with an Annual Report which sets out how the enterprise has developed, its activities over the previous year and will include independently audited accounts. Members will also be invited to the Annual General Meeting (AGM) in line with FCA requirements at which the Annual report will be presented and discussed. At each AGM, all the directors will retire and may be re-elected or replaced by new directors elected from the membership.

The CBS has held annual general meetings where shareholders received information and could express their views. The CBS has also held regular information events and published newsletters for the wider community. Since purchasing the pub we have begun a regular 'This month at the Greyhound' bulletins.

The rules of the Society also provide for several other ways in which the membership may hold the directors to account, including raising motions or calling of a special general meeting if this is required. The full details of the CBS constitution are available on the website or can be sent by request.

website: [www.framsdengreyhound.co.uk](http://www.framsdengreyhound.co.uk)

email: [info@framsdengreyhound.co.uk](mailto:info@framsdengreyhound.co.uk)



# The community share offer – more details

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**You are invited to buy shares in the community business to renovate and open the Framsdon Greyhound as co-operative enterprise for the benefit of all.**

- ▶ The restricted offer window is to encourage early investment that will help us plan for the renovation and improvements. We have waited 7 years for the chance to save the pub so we are keen to get moving. We are anxious to capitalise on the momentum we have established to begin using the pub as soon as possible.
- ▶ If the share offer is oversubscribed, that is we reach our maximum target of £250k – the share offer will be closed by the Board.
- ▶ The Board may extend the window for the share offer if necessary but the offer will close no later than 11th September 2024.
- ▶ The share offer is open to anyone over 18.
- ▶ Shares can be withdrawn after a minimum of three years by giving three months notice to the Society. The Board retains sole discretion in refunding shares depending on the health of the business. The Board will consider early requests for share withdrawal on the basis of extenuating personal circumstances.
- ▶ By retaining shares for a minimum of three years shareholders are giving the business a period to establish itself and express their support for the community venture.
- ▶ In order to get tax relief on your shares you are required to hold them for at least 3 years. Tax relief is not guaranteed at this stage but we are seeking advanced assurance from HMRC.
- ▶ Your shareholding is an investment in your community and we hope that you will want to maintain this commitment in the long term.
- ▶ Shareholders should be aware that the value of the investment could fall and the amount returned could be lower than your investment. However, the Board and the Society is structuring its business to make sure, as far as we are able, that shareholders get at least the face value of their shares when they are redeemed.



- ▶ The CBS is registered by the Financial Conduct Authority using model rules provided by Co-operatives UK. You can find our annual reports here – [mutuals.fca.org.uk/Search/Society/30580](https://mutuals.fca.org.uk/Search/Society/30580)
- ▶ This share offer document is endorsed by the Co-operatives UK Community Shares Standard Mark which means it complies with the requirements of clarity, detail and openness.



# Business Plan and underlying costs and income

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**Our Business Plan is available on our website. You can also obtain a hard copy by emailing [FSECBS@gmx.co.uk](mailto:FSECBS@gmx.co.uk)**

## Financial plan

### 1. Putting together the plan

Our financial plan has been drawn up with the help of industry and commercial experts.

**We have received financial help via a grant from Co-operatives UK totalling £6,672 which comprises:**

- ▶ Getting ready for investment (£4,780)
- ▶ Launching the Offer (£1,892)

**Also we have benefited from:**

- ▶ Seven days of expert consultant support from the Plunkett Foundation to support our planning and costs of purchasing
- ▶ £5,000 from the Architectural Heritage Fund to provide advice and assistance from a heritage architect for the renovation of the Grade II building

Importantly we have also received a grant of £276,300 from the Community Ownership Fund, part of the Department of Levelling-up, Housing and Communities. The grant required £63k matched funding from the CBS which was provided by existing members pledging shares in order to buy the pub.

### 2. Renovation costs

A survey and valuation of the building was completed in May 2023. This survey has been updated and supplemented by a further inspection following the flood in October 2023. A further inspection by a local thatcher was made in January 2024. From this comprehensive list of renovation and refurbishment we have drawn a complete budget attached in detail in the Business Plan and summarised here. Now that we have purchased the pub we can get more accurate estimates from trades

people and experts. However, we believe that our current estimates are a sound basis for budgeting.

If we raise the full target amount from our share offer and if some of these listed works prove less expensive or unnecessary we will bring forward other improvements that are desirable – for instance improving the toilets, improving access to the garden and improving the manager’s accommodation.

### 3. The garden

We have outlined an agreement with the Helmingham Estate to extend the garden into the land at the rear of the pub. This will be a significant feature of the new business providing for an attractive pub garden (to be designed by Xa Tollemache), space for growing herbs and vegetables for the kitchen, increased car parking, a range of recreational activities and potential for work experience and training. We believe that this facility will greatly increase the trading potential for the pub and provide space for the community and social activity and events.

### 4. Running the pub

The Board of the CBS has examined the management options for the business including volunteer run, managed and tenanted options. We have examined the experience of other community pubs and consulted with experts in the field. We have chosen to opt for a managed pub as we think this is the best way to ensure that the business can operate with the

professionalism it will need but with the potential for community engagement.

The pub will operate as a freehouse, which will provide the manager with the freedom to choose suppliers to secure the best quality products and better value for money on the beers, wines, spirits, soft drinks, and food that the pub will sell. The manager will be able to enter into purchase agreements with drinks suppliers in exchange for trade equipment that may be needed to upgrade existing facilities and this may save on some initial capital expenditure. The manager will be responsible for running the pub and meeting our community engagement and community hub objectives. Appointing a professional manager in the Board’s opinion is the best way of ensuring a professional and expert operation. We have provided detailed income and expenditure of the pub in our Business Plan. This includes higher wage costs due to the increases in the National Minimum Wage from 2024, Brexit and post-Pandemic challenges in the industry. We have budgeted for an attractive salary for the manager and other staff.



## 5. Financial planning assumptions

We plan to apply for the Co-operatives UK Share Booster Programme. Under this scheme up to £25k can be made available to match fund community shares bought by the public. This means that for every £500 invested by individuals in community shares, another £500 will be invested in shares by the Booster Programme up to a maximum of £25,000. This investment is held on the same terms as community investors – that is one member one vote. Please note that this funding is not guaranteed but subject to approval by Co-operatives UK.

The £276,300 grant from the Community Ownership Fund is matched against £63k of shares pledged by Board members.

The value of the shares owned by members is underwritten by the commercial value of the business and the value of the land and buildings. For the first seven years the Department of Levelling-up, Housing and Communities has placed a charge on the asset to guarantee the public money invested. After seven years this falls away and the full value of the business, building and land becomes available to the society.

As with any business plan, we have used as many known financial figures as possible to support the plan. Where these are not available, we have used assumptions supported by the pub's previous accounts (when trading as the Dobermann) and industry data available to us, which have been tested with hospitality experts as part of our due diligence. This is fully set out in our Business Plan. The impact of the pub as a community hub will grow over the three-year period and we anticipate it

will take a while to establish our customer base and the range of hub activities for the community.

The British Beer and Pub Association cost guides for a small community pub calculate a weekly income of £4,000 per week (wet sales only) and a Rural Character pub of £5,000 per week (50/50 wet and food sales) and previous data for the Dobermann suggests that this is largely correct.

Taking into account a modern operating policy we have set a more modest possible weekly income target for £2,961 in the first full financial year of operation from April 2025 (or £2,600 in 2015 prices).

These figures are based on the assumption that the renovations and new kitchen are completed and so apply to a full financial year after full opening.

The financial forecasts for years 1 to 5 assume a 15% growth in year 2 and then 10% until year 5. We also anticipate that salaries and utilities costs increases of 10% per year but other cost increase at 5%. We have planned for a 60% margin on both food and drinks. This should be achievable by a well run business.

We have assumed an interest payment on shares of the Bank of England's Base Rate plus 2%. At today's base this equates to 7.25%. We believe this is conservative assumption as base rates are currently high and will possibly reduce over time.

The full information behind our key financial assumptions and more detailed cashflow analysis is available in our Business Plan, which is now available on our website along with all the other key documents.

[www.framsdengreyhound.co.uk](http://www.framsdengreyhound.co.uk)



## Framsden Greyhound balance sheet projections

	Financial Year	0	1	2	3	4	5
	FY Mar 24	FY Mar 25	FY Mar 26	FY Mar 27	FY Mar 28	FY Mar 29	FY Mar 30
<b>Fixed Assets</b>							
Freehold Property (including Land)	220,000	215,600	211,200	206,800	202,400	198,000	193,600
Freehold Property improvements	-	126,540	119,880	113,220	106,560	99,900	93,240
Fixtures & Fittings	-	78,218	69,527	60,836	52,145	43,454	34,763
<b>TOTAL</b>	<b>220,000</b>	<b>420,358</b>	<b>400,607</b>	<b>380,856</b>	<b>361,105</b>	<b>341,354</b>	<b>321,603</b>
<b>Current Assets</b>							
Stock	0	2,000	2,000	2,000	2,000	2,000	2,000
Cash	126,092	51,482	65,632	98,017	128,189	135,521	151,703
<b>TOTAL</b>	<b>126,092</b>	<b>53,482</b>	<b>67,632</b>	<b>100,017</b>	<b>130,189</b>	<b>137,521</b>	<b>153,703</b>
<b>Current Liabilities</b>							
Trade Creditors		2,000	2,000	2,000	2,000	2,000	2,000
Taxation		1,770	2,360	3,546	3,900	4,290	4,720
<b>TOTAL</b>		<b>3,770</b>	<b>4,360</b>	<b>5,546</b>	<b>5,900</b>	<b>6,290</b>	<b>6,720</b>
<b>NET ASSETS/ LIABILITIES</b>	<b>346,092</b>	<b>470,069</b>	<b>463,878</b>	<b>475,327</b>	<b>485,393</b>	<b>472,585</b>	<b>468,587</b>

Framsden Greyhound balance sheet projections

	Financial Year	0	1	2	3	4	5
	FY Mar 24	FY Mar 25	FY Mar 26	FY Mar 27	FY Mar 28	FY Mar 29	FY Mar 30
<b>Fixed Assets / Depreciation</b>							
<b>Cost</b>							
Freehold Property (including Land)	220,000	220,000	220,000	220,000	220,000	220,000	220,000
Freehold Property improvements	-	133,200	133,200	133,200	133,200	133,200	133,200
Fixtures & Fittings	-	86,908	86,908	86,908	86,908	86,908	86,908
<b>TOTAL</b>	<b>220,000</b>	<b>440,108</b>	<b>440,108</b>	<b>440,108</b>	<b>440,108</b>	<b>440,108</b>	<b>440,108</b>
<b>Depreciation</b>							
Freehold Property (including Land)	2% straight line	4,400	4,400	4,400	4,400	4,400	4,400
Freehold Property improvements	5% straight line	6,660	6,660	6,660	6,660	6,660	6,660
Fixtures & Fittings	10% straight line	8,691	8,691	8,691	8,691	8,691	8,691
<b>TOTAL</b>		<b>19,751</b>	<b>19,751</b>	<b>19,751</b>	<b>19,751</b>	<b>19,751</b>	<b>19,751</b>

## Framsden Greyhound balance sheet projections

	Financial Year	0	1	2	3	4	5
	FY Mar 24	FY Mar 25	FY Mar 26	FY Mar 27	FY Mar 28	FY Mar 29	FY Mar 30
<b>Net Book Value</b>							
Freehold Property (including Land)	220,000	215,600	211,200	206,800	202,400	198,000	193,600
Freehold Property improvements	-	126,540	119,880	113,220	106,560	99,900	93,240
Fixtures & Fittings		78,218	69,527	60,836	52,145	43,454	34,763
<b>TOTAL</b>	<b>220,000</b>	<b>420,358</b>	<b>400,607</b>	<b>380,856</b>	<b>361,105</b>	<b>341,354</b>	<b>321,603</b>
<b>Share Capital</b>							
Opening balance							
Community shares Issued		69,792	199,520	201,560	203,560	200,560	187,560
Community shares issued	69,792	129,728	2,040	2,000	2,000	2,000	2,000
Community shares withdrawn		-	-	-	-	-	-
<b>COMMUNITY SHARES OUTSTANDING</b>	<b>69,792</b>	<b>199,520</b>	<b>201,560</b>	<b>203,560</b>	<b>200,560</b>	<b>187,560</b>	<b>174,560</b>

### COF grant reserve

COF capital grant of £243,300 has 2 parts – one for the asset purchase and one for the renovation work. We are showing the grant in the balance sheet as a COF Grant Reserve and amortising this over 50 years for 50% and 20 years for 50% in line with the depreciation rates shown above.

# Share ownership – How will it work? Q & A

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## How much can I invest?

We have set the value of each share at £1.00. You can choose how many shares you wish to buy but we have set the minimum shareholding at 10 shares to make shareholding affordable. To succeed we need most people to put in more than the minimum amount. Please note that there is a maximum individual investment of 10% of the total raised from the community, so if the amount you wish to invest is more than this, we will let you know and adjust your investment in line with the final maximum investment cap.

## Can I get tax relief on my investment?

The CBS is applying to HMRC for advanced assurance under the Seed Enterprise Investment Scheme (SEIS) a tax relief scheme that encourages investment in new, higher risk businesses. It allows investors to claim back 50% of the amount they invest, taken off their income tax liability. At this stage we can not be certain that we can achieve SEIS but other community pubs have done so. If SEIS is awarded the CBS will provide investors with a certificate that will enable them to claim 50% of the investment back by reducing their tax bill. We recommend you seek independent financial advice and are aware that tax relief might not be possible. We will keep you informed of developments.

We need to trade for 4 months before the SEIS tax relief may be claimed.





## **What if I can't pay all the money needed upfront?**

We want to make our share offer as accessible as possible to everyone. If you are investing £1,000 or less, you can pay by instalments – just let us know when completing your share application and we'll agree a payment schedule with you.

## **I already have shares in the CBS – what will happen to them?**

If you already have shares in the CBS and want to buy more, the two lots of shares will be added together subject to the 10% maximum investment cap.

## **If I die can I pass my shares on?**

Yes, you can nominate someone else on the share application form to receive your shares.

## **What return on my money will I get?**

We do not propose to pay interest on shares for the first three years of operation. This is to help the business to grow. Thereafter we hope to pay an average of 2% above the prevailing Bank of England base rate depending on the performance and profitability of the business. For example, at the moment the base rate is 5.25% (July 2024) and if this is the same in three years time we would aim to pay 7.25%. That means if you invest £10,000 you would get £725 interest a year from year 4 onwards subject to the business being profitable. The interest can be



taken as credit to be spent in the pub, as an annual cash payment to your bank account, or foregone by the member or used to buy more shares. It's up to you.

Community Benefit Societies do not pay dividends. Any additional profit will be reinvested into the business or given to local charities and organisations, voted for by the Membership.

## What say do I have in the running of the pub?

The CBS Board is elected by the members. Each member will have an equal vote regardless of shareholding in the election of the Board. The idea of a co-operative business is that everyone has a say in the running of the business. This will be possible via regular emails and updates from the Board and through the annual general meeting when shareholders may express their views on the running of the business, raise questions, move proposals, elect Board members and stand for the Board themselves. Additionally Board members are always happy to listen to your views at any time.

We have opted to appoint a manager and we will ensure that they will have the commercial and operational freedom to develop the business in the best way they can. We will therefore appoint a sub-committee of the CBS to liaise with the manager to put forward the community and co-operatives interests. The Board does not intend to interfere in the day to day running of the business or attempt to micro-manage the pub, but shareholders will have a say in the way the pub is run and ultimately are in control of the business of the CBS.

## How safe is my money really?

Since community owned pubs began there has only been one closure. This is remarkable and shows that community pubs operate more sustainably than privately owned ones.

We aim for the manager to be able to make a profit and run the pub successfully. Our Business Plan shows that this is achievable. We aim to significantly improve the facilities to enable us to increase the pub's attractiveness and usefulness to the community.

The investment made by shareholders is ultimately underwritten by the value of the pub business or, if this closes and is sold, the value of the building and land.

The Community Ownership Fund in return for their grant have made a legal charge on the building for the first seven years. This is to protect public funds and means that if the building is sold the value of the grant must be repaid before other debtors are reimbursed. After seven years this requirement expires and the proceeds from any sale are available to repay shareholders.

However, no business can offer investors absolute certainty on their investment. We believe we have a commercially viable model and a sound investment opportunity but in the event of the pub failing economically, the CBS will consider how to move forward particularly with regard to the interests of shareholders. Shareholders will be consulted on the options available. Should the enterprise fail and be sold the CBS will attempt to return the face value of shares owned.

## **I understand there is an overage term on the property – how does this work?**

CBS has agreed an overage deed with the previous owner. This means that if the property is sold at any time within the next fifteen years with a planning gain (i.e. sold as a house with the pub restriction removed) the previous owner would be entitled to 50% of the residual value after the purchase price and essential repairs had been deducted. Essential repairs in this context are defined as the repairs that are needed after the purchase and include flat roof repairs, structural timbers, rethatching, rewiring, heating system, repairs to windows, plastering and redecoration, new sewage treatment works, outbuilding repairs and works to the grounds (See Appendix 10 in the Business Plan). The CBS agreed to the overage clause once our costs and investments were excluded. It has never been the objective of the CBS to benefit from any windfall profit associated with change of use.

## **What happens if we do not manage to raise the money we need to renovate The Framsdon Greyhound for the community?**

The Board will consult with shareholders and the wider community about what should be done. The community will still own the building and land so we will consult with shareholders other ways to fulfil our social and economic objectives and create community benefit. If the venture fails after seven years all your money will be returned to you, subject to decisions made by the Society and the community.

## **What happens if I want to withdraw my shares?**

We hope that you will want to retain your shares for many years to come. However, withdrawal requests may be made to the Board in writing after an initial period of three years and the Board will, at its discretion, repay the nominal amount of the shares to be withdrawn subject to the conditions specified in the Society rules Section 8. The Board will have the authority to refuse a request if it would endanger the viability of the Society. The CBS will build reserves year on year and the total reserve available for share withdrawals in the following year will be published in the Society's accounts.

If there are substantial extenuating circumstances for an early withdrawal of share funds in the first three years, application can be made to the Board who will seek to buy back the value of shares where appropriate.

## **Why do we need to do this quickly?**

The pub is in a bad state now and want to move quickly to repair the building and be able to start using the building for the community. The community has waited for seven years to reopen the pub and we want to be able to bring our hope and ideas to fruition as quickly as we can. That's why we are anxious to move quickly. Additionally, as the COF Grant has to be spent in this calendar year, we need to raise the contribution from the community so that the funding for the total project can be spent.

### There is a lot of work to be done on the building how will you manage this?

With the help of the Community Ownership Fund we have a significant grant to pay for much of the urgent work that is needed. We have already made the building weather tight and completed some initial repairs. We have budgeted for an experienced Project Manager to oversee the renovations, liaise with the Council and with contractors and to help us find the best trades people at the best price. We are also working with the Heritage Team at Mid Suffolk District Council and a small grant from the Architectural Heritage Fund to provide help and advice about the renovation of the listed building. We are also conscious that the village has many skilled people who would like to offer some of their time to help bring the pub back to life and we will want to accommodate volunteers and helpers where we can.

### What's in it for the community?

Since we have owned the pub there have already been a number of working parties at the pub to clear the grounds and begin to renovate the building. Already there has been a great show of support and volunteers have come together to do something valuable and socially rewarding. As we move forward the presence of an attractive and friendly pub in the village will be a great asset that can bring people together and help foster a sense of pride. By investing in the Pub you will be contributing to the only community owned resource in Framsdén.



### Where can I find all the supporting information?

You can find all information relating to the share offer on our website [www.framsdengreyhound.co.uk](http://www.framsdengreyhound.co.uk). This includes our detailed Business Plan and financial forecast, the share application form, our society rules and how to contact us.

**If you are interested, please complete the share application form and send your payment through promptly.**



# How to apply

**You can find applications forms and the Business plan and other useful documents on our website.**

- ▶ Hard copies of documents can be sent to you by emailing us at: [info@framsdengreyhound.co.uk](mailto:info@framsdengreyhound.co.uk) setting out your postal address or email.
- ▶ You can also email the CBS directly at [FSECBS@gmx.co.uk](mailto:FSECBS@gmx.co.uk)
- ▶ There is also an application form at the end of this document.
- ▶ You can buy shares by making a BACS payment or sending an application form and cheque to:  
**The Old Post Office, The Street, Framsdén,  
Suffolk IP14 6HG.**



# Your team

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**The Board of the CBS, elected by our members, has been meeting monthly over the past year and developing our Business Plan, costings, funding proposals and grant applications. The Board is made as follows:**



## **Brian Cox, Chair**

Brian has lived in Framsdon for seven years and works part time as an Associate Professor at Birmingham University. His background is in the NHS and social care and has held several leadership roles as well as periods working at the Department of Health and the CAS Business School.

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## **Glen Buckingham, Board Member**

Glenn Buckingham has worked as a farm manager at Helmingham, near Framlingham, for 27 years. The farm is in the higher tier Countryside Stewardship scheme and includes a raft of measures to support wildlife such as great-crested newts, stag beetles, plovers, barn owls and brown hares. Glen has been a past Chairman of Suffolk NFU.



## **Julia Green, Board Member, Communications**

Julia worked for British Gas as a Home Economist for 20 years, during this time her work involved promoting gas as a cooking and heating source. In later years she worked in education within the English and IT departments teaching both subjects to adults in Further Education. Now retired her interests include voluntary work with the talking newspaper for the blind and working as a digital champion for Communities Together.



### **Pat Mason, Board Member**

Patricia has a background in catering management and a family history of pub ownership. Visiting Framsdén for the first time in December 2015 she went to the Dobermann for supper and was keen to support the pub. Moving to the village in early 2016 she was sad to see its decline and subsequent closure. Patricia believes its reopening as a community pub will be of great personal and wider social benefit.



### **David Whitmore, Board Member**

David has lived in Framsdén for 24 years and currently works full time as a Civil Servant in a senior leadership role. Previously he spent 30 years in the Metropolitan Police, retiring as a Detective Chief Superintendent. David attends the Framsdén table tennis club each week and is a member of the pétanque team.



### **David Perry, Secretary**

David moved to Framsdén 40 years ago after leaving the army. While in the army he served as an officer in the Royal Regiment of Fusiliers, a staff officer and later worked on military logistics IT systems. After leaving the army, he worked on IT systems as a systems analyst, project manager and systems architect for two Merchant Banks in the City and for an American software company supplying document imaging and workflow systems. While living in Framsdén he was clerk to a local Parish Council for a number of years.

### **Sally-Ann Muldoon**

Sally-Ann was born in Suffolk and has lived in Framsdon for over 30 years, during which time she has been an active member of several community groups in Framsdon.

Sally-Ann previously worked in Education within Home Economics/Health and Social Care and setting up Apprenticeships. Sally-Ann has also worked in hospitality team managing a wine bar in Bath and has experience of working in large hotels and catering for an international manufacturing company.

Since retiring, Sally-Ann is a volunteer for a local rural and agricultural-based charity, which works with community-based charities/businesses to raise awareness of mental health support.

### **Mike Muldoon**

Mike is a founder member of the pub group and subsequently was a Board Member of the CBS. Due to other commitments Mike has withdrawn from Board roles. The CBS is heavily indebted to his work and commitment over the past 7 years.

**Other than their intention that The Society purchases and reopens the pub, the members of the management committee have no other vested interests or conflicts.**



# Useful documents

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**Available on the website [www.framsdengreyhound.co.uk](http://www.framsdengreyhound.co.uk) or request by email: [info@framsdengreyhound.co.uk](mailto:info@framsdengreyhound.co.uk)**

- ▶ Business Plan
- ▶ CBS Constitution & Rules
- ▶ Community Sustainability Strategy
- ▶ Initial Prospects (2018)
- ▶ Share application form
- ▶ A copy of the presentation from the launch event of 27th June



Costs: Phase 1 COF agreed expenditure

Serial	Purpose (e.g. purchase of asset/what aspect of renovation)	Month/Year of spend	Capital	Revenue
1	Purchase of Dobermann Inn	Jan-24	220,000	
2	Re-ridge and patch thatched roof	Apr-24	1,500	
	a) Short term thatch repairs			
	b) Repairs around dormer windows			
3	Flat roof repairs	Apr-24	10,000	
	a) Improve insulation			
	b) Urgent flat roof repairs			
4	Rewiring	May-24	25,000	
5	Renovate floor in bar area	Jun-24	6,000	
	a) Asbestos inspection			
	b) Remove floor tiles			
6	Stripping out and drying out of building	Jun-24	8,000	
	a) Test plaster & walls for damp			
	b) Install dehumidifiers			
	c) Check plaster type			
	d) Strip back plaster as necessary			
	e) Replaster & paint once dried			
7	Woodwork and timber	Aug-24	7,000	
	a) Expose, inspect, repair & treat vulnerable timber			
	b) Repair external timber			
8	Repair defective structural timber	Aug-24	6,000	

## Costs: Phase 1 COF agreed expenditure

Serial	Purpose (e.g. purchase of asset/what aspect of renovation)	Month/Year of spend	Capital	Revenue
9	Remove and dispose of debris and waste	Apr to Oct-24	4,000	
10	Outbuilding essential repairs	Jun-24	5,000	
	a) Stabilise outbuilding walls			
	b) Repairs/work to prevent roof collapse			
11	Replace or repair windows & doors	Aug-24	10,000	
	a) Specialist repair of corroded Crittall Windows			
	b) Repair rotten or damaged wood frame windows			
	c) Replace rotten or damaged external doors			
12	Pub & garden furniture	Nov-24	7,525	
13	Building insurance	Jun-24		10,000
14	Project management	Feb to Dec-24		10,000
	a) Project management			
	b) Ensure that procurement complies with COF and Local Authorities			
15	Legal fees	Feb-24		9,000
16	Consultant fees	Feb to Oct-24		4,000
17	<b>TOTALS</b>		<b>310,025</b>	<b>33,000</b>

Costs: Phase 1 Extra (additional to COF Agreement)

Serial	Purpose (e.g. purchase of asset/what aspect of renovation)	Month/Year of spend	Capital	Revenue
1	Get services connected			
	a) Test electric circuits			
	b) Take out supply contract (Eon Next) monthly DD annual est			600
	c) Fit taps & cap open pipes			
	d) New fuel tank		2,000	
2	Fireplace & chimney repairs		2,700	
3	Stabilise retaining stream wall/path			
4	Sewage			
	a) Empty existing sewage unit			
	b) Obtain sewage advice/quotes			
	c) Relocate/Install sewage unit		36,000	
5	TOTALS PHASE 1 EXTRAS		40,700	600

## Costs: Phase 2 – getting commercially ready

Serial	Purpose (e.g. purchase of asset/what aspect of renovation)	Month/Year of spend	Capital	Revenue
<b>Share Issue</b>				
1	Getting investment ready			4,780
2	Community Shares Standard mark			1,892
3	Tax relief			
	a) Initial payment for application			300
	b) Payment for all shareholders relief			300
4	<b>TOTALS</b>			<b>7,272</b>

### Phase 2 – Completion for Commercial Use

1	Additional services			
	a) Install telephone			
	b) Install WIFI			
2	Revise layout		uncosted tbc	
	a) Plan ground floor changes	Planning permissions		
	b) Plan first floor changes		uncosted tbc	
	c) Remodel ground floor		uncosted tbc	
	d) Remodel first floor & access		uncosted tbc	
	e) Remodel/upgrade toilets		3,000	
3	Bar & kitchens			
	a) Plan & install commercial kitchen		25,000	
	b) Kitchenette on first floor		5,000	
	c) Refurbish bar area (incl. floors?)		3,000	



Costs: Phase 2 – getting commercially ready

Serial	Purpose (e.g. purchase of asset/what aspect of renovation)	Month/Year of spend	Capital	Revenue
4	Heating & plumbing		25,000	
	a) Obtain advice on options			
	b) Install heating system			
5	Cellar fitting out	by drinks supplier?		
6	Flood resilience			
	a) Flood barriers etc.		10,000	
	b) Relocate stream if practical			
7	Complete decoration inside & out		6,000	
8	a) Garden & parking			
	b) Plan & install car parking			
	c) Plan garden & access			
	d) Install bridge/garden access			
	e) Garden work		5,000	
9	Prep for commercial operation			
	a) Fire inspection		800	
	b) Business equipment		3,000	
	c) Additional bar furniture			
	d) Wet stock			5,000
10	TOTAL PHASE 2 (FOR ITEMS WITH COSTINGS)		85,800	5,000

Costs: Totals Phases 1, 1 Extra and 2

Serial	Phase	Month/Year of spend	Capital	Revenue
1	Phase 1 (COF)		310,025	33,000
2	Phase 1 Extra		40,700	7,272
3	Phase 2		85,800	5,600
4	TOTALS		436,525	45,872







# Share application



## Framsden Social Enterprises Community Benefit Society Ltd.

I wish to invest a total of £ .....  
in Framsden Social Enterprises Community Benefit  
Society Limited on the Terms and Conditions of the  
Offer Document at the price of £1 per Share and  
thereby becoming a member of the Society.

Title (Mr/Mrs/Ms/other) .....

Forenames .....

Surname .....

Address .....

Town .....

County .....

Postcode .....

Date of Birth .....

Email (Please write very clearly)  
.....

Telephone .....

### Declaration: I confirm that:

- ▶ I have read the Offer Document and the Rules of the Society
- ▶ I am over 18
- ▶ I support the aims of the society and agree to abide by its rules
- ▶ I hereby authorise to make such enquiries as are deemed necessary to confirm the eligibility of this Application. The Applicant shall provide all additional information and documentation requested by the Society in connection with this Application, including in connection with money laundering, taxation or other regulations
- ▶ By supplying my contact details I agree to be contacted by the Society with news and updates
- ▶ My personal details will be used and stored according to the data protection act
- ▶ I understand that the cheque supporting this application (if enclosed) will be presented for payment upon receipt

Signature .....

Date .....

I would be interested in becoming a member of the Board

Payment Details:

☐ I have paid by bank electronic transfer/BACS to  
Framsden Social Enterprises CBS Limited.  
(Name: Framsden Social Ent, Sort Code: 08 92 99,  
Account Number: 65946390) Date payment made:

Please include a reference for electronic  
payments using your surname and date of  
application to enable us to match your payment  
and application form (for example for Mrs Smith  
date of application 3rd December 2023 the  
reference would be Smith 03/12/2023).

☐ I enclose a cheque or banker’s draft to the value  
indicated above payable to Framsden Social  
Enterprises CBS Limited. Return to The Old Post  
Office, The Street, Framsden, IP14 6HG. Cheques  
should be drawn against UK registered banks.

In the event of my death I nominate the following  
person to receive my shares (name and address):



A photograph of a traditional thatched-roof house, likely a cottage, with a dog standing on the wall. The image is overlaid with a teal gradient. The text "We hope that you will want to join with us" is centered in the middle of the image.

We hope that you will want to join with us

