

The Friends of The Crown

A community pub company



Community Share Scheme - Pledge Offers

25th August 2023

Dear Member of our Community

Keep The Crown Inn Grewelthorpe

This letter is from the Friends of The Crown Ltd. We write to you concerning the potential community purchase of our village pub, The Crown Inn. We are confident that, with your support, the pub can return to its former glory and position at the heart of the whole community.

You are no doubt aware that The Crown is currently closed and that its owner, Admiral Taverns, has stated its wish to sell the pub on a freehold basis. The Crown is listed as an Asset of Community Value and therefore its sale is subject to a moratorium period, during which Admiral cannot accept bids unless they are from an incorporated community group such as the Friends of The Crown Ltd (FOTC).

This moratorium period ends on 9th September 2023, at which point Admiral may sell to whomever they choose. It is the intention of the Friends of The Crown to make an offer for the pub prior to the end of the moratorium period.

In order to do this, we must first develop a credible financial proposition and to this end we are working hard on applications for various grants. Our Expression of Interest to the main source of funding for Community Pubs, the Community Ownership Fund, has been accepted and we have been invited to submit a full application. It is already clear however that any such grants can only form part of the funding required. Our business planning indicates that we need to raise in the region of £250,000 from the community. This is the goal of our Community Share Offer

Additionally, for our grant applications to be successful, we must demonstrate beyond doubt that the project has strong support from our community. A fully subscribed share offer would irrefutably evidence this.

Consequently, we have begun the process of contacting every resident in our community, and further afield, to ask whether you wish to help fund the project to save The Crown. Please rest assured that the same opportunity will be offered to all members of the community.

Legal Structure

FOTC will shortly form a Community Benefit Society (CBS) in which you can invest through the purchase of shares. The sole purpose of the CBS will be to purchase, refurbish and run The Crown as a community pub for the benefit of our community.

Registered at Companies House: No. 14794801

Registered Address: Stone Cottage, Grewelthorpe, Ripon, North Yorkshire, HG4 3TE

A CBS is a democratic structure that encourages a large membership and empowers communities by giving members a direct say in the management of the business through the elected committee, which oversees its day-to-day running. An important feature of a CBS is that there is one vote for each member, irrespective of how much they have invested.

The CBS will be registered with the Financial Conduct Authority, with member liability limited to the value of their shares.

Any trading profits will either be reinvested in the business or distributed for social or charitable purposes within the community.

Business Plan

Our initial business planning looks very positive and we firmly believe that, with the support of the community, the business will flourish. As well as local trade, The Crown has in the past benefited from significant day trade from visitors to the area and we see no reason why this should not continue.

The Community Share Scheme

The structure of the Share Offer is as follows:

- Share Value £1
- Minimum shareholding 500 (£500)
- Maximum shareholding 25,000 (£25,000 per shareholder, equating to 10% of the overall offer)

The community shares will be withdrawable, subject to the rules of the CBS. Also, dependent on the performance of the business, nominal interest payments will be made annually against each share.

How You Can Help

Community support is critical to the success of the project. In many respects this will be judged by the number of local people involved and the number of share pledges received. Both will have a bearing on the outcome of our grant applications.

To help us determine the extent of the support for the project, can you please fill in the attached pledge form. **Please note that no money should be forwarded at this stage.** This is not a final commitment on your part, further financial information and final details of the share offer will be provided in a formal prospectus at a later stage, allowing you to make a more informed choice.

You can post or hand deliver the completed form back to me (Andrew Lyon) at the address on the reply slip or place it in a box that will be provided in the Village Hall café. Please return completed forms by Wednesday 6th September.

Alternatively, you can make your share pledge on FOTC's website www.fotc.org.uk again by 6th September.

If you have any questions on the Community Share Offer, please feel free to speak to any of the Directors of Friends Of The Crown Ltd., forward your query to fotcgrewelthorpe@gmail.com or call in to one of our “drop in “ sessions held in the Village Hall meeting room/cafe. Members of the FOTC will be available to help with information and answer any questions that you may have.

“Drop In” sessions in Village Hall cafe/meeting room

Monday 28th August 11.00-13.00
Wednesday 30th August 11.00-13.00 and 19.00-20.00
Friday 1st September 11.00-13.00 and 19.00-20.00
Saturday 2nd September 11.00-13.00
Sunday 3rd September 11.00-13.00

Yours sincerely

Andrew Lyon

On behalf of the Friends of The Crown Ltd.

01765 650229 / 07534 434926

The Directors of The Friends of The Crown are:

Martin Glynn - Chair	martin@martinglynn.co.uk
Peter Laing - Secretary and Vice-Chair	peter_laing@btinternet.com
Damien Handslip	damienhandslip@gmail.com
Alan Hodges	alanhodges16@gmail.com
Andrew Lyon	andrew.lyon@hotmail.co.uk

Please return by 6th September

To : The Friends of The Crown

Our target is to raise £250,000 through community shares to purchase and refurbish The Crown Inn. (Minimum share purchase 500 shares i.e. £500)

- **I do not wish to purchase any shares**
- **I would be interested in buying shares at £1 per share**

All share pledges will be treated in confidence. Only the nominated Director(s) will have access to the list of shareholders and their total shareholding.

Please let us have the contact details that you wish us to use to send the final share offer. Your details will only be used for this purpose.

Name:

Address:

.....

.....

.....

.....

Email:

Telephone:

Please return this section by 6th September to:

Andrew Lyon (FOTC)

Hillcrest, Crosshills

Grewelthorpe

Ripon

HG4 3BY