



BLADON COMMUNITY PUB
A pub for the community, run by the community



THE WHITE HOUSE BLADON

OPEN SHARE OFFER

<https://bladoncommunitypub.org/>



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SHARE OFFER AT A GLANCE

SHARE TYPES	Class 'A' – interest bearing and withdrawable. Class 'B' – non-interest bearing and not withdrawable
PROJECTED RETURN	Annual interest payments (Class 'A' shares only) – up to 2% above Base Rate.
PRICE PER SHARE	£50
INVESTMENT LIMITS	A Shares: Minimum £50, Maximum £50,000 B Shares: Minimum £50, Maximum £100,000
MEMBERSHIP	One member, one vote – regardless of amount invested. Buying shares makes you a member of the society and gives you the right to vote on important decisions regarding the pub.
SHARE OFFER DATES	This is an open share offer to support our work to improve and maintain The White House, Bladon.

To invest please read this Share Offer Prospectus carefully and then fill out the application form at the end of this document, or alternatively go to our website and fill in the online application form. This document is also available to download from our website:

<https://bladoncommunitypub.org/>

A copy of the Society's Model Rules and the Community Share Offer Application Form can be downloaded from <https://bladoncommunitypub.org/> Our annual financial reports can be requested by emailing the Society's treasurer at treasurer@bladoncommunitypub.org

This offer is being promoted by the Bladon Community Benefit Society Ltd, a Community Benefit Society registered with the Financial Conduct Authority (Registration No. 8268).

Capital risk warning: You could lose some, or all, of the money you invest in this share offer, without recourse to the Financial Services Compensation Scheme or the Financial Ombudsman Service.

1. INTRODUCTION

Our vision is to maintain and continue to improve The White House pub for the benefit of the community and to secure its future as a thriving community pub.

You are invited to buy shares in Bladon Community Benefit Society (BCBS) to support our work to maintain and improve The White House, Bladon. The Society bought the freehold of the pub in July 2020 and since then it has been leased to tenants who are responsible for the day to day running of the pub business. We would now like to grow our capital reserves to make much needed improvements to the pub for the benefit of its customers and staff.

The price per share is £50, and the minimum shareholding is one share per person.

We aim to attract investment from residents of Bladon and the surrounding area, but the offer is open to anyone with an interest in securing the future of the White House pub.

Important Information

This document details and contains an invitation to subscribe for shares in Bladon Community Benefit Society, which exists for the benefit of the community. The Society generates income by receiving rent from the tenant of The White House, Bladon.

THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR CAREFUL ATTENTION

It should be read in its entirety. If you are in any doubt as to the action you should take, you are recommended to seek your own independent financial advice.

You should appreciate that any investment you make is recognition of your support for the work of the Bladon Community Benefit Society Limited, and accordingly a subscription for shares should primarily be regarded as an investment for social purposes rather than one which will produce a significant financial return.

Accuracy of information

The Society and its Management Committee accepts responsibility for the information contained in this document. We have taken all reasonable care to ensure that the information contained in this document is in accordance with the facts and contains no omission likely to affect its substance.

2. BLADON AND THE WHITE HOUSE

The village of Bladon has a population of approximately 1,000 residents of all ages and is situated 3 miles from the town of Woodstock in Oxfordshire. It borders onto the grounds of Blenheim Palace and the grave of Sir Winston Churchill is located in the churchyard of St Martin's Church in Bladon. The White House pub has been at the heart of the Bladon community since the 16th Century and is the last remaining pub and community facility in the village. It's also the pub where Churchill, in his own words, "learned to drink" when he lived at nearby Blenheim Palace.

The White House has been a thriving pub in the past, attracting custom from across Oxfordshire. After it was taken over by Greene King, who charged a high rent and avoided spending money on maintaining and developing the pub, successive tenants were unable to create a sustainable and successful business. In October 2019, Greene King put The White House on the market and the community of Bladon responded with a period of intense activity. This included holding public meetings, writing business plans, running community surveys and many consultations with other Community Benefit Societies, the Plunkett Foundation, and experts in the pub trade.

3. THE COMMUNITY PURCHASE

Bladon Community Benefit Society (BCBS) was formed and registered with the Financial Conduct Society in December 2019, in order to purchase The White House pub for the local community, when Greene King put the pub up for sale. Our business model is based on leasing the pub to tenants at an affordable rent. In anticipation of a possible sale, Bladon Parish Council had already secured West Oxfordshire District Council's listing of the pub as an Asset of Community Value (ACV) in September 2019.

A Share Offer was launched in December 2019 and by March 2020 enough funding had been raised. The BCBS was also able to secure a grant, loan and a mortgage to combine with funds raised by the share offer to make an offer to Greene King. Due to the amount of interested parties, the bid to buy the pub went to sealed bids with 'best and final offers' and after a few nail-biting weeks we were delighted to hear that the BCBS had been successful in securing the purchase of the property.



We took ownership of the pub in July 2020 and following a huge effort by volunteers from our community and beyond, with cleaning, painting, repairing, dangerous tree removal, digging and weeding, the pub re-opened with a new tenant in October 2020.

Since the purchase of the property, thanks to the combined efforts of many of the current shareholders, we have made many improvements to the pub to remedy years of neglect by Greene King. These upgrades include:

- A relocation and complete refurbishment of the cellar.
- A new state-of-the-art toilet block including a new accessible toilet to replace the existing tired and dilapidated toilets.
- New double-glazed windows to improve heat retention in the building.
- Replacement of the ancient hot water boiler that served the commercial kitchen with a modern, efficient boiler that can provide both hot water and a backup heating option to the pub accommodation.
- A new wood burning stove for the pub to improve the heating in the bar and restaurant area.
- Installation of full insulation to the pub roof space.
- New bar fittings to provide a better choice of beers and ales.
- A separate cold food store to improve kitchen output.
- An upgrade to the rear garden to provide more outdoor seating in a much-improved external environment.



A change of tenant in July 2022 has seen the pub evolve to be a thriving business. As well as maintaining and improving the pub we have established a thriving and popular programme of activities, in line with our **'More than a Pub'** promise. The pub now offers regular events such as a weekly quiz night, board games nights, open mic nights and coffee mornings. We also have a successful Aunt Sally team playing in a local league and have enjoyed successes in the local cribbage league.

As at the date of this Share Offer (May 2024) BCBS has 475 voting shareholders who come from Bladon and the surrounding towns and villages as well as further afield in the UK and abroad.

4. THIS SHARE OFFER – HOW WE WILL USE THE CAPITAL

This is a great opportunity to invest in a worthwhile community enterprise that will provide a valuable service to its members, other users of the pub, and future generations.

Bladon Community Benefit Society Ltd has been established to enable the people and friends of Bladon to secure and safeguard the future of the White House Public House, an amenity of prime importance to the village.

It is a Community Benefit Society using model rules (its constitution) developed by the Plunkett Foundation and registered with the Financial Conduct Authority (FCA) Registration No. 8268 Copies of our model rules can be found on our website:

<https://bladoncommunitypub.org/>

We now welcome new and existing shareholders to help fund new projects and to rebuild our reserves, which have been depleted due to essential ongoing maintenance and improvement works to the pub building. This share offer will allow us to continue maintaining and improving The White House. We will only go ahead with improvements that are affordable and are good value for money. We are currently considering these developments, which would make the pub more attractive for customers and staff:

- Converting the current single phase domestic electricity supply to a 3-phase commercial supply.
- Extensive improvements to the pub accommodation including some structural improvements, new kitchen, bathroom and a new patio area at the front of the living accommodation.
- A new back door/fire exit to the pub.
- Further improvements to the commercial kitchen, including new wall coverings.
- Improvements to the parking area with the installation of improved controls to prevent unauthorised parking.

All these improvements would not only enhance the attractiveness of the pub to customers and staff but would also help protect the community's investment. Most have not yet been costed, and we will of course only go ahead with improvements that are affordable and that represent good value for money. Additionally, we need to build up our share capital so that existing shareholders can withdraw (i.e. redeem) some of their shares if they wish (as permitted by our Model Rules).

Additional working capital will act as a reserve against unforeseen contingencies; this would, for example, enable us to support our tenants financially for a time if this were necessary.

We therefore encourage investment from new and existing shareholders to fund improvement projects and develop our financial reserves.

5. WHAT IS A COMMUNITY SHARE OFFER?

A community share offer provides an opportunity for local people and businesses to invest in the community, where the motivation and payback are more social than financial. It helps to ensure a truly local enterprise, accountable to the community whilst serving and benefitting it.

The Society is not just about a pub - it's about preserving the history of Bladon and the surrounding area and investing in its future. We want to ensure The White House continues to be run for the good of the community, now and for future generations. The primary return on your investment will therefore be the continued existence of a convivial, welcoming village pub that is accessible to all, and a warm feeling that you've helped make this happen!

An open share offer is one that is not time-bound nor with a maximum target. Our intention is that the offer will remain open for the foreseeable future. However, the Management Committee reserves the right to suspend this offer at any time.

We are conscious that since the original share offer opened in 2019, many people have moved into our area who may welcome the opportunity to become shareholders/members, and this offer is intended to facilitate this.

The shares you buy will make you a member of the Society, with an equal vote regardless of your shareholding. You can vote at Annual Members Meetings, stand for election to the Management Committee, volunteer your skills or just give the White House your custom.

There are two classes of share in this offer:

- **'A' Shares:** Interest-bearing withdrawable shares. These shares are for investors who would like the potential to earn interest on their investment in due course, and to retain the option of withdrawing their investment at some future time. Based on trading projections, this business plan allows for payment of interest after the end of the 3rd year of trading, with limited share withdrawals after five years. Interest payments and withdrawals are at the absolute discretion of the management committee at the time.
- **'B' Shares:** Non-interest-bearing shares that are not withdrawable. These shares are aimed at investors who consider their contribution to be more of a donation and do not expect to recoup their investment, nor are they concerned about earning interest on their shares. However, should the property be sold in the future and the Society wound up, then holders of B shares could receive some or all of their investment back, subject to availability of funds.

Investors, who must be at least 16 years old, may, if they wish, purchase a mix of 'A' and 'B' shares. Regardless of share class, all investors will be members of the Society and entitled to vote on matters affecting the Society. The price for each share will be £50, and the maximum permitted individual investment will be £50,000 for A shares and £100,000 for non-withdrawable B shares. The limit on A shares is lower to ensure that no one holder of withdrawable shares holds more than 15% of the total.

What you won't get

- **Windfall profits.** If the pub were to cease trading and be sold for residential use, the asset lock (see below) will ensure that any surplus (after paying creditors and repaying share capital) must be used for the benefit of the community. Any investment should therefore be considered an opportunity to contribute financially to the community, with the specific goal of helping to keep the pub open, rather than receiving a substantial financial reward.
- **Increase in share value.** The value of Shares will not increase. They cannot be sold or transferred. Class A shares can only be withdrawn for their face value. Class B shares cannot be withdrawn (but could be repaid in the event of a solvent winding up of the business). This will not be an investment that grows in value.
- **Investment guarantees.** Our share offer is exempt from the Financial Services and Markets Act 2000 and subsidiary regulations. This means that there is no right of complaint to an ombudsman. A community benefit society is registered with, but not authorised by, the Financial Conduct Authority and therefore the money paid for shares is not safeguarded by any depositor protection scheme or dispute resolution scheme. As the whole of your investment could carry a risk, please consider it carefully and, if necessary, seek independent financial advice.
- **Tax relief.** Our primary activity (property rental to a tenant) falls outside the list of currently eligible activities that allows tax relief to be claimed on qualifying investments under the government's Enterprise Investment Scheme (EIS) and Social Investment Tax Relief (SITR).

6. WHAT GUARANTEES DO I HAVE WHEN BUYING SHARES?

Buying shares should be regarded as a long-term investment for the benefit of the community. **These shares cannot go up in value.** Therefore, shares can only be withdrawn at their face value (class 'A' shares only; class 'B' shares cannot be withdrawn). The Management Committee decides each year whether the Society will be able to pay interest to shareholders and/or allow shares to be withdrawn. Our overriding consideration when making this decision is the current and future financial well-being of BCBS.

Asset Lock

The Rules of the Society provide for a statutory asset lock which cannot be removed or overridden, and which ensures that the Society can use or deal with its assets only for the benefit of the community. The only payments which can be made to Members are the value of withdrawable share capital (ie 'A' shares) or interest payable on that withdrawable share capital. This means that the value of the Society's assets, most importantly including ownership of The White House pub, is secured for community benefit. The assets of the Society can never be used for individual gain. In the unlikely event of having to wind up the Society, should the value of our assets exceed the value of the share capital, Members will still receive only the value of their original investment. By law any excess value has to be transferred to a project for the benefit of the community or another community organisation with broadly similar community benefit aims.

7. WHAT ARE THE RISKS?

Buying any type of shares involves risk. Community Shares can't go up in value, but they can go down if the Society is making losses. As a shareholder you could therefore lose some or all of the money you invest, although in our view this is very unlikely. You should only take these risks with money you can afford to lose. Although it is not possible to foresee all possible adverse outcomes for investors there are a number which it is reasonable for the Management Committee to guard against:

Loss of some or all of your investment

As a Member of BCBS you will be a part-owner of the Society. If the Society is unable to meet its debts and other liabilities you could, in principle, lose some or all your investment held in shares. We think this is a very unlikely outcome because:

- Our business model of leasing the pub to experienced operators is proven in the community pub sector and, if necessary, we can draw on good advice from, for example, the Plunkett Foundation
- To date we have been financially solvent, despite operating in difficult conditions such as Covid, and we are not aware of reasons why this will not continue to be the case.
- The Society is responsible for the property, not the pub business itself (which is solely the tenant's responsibility). You are therefore investing in bricks and mortar.
- In the last resort, if the property had to be sold for residential use, its likely market value would considerably exceed its value as a pub.

Withdrawing Shares

Although the Rules permit withdrawal of shares, this is dependent on our financial performance, and is at the sole discretion of the Management Committee. If many Members want to withdraw their shares in any one financial year, there may not be sufficient funds to satisfy all requests for withdrawal.

No financial returns

It is possible that the Society may not have enough surplus funds to pay interest to Members.

8. CAN I SELL MY SHARES?

Shares cannot be sold or transferred to another person, although you may nominate someone to inherit your shares in the event of your death. Shares can, however, be withdrawn (i.e. sold back to BCBS) for their face value, subject to our Rules.



9. BCBS – THE FINANCIALS

The Society acquired the pub from Greene King for £430,000 in 2020. Our primary source of income is the rent paid by our tenants which is set at an affordable level and that provides BCBS with a reasonable return. Our expenditure relates to ongoing property maintenance and improvements, and the administrative costs of running the Society (loan repayments, website, accountancy, etc). As at the issue date of this Share Offer, we have not made any interest payments to our Members.

Income and Expenditure

In summary our income and expenditure to date has been as follows:

	2020-2021	2020-2021	2022-2023
INCOME	93,063	32,993	24,813
EXPENDITURE	67,304	34,676	26,053
PROFIT/LOSS	25,759	1,683	1,240

Notes: 1. *These figures relate solely to BCBS's activities, and do not include our tenant's trading activity.*

Our total long-term debt as of 1st May 2024 was £31,759.32, consisting of a mortgage from Co-operative and Community Finance taken out when we bought the freehold of The White House. Copies of our annual accounts and reports to the Annual Members' Meeting can be found on our website:

<https://bladoncommunitypub.org/>

10. HOW IS BCBS MANAGED?

The Management Committee currently consists of 9 individuals who are collectively responsible for maintaining the strategy for the business and overseeing performance. The committee is accountable to the membership and reports to them via the Annual Members' Meeting. All members of the Management Committee are democratically elected by members of the Society and receive no remuneration or other benefits.

The current Management Committee (as of April 2024) are:

- **John Anson (Chairperson)** grew up in South Oxfordshire and moved back to the county in 2006 to work at the Begbroke Science Park. He has recently retired from being Chief Executive of a company that develops diagnostic tests for cancer and rare inherited diseases. John and his family have lived in Bladon since this time, inhabiting a "project" 17th century property that used to be the Kings Arms pub. This was once one of many such establishments in the village, and as such John has always been a strong supporter of the project to save the last remaining pub in the village. He is highly appreciative of the hard work and achievements of the original committee and is keen to lend his business experience to help the Community Pub to continue to develop and grow into a fantastic local asset.

- **Linda Oliver (Treasurer)** has lived in the village from birth until marrying Clive in 1973 at St Martin's Church. As a member of the church choir until that date she went from Sunday evensong straight to the pub for a celebratory drink, vicar included. When her mother passed away in 2006, she rebuilt her house and returned to the village to live. Linda worked as a management accountant at Oxford Brookes University for 23 years before semi-retiring to run a holiday cottage letting company locally. Now fully retired she is active in the community as the Secretary of the Oxfordshire branch of the RSPCA and also a Wildlife Casualty volunteer plus Treasurer for an Arts Development Agency in Oxford. She is excited that the pub has been bought by the community and hopes to see it prosper as the hub of the village bringing all residents together of all ages and backgrounds.
- **Gwyn Bevan (Secretary)** has been living in Bladon for over 40 years and has the good fortune to live very close to the White House. His two sons went to Bladon school but also supports the Welsh rugby team. He is a (mostly) retired professor at the London School of Economics & Political Science. He's keen to help develop the pub as a centre of the community and encourage use of the magnificent Boules court in the village recreation ground.
- **Robin Jones (Committee Member)** has been retired for some years and moved to Bladon in 2017 and has become involved in the village community and feels very strongly that The White House should become the focal point of Village life where friends and interest groups can meet and enjoy the hospitality offered by Ben and his team. Part of the original team, Robin has been instrumental in the setting up of the pub cribbage team also hopes that in future we will be able to offer other traditional Pub Games.
- **Mike Edwards (Committee Member)** Despite being Welsh, Mike managed to marry the pub rescue instigator, Clare, and lives in Bladon with his two daughters. Part of the original team you may have seen him down the drains of the pub or up a ladder or reconstructing the garden during renovation. Mike set up, and runs, the aviation heritage operations for the Indian and Jordanian Air Forces, training the Indian Test Pilots. Mike is hindering a major production company with the adaptation of his book into a film whilst working on his 2nd historical biography. Due to a clerical error at the Palace, he was awarded the MBE in 2011. As long as Wales are not playing rugby he flies as a long-haul Captain for British Airways.
- **Clare Edwards (Committee Member)** lives in Bladon, and as a founder member of the Society's Management Committee, she has been persuaded to return to the committee once again and will keep the show on the road by being Vice Everything, covering for absences of other committee members. She works in the world of medical research, and is a lover of all sport, playing netball, and is a fully paid-up member of England cricket's Barmy Army.
- **Liz Owen (Committee Member)** moved to Bladon a few years ago but has been 'hanging around' since her parents moved here about 15 years ago. Liz is often seen pushing a wheelbarrow through the churchyard (to and from the allotments) or to the community orchard. She is partly responsible for the sound of the church bells on a Sunday morning. All this is thirsty work, but apart from serving suitable refreshments in a pleasant environment, she believes the community pub should be somewhere for everyone in the village and provide a focal point for village activities. Having previously moaned about the lack of such a place, Liz thought it was time to step up to the plate and help continue the

excellent work that's been done so far. Liz and her small gardening team is responsible for upkeep of the pub garden.

- **Andrea Main (Committee Member)** has lived in Bladon for over 20 years and counts The White House as her second home. With an artistic bent, she enjoys having a go at many creative pursuits, some of which might even be useful in the pub. She has worked in textiles, publishing, and most recently in marketing. Having been talked into joining the committee, she has been scratching her head trying to remember how to build websites, having retired from doing all this in 2019.
- **Nolan Richmond (Committee Member)**

11. INVESTMENT FAQs

Why should I buy community shares?

Your investment helps with the ongoing upkeep and improvements to the White House and to develop our financial reserves. It helps ensure the pub continues as a community asset for the long term.

Who will benefit from this project?

The residents and friends of Bladon will benefit directly from having a vital amenity preserved for future generations, both through the use of the facility itself but also because the White House will play a part in making Bladon a stronger, more vibrant, and cohesive community in which to live.

Is this a good business proposition?

We require the business to continue to be a profitable venture. We have carefully evaluated its strengths and weaknesses and our projections show that we can continue to establish it as a successful and thriving business. It is well proven that communities who work together to set up such an enterprise will support it in the future. There are 195 pubs run as community pubs in the UK. For copies of our financial reports email:

treasurer@bladoncommunitypub.org

Who are the people behind this project? Do they have a personal interest?

The Management Committee consists of a group of local residents who care passionately about the White House and what it means for the community. They have no personal financial interest in the project, above and beyond their own investment in community shares. They have voluntarily contributed a large amount of time to the project, and this has been supplemented with advice and considerable support from many people and organisations including The Plunkett Foundation.

Who runs the White House and makes the day-to-day decisions about the business?

The Management Committee have appointed a tenant to manage the day-to-day running of the business. We work closely with the tenant to ensure that our vision for the White House is

delivered, however we do not micro-manage the tenant and ultimately all decisions regarding the management of the pub and therefore all associated business risks will be the tenant's.

Do my shares give me voting rights?

Yes, they do. Everyone has an equal voice, regardless of the size of their investment.

How do I get my money back?

Our rules do not allow you to withdraw your shares in the first three years. After that, you will need to give at least three months' notice. We do not anticipate and have not budgeted for being able to allow any withdrawals before year 5. You cannot sell or transfer your shares, and withdrawals must be funded from surpluses or new capital raised from members. The Committee may suspend withdrawals depending on the long-term interests of the Society, the need to maintain adequate reserves, and the commitment to the community we serve.

Will I get my investment back if the White House fails?

All the business's assets, including the freehold of the building, would be sold and the proceeds of the sale (after paying any creditors) divided between the shareholders up to the value of their shares. You might receive the full value of your shares back or you might lose part or all of your investment.

Are joint applications allowed?

Yes. However, you should note that only the first named investor on the application form will be a member of the Society with voting rights. If, for example, a couple would both like to be members then each person should make a separate application.

Can I invest on behalf of my children or grandchildren?

Yes, so long as you are a member in your own right, and provided the total amount invested does not exceed the maximum investment amount. You will only have one vote, as is the case for any member. The shares can be transferred to them as soon as they reach 16 years of age, just complete the relevant section on the second page of the application form.

What happens to my shares if I die?

Your shares will form part of your inheritance and can be transferred under the terms of your will. Make sure you complete the relevant section on the second page of the application form.

Why are there two types of share?

We are aware from feedback received that quite a few members of the community would like to make a philanthropic investment to ensure the future of The White House and are not concerned about receiving interest payments or being able to withdraw their shares in the future. Of course, there's nothing to stop people making donations, but we decided to introduce 'B' shares so that people can in effect make a donation and also be members of the Society with a voice in how it is run. Both class of shares will be re-paid in the event of a sale of the property, as long as sufficient funds are available.

Can I buy both 'A' and 'B' shares?

Yes, a mix of share classes is fine. Just indicate on the application form how much you want to invest in each class and make the appropriate payment.

What are the minimum and maximum investment amounts?

The minimum that you can invest is £50 (i.e. one share at £50 each) although we hope that most investors will invest considerably more than the minimum. The maximum that can be invested in class A shares is £50,000 and the maximum that can be invested in class B shares is £100,000, which is the legal limit for individual investments in community benefit societies.

What redress do I have if the business fails, and I lose the value of my shares?

This share offer is unregulated, as it is exempt from the Financial Services and Markets Act 2000 or subsidiary regulations, which means there is no right of complaint to the Financial Ombudsman, nor can you apply to the Financial Services Compensation Scheme.

Will I receive interest from my shares?

We aim to pay a reasonable interest rate to our members however this will always be dependent on the success of the business. Interest will be paid gross and it is each member's responsibility to declare such earnings to HMRC if appropriate.

How can I find out more about the project?

You can find our business plan, the Rules for our Society and further contact details at <https://bladoncommunitypub.org/>

12. HOW DO I APPLY TO BECOME A MEMBER?

You can apply online by visiting our website <https://bladoncommunitypub.org/> or if you prefer you can apply by completing the postal application form at the end of this document.

Money can be paid either by attaching a cheque to your postal application, or by online bank transfer (see application form for details). Postal applications should be sent to:

Bladon Community Benefit Society Ltd,
3a Market Place, Woodstock, England, OX20 1SY

We will acknowledge receipt and pay cheques on receipt.

- By delivering an Application Form an Applicant offers to subscribe, on the Terms and Conditions contained in this Offer Document, for the number of shares specified, or such lesser number as may be accepted.
- An Applicant who receives Shares agrees to automatic membership of the Society and to be bound by its Rules.
- Once an application has been submitted and approved it cannot be withdrawn.

- Multiple subscriptions will be permitted providing that they do not result in a member holding more than the maximum number of shares.
- Applicants may be requested to provide additional evidence of identity to comply with Money Laundering requirements.
- Applications may be rejected in whole, or in part, or be scaled down, and monies shall be securely returned to the applicant, not later than two months after application, without interest.
- Applications on incomplete or inaccurate Application Forms may be accepted as if complete and accurate.

This Offer has been prepared by the Bladon Community Benefit Society Ltd, and authorised by the Management Committee at its meeting held on 16th April 2024. Due care has been taken to ensure that all information and opinions contained within it are fair and accurate at the time of issuing the Share Offer.

The Management Committee [May, 2024]

APPLICATION FOR SHARES IN BLADON COMMUNITY BENEFIT SOCIETY LTD.

First Applicant	Joint Applicant <i>(only the first applicant will be listed on the members register and will have voting rights)</i>
NAME (in full)	NAME (in full)
COMPANY OR ORGANISATION (if applying on behalf of group or incorporated body)	COMPANY OR ORGANISATION (if applying on behalf of group or incorporated body)
ADDRESS	ADDRESS
POST CODE	POST CODE
TELEPHONE	TELEPHONE
EMAIL	EMAIL
I wish to become a member of Bladon Community Benefit Society in accordance with the Rules and apply for:	
A SHARES - Withdrawable, Interest bearing shares	B SHARES - Non-withdrawable, Non-interest-bearing shares
NUMBER OF SHARES (£50 PER SHARE)	NUMBER OF SHARES (£50 PER SHARE)
AMOUNT IN £	AMOUNT IN £
SHARE CERTIFICATES WILL BE ISSUED AS PDF BY EMAIL- UNLESS PRINTS ARE SPECIFICALLY ORDERED (SEE BOX ON RIGHT)	<input type="checkbox"/> PLEASE PRINT AND POST MY SHARE CERTIFICATE(S). <input type="checkbox"/> I UNDERSTAND THERE IS A FEE OF £10 FOR EACH CERTIFICATE ORDERED

The maximum permitted investment in A Shares is £50,000 and the maximum permitted investment in B Shares is £100,000.

Please read and tick the boxes to indicate that you agree with the following statements:

- | | |
|---|--|
| <input type="checkbox"/> I confirm that I am over 16 years of age | <input type="checkbox"/> I consent to receiving formal notices and links to documents on the Society’s website by email to the address above |
| <input type="checkbox"/> I have read the Share Offer Document and agree to be bound by the Terms and Conditions of the Share Offer and the Rules of the Society:
https://bladoncommunitypub.org/ | <input type="checkbox"/> I understand that the Management Committee of the Bladon Community Benefit Society Ltd may reject my application and are not obliged to tell me why it has been rejected. |

I confirm that I wish to invest, in the amount described in this application I acknowledge that, by signing, I am making a legally binding commitment.

Signature(s):

(all applicants to sign) _____

Date: _____

Return to: Bladon Community Benefit Society Ltd, 3a Market Place, Woodstock, England, OX20 1SY

Method of Payment:

- I enclose a cheque made payable to Bladon Community Benefit Society
- I have paid by online bank transfer to:
Account Name: Bladon Community Benefit Society Ltd / Sort Code: 60-83-01 / Account Number: 20418494
Please include your initials and surname as a reference on your payment.

By requesting that I become an investing member of Bladon Community Benefit Society Ltd, I agree to my name, address, phone numbers, email address and the number of shares I wish to purchase being stored securely on a computer database. I understand that this information will be used solely for the purpose of maintaining a register of members as required by the rules of the Society, for the posting of notices regarding the activities of the Society and will not be passed to any third parties without my permission, except as required by law.

Share choices

You can opt to:

- Hold shares on behalf of children (you must also be a shareholder in your own right) and/or
- Nominate a person to whom you wish your shares to be transferred on your death.

Please fill in the relevant sections below:

Holding shares on behalf of a child

If you wish to hold shares on behalf of someone who is **under 16**, please fill in that person's details below. Please submit separate application for each child.

FIRST NAMES(S)	ADDRESS
LAST NAME	
DATE OF BIRTH	POST CODE
PROPORTION OF SHARES/£ FOR CHILD (ON THIS APPLICATION)	PROPORTION OF SHARES/£ FOR PARENT/ GUARDIAN (ON THIS APPLICATION)

Nomination of shares after your death

You can nominate a person **aged 16 or over** to whom you wish your shares to be transferred on your death. Bladon Community Benefit Society Limited will respect your wish in so far as the law and our Rules permit. If you are a joint shareholder, your holding will pass to the other joint shareholder(s) on your death, unless you complete the form below.

Personal details of your nominee

FIRST NAMES(S)	ADDRESS (IF DIFFERENT FROM ABOVE)
LAST NAME	POST CODE

I understand that it may not be possible for Bladon Community Benefit Society Limited to action this request and I and my heirs will not hold the Society responsible for its actions. I understand that these instructions can only be revoked or amended by my giving clear written instructions to the Secretary of the Society at its Registered Office.

Signature(s):

(all applicants to sign) _____

Date: _____

By requesting that I become an investing member of Bladon Community Benefit Society Ltd, I agree to my name, address, phone numbers, email address and the number of shares I wish to purchase being stored securely on a computer database. I understand that this information will be used solely for the purpose of maintaining a register of members as required by the rules of the Society, for the posting of notices regarding the activities of the Society and will not be passed to any third parties without my permission, except as required by law.

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