



Pebmarsh Community Pub Limited Community Share Offer Prospectus

Thank you for your interest in investing in this community based enterprise to safeguard the long term future of The King's Head public house in Pebmarsh.

The aim of the share offer is to raise funds which, together with other funding, will enable the refurbishment, repair and improvement of the King's Head.

Pebmarsh Community Pub Limited is a Community Benefit Society established and managed by the community for the benefit of the community.

You can join the Society by purchasing shares and thereby becoming a member.

This document:

- Outlines the project and its benefits for members and the community;
- Explains about the Society and how the share offer works; and
- Invites you to help us realise this project.



What is Pebmarsh Community Pub Limited?

Pebmarsh Community Pub Limited was established to enable the people and friends of Pebmarsh to secure and safeguard the future of the King's Head public house, an amenity of prime importance to the village, for both this and future generations.

It is a Community Benefit Society (formally known as an Industrial & Provident Society or 'IPS') using the model rules developed by the Plunkett Foundation and registered with the Financial Conduct Authority ('FCA'). In its rules is embedded the principle that if the Society has a surplus, this may be made available for distribution to other community or charitable projects, after providing for the present or future needs of the Society.

A copy of the rules of Pebmarsh Community Pub Limited is available via www.pcp.pebmarsh.com or it can be requested from a member of the Management Committee by email to: pcpshareholder@gmail.com.

The community share issue has been designed to give individuals and organisations the opportunity to support our community by contributing financially, on a long term basis,

to the business of Pebmarsh Community Pub Limited. Our expectation is that Shareholder members will largely come from local communities but we also welcome contributions from further afield.

Individuals, organisations or companies are entitled to apply for membership by buying shares at a cost of £50 per share with a minimum investment of one share (£50) and a maximum investment of 100 shares (£5,000) per person or organisation. Each member will be limited to one vote at any General Meeting, irrespective of the number of shares purchased.

The shares are not transferable and cannot be sold but may be withdrawn by giving three months' notice of withdrawal to the Management Committee. Shares cannot be withdrawn until at least three years have elapsed from the date of the share issue and then only at the discretion of the Management Committee.

The amount available to be withdrawn by Shareholders in any one financial year will be 10% of the total value of shares at the start of that financial year.



All withdrawals will be paid from trading surpluses or new share capital. The Management Committee have the authority to refuse a withdrawal request if it would endanger the business.

Pebmarsh Community Pub Limited aims to pay interest at a rate of 2.5% per annum. The interest rate for each year will be proposed by the Management Committee and put to a vote at the Annual General Meeting. The proposal will be based on the performance of the company. Interest will be paid gross to members.

Interest will be paid by the Society to the investor and it is each member's responsibility to declare such earnings to HMRC if appropriate. It is important to note that the value of the shares will not increase. The only financial benefit for members is the gross interest paid annually. Whilst this is unusual in the context of shareholdings, the amounts received by Shareholders in PCPL are not dividends.

In the event that the King's Head is ever sold, for whatever reason, the Shareholders would be repaid their investment from the proceeds of such sale, after repayment of any debts. Any surplus would have to be paid to a charitable or community body in line with the rules of the Society.

Important Notice

When you are considering taking part it is essential that you understand that this is an investment in our community, intended to create a secure and lasting asset for us all.

It is intended to build on our existing social infrastructure - the church, the school, the village hall, the allotments, the playground - and help to create an ever more thriving and sustainable community. It is not a conventional financial investment with an expectation of high and direct financial returns. Full information is set out in the Society's rules.

Please note:

i). The minimum shareholding is 1 share. Each share has a value of £50. The maximum number of shares that can be purchased is 100 shares. Members must be over 18 and shares must be paid for in full on application.

ii). Shares are not transferable except on death or bankruptcy and they cannot be sold. They may be withdrawn on application to the Society itself for the original value of £50 per share.



iii). The value of each share cannot increase beyond its nominal value of £50. You should be aware that the value of shares may be reduced if the value of the business's assets falls substantially.

iv). As an investor your liability is restricted to the value of your shares. In the very unlikely event that the business fails you would have no further liability.

v). Currently the Society plans to pay interest on shares but the shareholding should be viewed as a social investment. The rules of the Society would allow for interest payments to be suspended if the financial performance of the Society did not justify such payment.

vi). The only way in which investments can be recovered (whether the initial sum or any reduced value) is on liquidation of the Society or by giving the Society notice of withdrawal. Notice of withdrawal may not be made during the first three years after purchase.

vii). The specific conditions for withdrawal include:

a. Withdrawals must be funded from trading surpluses or new share capital and are discretionary, being subject to the Management Committee's satisfaction that withdrawal is consistent with the long term interests of the Society.

b. The total repayable each year is limited to a maximum of 10% of the total value of shares at the start of that financial year.

c. Three months' notice is given.

viii). Pebmarsh Community Pub Limited is registered with the Financial Conduct Authority. However, as Shareholders, investors are deemed to invest for social returns and not for financial gain. The sale of community shares is not regulated by the FCA. There is no right of complaint to the Financial Ombudsman Service and nor can investors apply to the Financial Services Compensation Scheme.

Before deciding whether to invest please consider taking independent advice. For further information please see www.pcp.pebmarsh.com or contact the PCPL Management Committee via pcpshareholder@gmail.com

Pebmarsh Community Pub Limited

Application for Membership

If you wish to become a member of Pebmarsh Community Pub Limited by investing in the Society, please complete the form below and return it to Pebmarsh Community Pub Limited, Fitzroy House, Crown Street, Ipswich, Suffolk, IP1 3LG. Payment can be made by cheque or by direct payment to Pebmarsh Community Pub Ltd. Lloyds Bank Plc. Sort 30-98-97 a/c 47054860 and please email pcpshareholder@gmail.com to tell us you have made a payment.

Note: A separate application is required for each shareholder.

Name:

Mr/Mrs/Ms/Miss/Dr (please circle)

Address:

Postcode:

Email address:

Telephone:

Number of shares I wish to purchase:
(minimum 1, maximum 100)

Value of shares I wish to purchase:
(shares cost £50 each)

Interest on shares is paid annually directly into the Shareholder's bank account. Please supply your account details:

Bank/Building Society Sort Code:

Bank/Building Society Account Number:

To enable the Society to re-invest in further improvements I am prepared to waive interest payments until further notice:
(Please tick)

By requesting that I become a member of Pebmarsh Community Pub Limited I agree to my name, address, phone number(s), email address (where applicable) and the number of shares I wish to purchase being held on a computer database. I understand that this information will be used for the purpose of maintaining a register of members and potential members as required by the rules of Pebmarsh Community Pub Limited and for posting of notices regarding the activities of Pebmarsh Community Pub Limited. This information will not be passed to third parties.

I am over 18 years old. Signed:

Date:

Pebmarsh Community Pub Limited,
Fitzroy House, Crown Street, Ipswich, Suffolk, IP1 3LG.



www.pcp.pebmarsh.com

Pebmarsh Community Pub Limited:
Registered with the FCA as a Community Benefit Society, No.7487
Registered address: Fitzroy House, Crown Street, Ipswich, Suffolk, IP1 3LG.