The Gold Cup Inn Community Benefit Society Limited

Share Prospectus

June 2026

We as a community have the chance to shape the future of The Gold Cup Inn for the long term benefit of Nether Silton, Over Silton, Kepwick and Cowesby.

By acting now, we can enjoy and preserve for future generations a key element of our area's heritage.

This is a one-off opportunity and we should not let it pass us by

Supporting Rural Community Business

Plunkett Foundation

www.plunkett.co.uk

Community Share Offer

A summary of the investment opportunity, funding requirement and member proposition

Own a stake in the pub's future

This community share offer provides an opportunity to invest directly in a valued local asset, support its long-term sustainability and become part of a democratic ownership model designed to protect the pub for the future.

Offer opens	Target raise	Investment range
10 June 2026	**£13k–£30k**	**£100–£20,000**

Why invest

Investing through the community share offer enables members to back a valued local asset, support the pub's long-term viability and contribute to a sustainable future under community ownership.

Investment summary

Offer timeline

The offer opens on **10 June 2026**, with operational transition from **1 July 2026**.

Capital raise

The raise is structured with a minimum target of **£13,000**, an optimal target of **£15,000** and a maximum of **£30,000**.

Investment terms

Shares are issued at **£100 each**, with a maximum investment of up to **£20,000**. The first £1 is classed as a membership share. Shares are interest-bearing and withdrawable after a minimum three-year period, subject to Society rules.

Governance model

Membership is based on a **one member, one vote** principle, ensuring equal voting rights regardless of the size of investment.

Contents

1. Introduction

1.1 Current Situation

Nether Silton, Over Silton, Cowesby and Kepwick are small villages situated within the Hambleton district of North Yorkshire. These villages lie on the edge of the North York Moors National Park and are surrounded by picturesque countryside. Collectively, the parishes encompassing these villages have an estimated population of approximately 250 people, according to the 2024 census.

All four villages have a rich history dating back to the 11th century when they were mentioned in the Domesday Book. The area is a popular destination for walkers and cyclists, located close to the Cleveland Way and the National Cycle Route 65 which passes the end of the village. In recent years, several houses have been converted into holiday homes attracting more tourists to the local area.

The Gold Cup Inn, Nether Silton, is a public house and the only local gathering place, apart from the churches, in the area. The pub is owned by a local businessman and landowner, Alex Guthe. Pre 2021 the pub was successfully tenanted and was a thriving venue for locals and visitors for food and beverages. Since then, it has struggled with three former tenants failing to make a success of it, and, in December 2025, it was offered to the community, along with the associated flat, on a peppercorn lease.

Since 15th December 2025, on a temporary basis, the pub has been successfully run by volunteers, supported by the landowner and his wife. Following an initial community meeting, it was agreed that a group of volunteers known as the 'Steering Group' would look at the viability of running this asset as a community benefit society. This document sets out a 5 year plan to ensure this asset continues to play an important part in the local community and remains at the heart of village life for the residents of Nether Silton, Over Silton, Cowesby and Kepwick.

1.2 Rationale for a Community Pub

We have seen locally the impact on communities that pub closures can have. Pub closure not only threatens the social cohesion of a community, but also increases the impact of rural isolation. This has been exacerbated by the effects of Covid-19 and The Gold Cup Inn has suffered closures and frequent change of tenants.

Pubs are one of Britain's oldest and most popular social institutions and are essential in fostering and developing social relationships among residents, strengthening the level of community cohesion in villages and parishes and positively contributing to communal wellbeing and provision of social capital. Analysis funded by the British Academy, and published in the International Journal of Contemporary Hospitality Management in 2014, highlighted that parishes with a pub had more community events – such as sports matches, charity events, and social clubs – than those without or those with just sports or village halls. Simply speaking, opportunities for communal initiatives would be vastly reduced, if not non-existent, in these parishes without the presence a pub.

Rural village life is recognised as being an important part of our heritage and deserving of considerably more care and attention than it has had in recent years. As amenities such as pubs disappear from our communities it becomes harder to retain a local population as people move into areas where amenities are closer to hand.

1.3 High Level Plan

Over the last few months the Steering Group has had numerous conversations and approaches from a wide variety of people in the local villages. They have offered both practical assistance and financial commitment, proving there is a strong level of support to take on The Gold Cup Inn and protect its future.

Our overall objective is to have a friendly and welcoming village pub that serves local beers, sensibly priced, and, eventually, serving locally sourced food.

As support for a community pub has grown, we believe that The Gold Cup Inn can be ‘more than a pub’. For instance, we will support a range of community groups in the village, such as pool, cricket and domino teams and potentially book clubs and other social activities.

Ultimately, we hope to appoint a professional tenant with the experience and skills to run the pub as a successful business for the benefit of the community and visitors. However, in the short term, the pub would be run by volunteers.

The flat above the pub gives us the opportunity to set a fair rent that gives the tenant the opportunity and incentive to run their own profitable business. The tenant rent will provide the income to us to sustainably maintain our investment in the business. When cash reserves permit, we plan to pay a modest interest to share-holders and enable the withdrawal of shares from time to time.

1.4 The Gold Cup Inn Community Benefit Society Limited

The Steering group registered The Gold Cup Inn in April 2026 with the Finance Conduct Authority. As of 10th May 2026 it is a fully registered Community Benefit Society (CBS) with Society number 9761 and a registration date of 7/5/26.

Purchase of the minimum number of shares will confer membership of the Society, giving members control over the business through the annual election of a Management Committee and voting rights on significant issues at regular meetings. Community Benefit Societies are by law intended to be democratic organisations, and all members will have an equal vote, regardless of the size of their shareholding, and the CBS will have the protection of limited liability.

The Society’s rules contain a statutory asset lock. This is a constitutional device that prevents the distribution of residual assets to members. The purpose of the asset lock is to ensure that the community benefit of any retained surplus or residual value cannot be appropriated for the private benefit of members after all members’ share capital has been refunded according to the rules of the Society.

This means that the value of the CBS assets always remains in the CBS for the benefit of the community. In other words, the value of membership shares will not rise or fall with the value of the CBS assets. They will remain fixed in price.

You can find a copy of our CBS rules and other documents on our website: **www.thegoldcupinn.co.uk**

1.5 Financial Outline

The pub and associated flat is owned by Alex Guthe, a local businessman and landowner. In December 2025, he offered the asset and the associated flat to the community on a peppercorn lease.

The lease is offered at £100 per annum for 20 years: this includes the pub and flat, along with the beer garden and the pub car park. Following further discussion, it was agreed that Mr Guthe will remain responsible for the building's external structure, including repairs to the flat roof and some specific items regarding the flat, such as a new front door, new shower and kitchen floor. Mr. Guthe will maintain property insurance to insulate the community from liability regarding major structural or maintenance issues throughout the duration of the tenancy.

Since December 2025, Mr Guthe has operated the pub using volunteers. He has shared the accounts and details as requested by the Steering Group; this has allowed the financial model to be validated.

The cost of our initial plan is projected to be between £15,000 and £30,000. We aim to raise all of this through this community share offer.

Rent from a future tenant will negate the double council tax, which the flat would attract if empty for 12 months. A suitable cost to cover utilities will be required as currently there is no segregation of utilities supply between the flat and the pub. This is more fully explained in Section 5, 'Financial Details & Assumptions'.

2. Vision and Community Benefits

2.1 Our Purpose

Our vision is to:

- Take over the operations of the pub and create a pub that is fit for purpose as a community asset.
- In the future, operate the pub independently through a tenant manager who shares our vision for a successful village and destination pub that also serves as a community hub for the village and surrounding area.
- Restore the essential elements of village life that a vibrant pub can bring, and in turn support the local economy as well as the community.

Our priorities will be to:

- Revitalise the pub as a thriving business at the heart of the village, initially by serving good quality beers, wines and spirits.
- Let the flat above the pub as part of a Bar Manager or Tenant Manager role or potentially as a holiday let.
- Re-establish a range of social activities which rekindle community spirit and meet village needs.

- Establish a food offering that will support the local community and bring increased footfall from the surrounding area.

We believe The Gold Cup Inn will be at the heart of the community as a place for social gathering, cultural activities, and somewhere to meet people and exchange information. A good pub is about the diversity of its people and a place where a cohesive and friendly community can be forged. Partnership and active support of other community facilities and clubs in the area is also high on our list of priorities.

We aspire to be a flourishing, friendly and welcoming village pub that operates as a free house serving local beers and sensibly priced, good food prepared using locally sourced ingredients where possible.

The key factors that will contribute to our success are:

- Establishing a broad membership of the Community Benefit Society
- Agreeing the pub lease for the future with the current owner
- Utilising the flat above the pub to support the operations of the pub as a free house
- Ultimately agreeing a lease with a professional and experienced tenant who knows how to run a successful pub business by being customer and community centric, and by developing appropriate drink, food and accommodation offerings
- Ongoing community involvement in the Society to manage, maintain and improve the property, and to ensure community support for and input into the future success of the pub
- Investing any surplus profits in improving the pub and additional facilities for the benefit of the community, paying the volunteers first, and then a modest level of interest to all shareholders

2.2 Benefiting the Community

Our belief is that the pub is an important amenity for the local community and that the best interests of the wider community will be served by taking on the operation of the pub through a limited liability Community Benefit Society (CBS). This legal structure is explained in detail later in this document.

2.3 More than a Pub

We have gathered excellent ideas from the community that will support our existing trade while boosting footfall and making the premises more attractive. Since the first meeting, a pool table has been sourced with the hope that it would attract younger people to the pub and a pool team has already been set up. Monthly mobile food facilities have also been arranged and have been successful in increasing the footfall. Other activities highlighted for investigation are:

- Food offering, including Sunday lunch, traditional pub food, curry night, pie night, pizza night, café service, breakfast, summer BBQs, and hiring the kitchen to local chefs
- Re-introducing a darts team
- Having a board game area to attract families into the venue
- Re-establishing quiz nights
- A book swap area or book club
- A sewing club
- Purchasing tea and coffee machines for hot beverage sales at the bar

- Selling cakes, eggs and other local offerings
- Locating a vending machine to be accessible at all times to the local community

Within walking distance of the pub, there are several holiday cottages and other holiday accommodation and caravan sites close by; all are successful businesses with a regular turnover attracting visitors to the village. There is no other hospitality or public meeting facility in any of the four villages.

Previous operations at the pub provided employment and training opportunities for some of the young people in the area. It has provided a tenant or management position as well as kitchen and front-of-house roles not only for young people, but also for local people returning to the work environment, as well as opportunities that can work around an individual's personal circumstances.

3. Taking on The Gold Cup Inn

3.1 Market Considerations

Freehold pub values increased ten-fold from 1975 to a peak in 2007 (source: Christie & Co). During much of this period large pub estates were built up by pub owning companies (PubCos) using cheap debt. However, in 2007 the market ground to a halt and in recent years there has been a dramatic reversal with values falling. Much of the fall was due to the impact of the financial crisis on the PubCos who have consequently been selling assets to pay down their debt. The decline has been accentuated by competitive pressures on drink sales and changing patterns of leisure time usage which together have put a significant strain on the traditional tied pub tenancy model. This model has become increasingly uneconomic, particularly in rural locations.

As a result of these pressures the nature of pub ownership is changing. There were 51,000 pubs in the UK (in 2010) but the large estates are now being broken up and numerous properties are either being closed or are passing into the hands of individuals or small groups. It has also become clear that the traditional tied pub owning model has become inflexible and increasingly uncompetitive.

This is confirmed by a Campaign for Real Ale (CAMRA) report (August 2016) that pubs are being forced out of business by cheap supermarket prices, high beer taxes, and the high rents and wholesale beer prices charged by pub owning property companies. Hearteningly, however, the rate of closure had started to come down, in part due to the use of Asset of Community Value listings, and in 2018 stood at an average of 18 pub closures per week compared with 28 per week in 2013. However, in 2020 this increased to 48, largely due to the effects and financial impact of the Covid-19 pandemic.

The traditional model separates the pub owner from the pub operator. The pub owner has charged high rents and generally been slow to invest capital in the property. The pub operator has struggled with weak sales, high tied beer costs, an unaffordable rent and insufficient capital to invest in the asset. This is a vicious circle, which leads to a loss of incentive and subsequent poor management of the pub, resulting in poor performance and declining sales.

Smaller, newer and better-managed independent groups are now emerging to acquire and invest in pubs using a more integrated model. Similarly, communities are increasingly mobilising and buying these underperforming assets, operating them through tenancies for the benefit of the local community.

3.2 Community Pubs

The first co-operative pub opened in 1988 (Tafarn y Fic in Llithfaen, Gwynedd). By 2010 there were still only five community pubs in the UK. Legislation in 2011 (The Localism Act) introduced the designation of an Asset of Community Value (under which community groups have a six-month moratorium period in which to bid), and The Plunkett Foundation, working with others in the industry, developed the co-operative pub model. Since then, the number of community pubs has grown steadily. By the end of 2014 there were 33 community owned pubs. There are now over 243 up and running and more in the pipeline across the UK.

Although still a relatively young sector, to date there has been just one co-operative pub closure in the UK and, importantly, this was not due to business failure but a management failure. This represents anover 99% survival rate. This compares extremely positively with estimations for UK businesses which have an estimated 5-year survival rate of 41% (Office for National Statistics) and is one of the best business survival rates anywhere in the world.

3.3 Plunkett Foundation

The Steering Committee has been in grateful receipt of help and guidance from the Plunkett Foundation, which helps communities take control of their challenges and overcome them through cooperation. Plunkett supports people, predominantly in rural areas, to set up and run life-changing community co-operatives; enterprises that are owned and run democratically by large numbers of people in their community. They help people to tackle a range of issues, such as isolation, loneliness and poverty, and come in many forms including shops, cafés, pubs, environmental and land-based initiatives and anything in between.

Today, Plunkett actively represents a network of over 700 rural community co-operatives that are trading across all parts of the UK. Their mission statement is: “to inspire a movement of people who solve their challenges by running community owned co-operatives in rural communities and beyond”.

The organisation has been supporting communities for over 100 years, having been founded in 1919 by the Irish co-operative pioneer, Sir Horace Plunkett. Today their work is primarily concerned with community co-operation in the UK, supporting communities at every stage of setting up and trading.

3.4 The Lease

The lease is via Guthe Bros Limited and Kepwick Estate Limited. It includes pub, flat, beer garden, access and parking. The lease is offered at £100 per annum with no rent review for the full lease term.

The term of the lease is 20 years, with break clauses agreed. The Landlord, Alex Guthe, will insure the building fabric and the upkeep. The CBS will be responsible for the internals and associated contents insurance.

Once the lease is signed, the CBS will have operational independence to run the pub.

The flat will require an EPC certificate in order to lease it out. In October 2030 the EPC certificate needs to be rated a C or above. The landlord has agreed to make the property sufficiently energy efficient to obtain a C rating or higher. If this is not the case, he will demonstrate significant investment to improve the rating.

3.5 Share Funding

Our intention is to fund the establishment of a community pub through a community share offer targeted at £15,000. If possible, we will apply for grants such as the National Lottery Fund, but this needs to be after the takeover of the pub.

We are setting a minimum target of £13,000 for the share offer, an optimal target of £15,000 and a maximum share offer of £30,000. A community share uptake realising approximately £15,000 is fundamental to the success of the pub. If we do achieve the upper end of our target, this will allow the volunteers to be paid immediately and create a more sustainable platform for the first 5 years.

The concept of member and community shares has been explored in depth and will be promoted through community meetings and flyers (both online and in print). Marketing for the share offer will exploit all of these methods in addition to posters, local leaflet drops, direct mail and focused communication with local businesses and organisations.

Under the model rules adopted by the Community Benefit Society, there are two classes of share that are co-joined: the first £1 is a membership share where the remainder of the share is an interest-bearing withdrawable Community share. These shares offer shareholders interest on their investment in due course, according to the performance of the business, and to retain the option of withdrawing their investment at some future time, all subject to the Management Committee and the affordability of the finances of the pub. However, please 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 share application.

All shareholders will be members of the Society and entitled to vote on matters affecting the Society. The minimum share will be £100 (£1 membership + £99 community share), although we hope that most investors can invest considerably more than the minimum. The maximum permitted individual investment will be £20,000.

These shares are not transferable and cannot be sold. The only way to recover the value of the shares purchased is to give three months' notice of withdrawal to the Management Committee. Shares cannot be withdrawn until at least three years have elapsed from the date that those shares were issued and then only at the discretion of the Management Committee.

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

Cash reserves permitting, interest will be paid to shareholders from year 3 onwards. The interest rate for each year will be proposed by the Management Committee and put to a vote at the Annual Members' Meeting. The proposal will be based on the performance of the Society and will be set in accordance with the Society's rules which specify the maximum interest we are allowed to pay (i.e. not more than Bank of England base rate plus 2% and, in any event, not more than 5%).

Interest will be paid gross 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 interest, paid annually after the first 3 years of operation (if affordable at that time). It is our intention to maintain a competitive and attractive interest rate, and we hope this will increase with the success of the business.

3.6 Financial Risk

We have documented risks in Section 6 of this document. Investors should be aware that the share offer is exempt from the Financial Services and Markets Act 2000 or subsidiary regulations; this means you have no right of complaint to an ombudsman. A Community Benefit Society is registered with, but not authorized by, the Financial Conduct Authority, and therefore the money you pay for your shares is not safeguarded by any depositor protection scheme or dispute resolution scheme. It should, however, be noted that the society is a limited liability entity.

If this share issue raises less than the sum required to proceed with the project, then all those who have invested will be reimbursed in entirety and the share issue deemed to have failed.

3.7 Share Application

Individuals aged 18 and over and organisations can apply for membership by buying shares using the share application form supplied with this document or obtainable from our website. It is possible to buy shares on behalf of others (including those under 18, although they would not have voting rights until their 18th birthday). It is also possible to nominate a person to receive your shares upon your death.

Monies will be held on deposit by The Gold Cup Inn Community Benefit Society Limited and a share certificate will be issued to all members

4. Operating The Gold Cup Inn

4.1 The Volunteer Model

Based on our research and advice received from other community pubs, we have concluded that ultimately a 'tenant model' is the most appropriate operating model for The Gold Cup Inn. However, until we are financially stable with sufficient turnover, we will continue to operate on a volunteer rota basis, assisted by employing a Bar Manager.

We believe that this model does pose a risk and may not be sustainable in the longer term due to the high level of day-to-day operational and volunteer involvement.

To try and reduce the reliance on the volunteers, a Bar Manager role will be created which would be offered alongside the flat. The aim would be to offer the flat rent fee, subject to the tenant paying the council tax and a contribution to the utility bills. For this, the individual would do 6 hours a week of work including stock take, cashing up as well as volunteering. They would also be expected to participate in the volunteer rota too.

The aim in year 2 would to be to try and attract a tenant with the necessary experience and business ability to make a success of running the pub.

As part of the selection process, we will closely examine each prospective tenant's business plan, their view of what the pub will offer its customers, and their plans for its marketing. In particular, we will ensure that their plans take into account and reflect our vision for The Gold Cup Inn as set out in this document.

Any tenant we appoint will need to demonstrate commitment to our vision and a desire to contribute to its ongoing development.

Selecting the right tenant will be absolutely critical in ensuring the success and long-term future of the pub.

4.2 Community Management

The pub will be operated by The Gold Cup Inn Community Benefit Society. This means that we, the community, will have control over how the property is operated and improved.

We hope that many members of the community will support the pub by offering voluntary help, assisting or being elected to the Management Committee. Most importantly, we hope they will come to eat, drink and make friends at The Gold Cup Inn.

The widest possible community ownership will be encouraged. To that end the minimum investment has been set at a level that our research has shown to be realistic for most local people.

A community approach will make a significant difference to the future potential of The Gold Cup Inn.

- People care enormously about their local pubs and are willing to invest their money, time, skills and energy to save them
- A wide membership provides a large pool of people to draw on for support and custom and generates great commitment to a well-run enterprise
- In the Plunkett Foundation's experience, the community model is resilient, as their strong local identity sets them apart from traditional competition
- Plunkett membership opens up access and preferential rates for the pub business to a range of benefits including energy supplies, insurance, accountancy, telephony, food, newspaper, advertising, fixtures and fittings, and other supplies

5. Financial Details and Assumptions

THE GOLD CUP INN

Community Benefit Society

Financial Summary — April 2026

Nether Silton, North Yorkshire | Hambleton District

This document presents the financial model underpinning the proposed community takeover of The Gold Cup Inn as a Community Benefit Society (CBS). It has been prepared by the Steering Group to support decision-making by the community and the Operating Committee.

Legal structure	Community Benefit Society (CBS), registered with the FCA
Landlord	Guthe Bros Limited / Kepwick Estate Limited
Annual rent	£100 per annum — no rent review for the full lease term
Lease term	20 years with break clauses included
LTA 1954	Contracted out — no statutory right of renewal
Share price	£100 per share | One vote per member regardless of shareholding
Share target	Optimal £15,000 | Shares locked in for 3 years
Opening model	Volunteer-run, 4 nights Thu–Sun, drinks-led initially – may increase subject to continual review
Lease start	Target: 1 July 2026

THREE FINANCIAL SCENARIOS

SCENARIO A Conservative	SCENARIO B Base Case	SCENARIO C Optimistic
Drinks only / Flat from Year 2 / No food	Drinks + flat Year 2 / Food from Year 3 / 5 nigh Yr 5	Food from Year 2 / 5 nights Year 3+ / Strong footfall
Year 1 revenue: £52,344	**Year 1 revenue: £57,912**	**Year 1 revenue: £63,972**
5-yr net profit: £56,791	**5-yr net profit: £96,541**	**5-yr net profit: £161,280**

Important: All financial projections are estimates based on actual trading data and community survey responses. They illustrate a range of plausible outcomes and do not guarantee financial performance. Shareholders risk losing their share capital if the CBS becomes insolvent.

1. TRADING FOUNDATION — ACTUAL SALES DATA

The model is anchored to actual cash register data provided by Alex and Helen Guthe, covering 25 trading days from 28 November 2025 to 9 January 2026. This period includes the Christmas and New Year peak. The model uses the mean (£300/day) as the base assumption rather than the median to avoid overstating typical non-seasonal performance.

MEAN DAILY SALES	MEDIAN DAILY SALES	PEAK DAY	LOWEST DAY	TOTAL 25 DAYS
£300	**£354**	**£772 (Christmas Eve)**	**£142 (4 Dec)**	**£8,844**

ACTUAL DAILY SALES — November 2025 to January 2026

28-Nov-25	**£353**	Fri — first day	20-Dec-25	**£262**	Sat
29-Nov-25	**£353**	Sat	21-Dec-25	**£605**	Sun

30-Nov-25	**£227**	Sun	24-Dec-25	**£772**	Tue — Christmas Eve
04-Dec-25	**£142**	Thu	25-Dec-25	**£354**	Thu — Christmas Day
05-Dec-25	**£221**	Fri	26-Dec-25	**£369**	Fri — Boxing Day
06-Dec-25	**£197**	Sat	27-Dec-25	**£723**	Sat
07-Dec-25	**£533**	Sun	28-Dec-25	**£169**	Sun
11-Dec-25	**£189**	Thu	31-Dec-25	**£428**	Wed — New Year's Eve
12-Dec-25	**£203**	Fri	02-Jan-26	**£231**	Fri — post-New Year
13-Dec-25	**£260**	Sat	03-Jan-26	**£380**	Sat
14-Dec-25	**£275**	Sun	08-Jan-26	**£187**	Thu
18-Dec-25	**£477**	Thu	09-Jan-26	**£300**	Fri
19-Dec-25	**£641**	Fri — pre-Christmas			

Note: December/January data reflects the seasonal Christmas peak and the post-New Year dip. The model assumes 46–48 trading weeks per year, recognising that January–February will be quieter than the full-year average.

2. KEY ASSUMPTIONS

All three scenarios share the same cost base. Revenue assumptions differ by scenario to reflect different rates of growth in footfall, food offering and opening hours.

REVENUE ASSUMPTIONS

REVENUE DRIVER	Scenario A Conservative	Scenario B Base Case	Scenario C Optimistic
Daily drinks revenue — Year 1	£280	£300	£330
Daily drinks revenue — Year 5	£320	£360	£430
Days open per week — Year 1	4	4	4
Days open per week — Year 5	4	5	5
Weeks open per year — Year 1	46	48	48
Flat monthly rent (from Year 2)	£550	£650	£700
Food offer introduced	Year 5 (light)	Year 3	Year 2
Food revenue per day — Year 3	£0	£150	£220

SHARED COST ASSUMPTIONS (Year 1 base — all inflated at 5% p.a.)

COST ITEM	ASSUMPTION
Annual lease rent	£100 (fixed — no review for full 20-year term)
Utilities (electricity, gas, logs, water, WiFi)	£9,800 p.a.
Cleaning & waste management	£5,700 p.a.

Property insurance (contents)	£3,960 p.a.
Licences (premises, personal, music, TV)	£1,164 p.a.
Cellar maintenance	£2,400 p.a.
Accountancy & professional fees	£1,200 p.a.
Advertising & marketing	£600 p.a.
Drinks gross margin	55% (cost of goods = 45% of drinks revenue)
Food gross margin	65% (cost of goods = 35% of food revenue)
Council tax — empty flat (Year 1 only)	£3,503 (5 mths standard £2,212/yr + 7 mths double £4,425/yr — see note p.6)
Volunteer pay	£0 in model — adjustable assumption from Year 3

3. START-UP COSTS & SHARE CAPITAL

All start-up costs are funded from share capital raised from the community. The share capital optimal target of £15,000 (150 shares at £100 each) provides a buffer above the estimated start-up requirement and ensures the CBS has positive working capital from Day 1.

ITEM	AMOI	NOTES
OPEX — One-time set-up costs		
Plunkett Foundation membership	**£225**	First year covers set-up support & template rules
FCA / CBS registration fee	**£310**	Using Plunkett unamended model rules
Legal fees — lease review	**£2,500**	Solicitor review before lease execution
Bar floor & cellar refurbishment	**£1,500**	Identified in due diligence; landlord covers structural items
Miscellaneous sundries	**£500**	Glasses, utensils, cleaning supplies
CAPITAL ASSETS		
Opening drinks & food stock	**£5,000**	Purchased at cost from outgoing operator per lease clause 56.1
Post mix drink dispenser, optics, coffee machine	**£3,000**	Dispenser for coke and soda, optics to ensure measures are correctly served. Hot drinks for walkers etc.
Working capital contingency	**£500**	Minimum safety buffer
TOTAL START-UP REQUIREMENT	**£13,535**	
OPTIMAL SHARE CAPITAL TARGET	**£15,000**	150 shares at £100 each
Buffer above start-up costs	**£1,465**	Available as initial working capital reserve

If the share offer falls short, the Steering Group may apply for grants from The Prince's Countryside Fund, The National Lottery Community Fund, or North Yorkshire Council's Stronger Communities Fund.

4. PROFIT & LOSS FORECAST — SCENARIO B (BASE CASE)

The Base Case assumes drinks-led trading from opening, the flat let from Year 2, and food introduced in Year 3. Opening hours extend to 5 nights from Year 5. All figures in nominal terms (5% annual cost inflation applied).

LINE ITEM	Year 1 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	Year 5 2030/31	5-Year Total
REVENUE						
Evening drinks revenue	£57,600	£60,480	£63,360	£66,240	£86,400	£334,080
Flat rental income	—	£7,800	£8,100	£8,400	£8,700	£33,000
Food revenue	—	—	£14,400	£19,200	£24,000	£57,600
Machine income	£312	£312	£312	£312	£312	£1,560
TOTAL REVENUE	**£57,912**	**£68,592**	**£86,172**	**£94,152**	**£119,412**	**£426,240**
COST OF SALES						
Drinks — cost of goods	(£25,920)	(£27,216)	(£28,512)	(£29,808)	(£38,880)	(£150,336)
Food — cost of goods	—	—	(£5,040)	(£6,720)	(£8,400)	(£20,160)
TOTAL COST OF SALES	**(£25,920)**	**(£27,216)**	**(£33,552)**	**(£36,528)**	**(£47,280)**	**(£170,496)**
GROSS PROFIT	**£31,992**	**£41,376**	**£52,620**	**£57,624**	**£72,132**	**£255,744**
Gross margin %	55.2%	60.3%	61.1%	61.2%	60.4%	60.0%
OVERHEADS						
Utilities	(£9,780)	(£10,374)	(£10,333)	(£10,911)	(£11,444)	(£52,842)
Cleaning & waste	(£5,700)	(£5,985)	(£6,284)	(£6,598)	(£6,928)	(£31,495)
Property insurance	(£3,960)	(£4,158)	(£4,366)	(£4,584)	(£4,813)	(£21,881)
Licences	(£1,164)	(£1,222)	(£1,283)	(£1,347)	(£1,415)	(£6,431)
Cellar maintenance	(£2,400)	(£2,520)	(£2,646)	(£2,778)	(£2,917)	(£13,261)
Accountancy & fees	(£1,200)	(£1,260)	(£1,323)	(£1,389)	(£1,459)	(£6,631)
Advertising	(£600)	(£630)	(£662)	(£695)	(£729)	(£3,316)
Travel & misc	(£1,200)	(£1,260)	(£1,323)	(£1,389)	(£1,459)	(£6,631)
Lease rent	(£100)	(£100)	(£100)	(£100)	(£100)	(£500)
Council tax (empty flat — see note p.6)	(£3,503)	—	—	—	—	(£3,503)
TOTAL OVERHEADS	**(£30,779)**	**(£28,635)**	**(£30,062)**	**(£31,560)**	**(£33,133)**	**(£154,168)**
OPERATING PROFIT / (LOSS)	**£1,213**	**£12,741**	**£22,558**	**£26,064**	**£38,999**	**£101,576**
Operating margin %	2.1%	18.6%	26.2%	27.7%	32.7%	23.8%
Start-up OPEX (Year 1)	(£5,035)	—	—	—	—	(£5,035)
NET PROFIT / (LOSS)	**(£3,822)**	**£12,741**	**£22,558**	**£26,064**	**£38,999**	**£96,541**
Cumulative net profit	(£3,822)	£8,919	£31,478	£57,542	£96,541	

Break-even daily drinks revenue: Year 1 = £289 | Year 2 = £271 | Year 3 = £285 (reduces as flat rental and food contribute to overhead recovery). Year 1 council tax = £3,503: 5 months standard Band C rate + 7 months double rate

5. CASH FLOW STATEMENT — SCENARIO B (BASE CASE)

The CBS opens with £15,000 of share capital. After purchasing opening stock (£5,000), the post mix drink dispenser, optics and coffee machine (est £3,000) and other one off set-up costs, Year 1 closing cash is approximately £3,778. From Year 2, flat rental income significantly strengthens cash generation.

CASH FLOW ITEM	Year 1 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	Year 5 2030/31	5-Year Total
OPERATING CASH FLOWS						
Operating profit / (loss)	£1,213	£12,741	£22,558	£26,064	£38,999	£101,576
Start-up OPEX	(£5,035)	—	—	—	—	(£5,035)
Add: depreciation (non-cash)	—	—	—	—	—	—
NET CASH FROM OPERATIONS	**(£3,822)**	**£12,741**	**£22,558**	**£25,464**	**£38,999**	**£96,543**
INVESTING CASH FLOWS						

Coffee machine, optics and post mix	(£3,000)	—	—	—	—	(£3,000)
Opening stock purchase	(£5,000)	—	—	—	—	(£5,000)
NET CASH FROM INVESTING	**(£8,000)**	**—**	**—**	**—**	**—**	**(£8,000)**
FINANCING CASH FLOWS						
Share capital raised	£15,000	—	—	—	—	£15,000
NET CASH FROM FINANCING	**£15,000**	**—**	**—**	**—**	**—**	**£15,000**
NET CASH MOVEMENT	**£3,178**	**£12,741**	**£22,558**	**£26,064**	**£38,999**	**£103,541**
Opening cash balance	—	£3,178	£16,519	£39,678	£66,342	—
CLOSING CASH BALANCE	**£3,178**	**£16,519**	**£39,678**	**£66,342**	**£105,941**	**—**

6. BALANCE SHEET — SCENARIO B (BASE CASE)

BALANCE SHEET ITEM	Opening Day 1	Year 1 End	Year 2 End	Year 3 End	Year 4 End	Year 5 End
FIXED ASSETS						
Coffee machine (cost)	£3,000	£3,000	£3,000	£3,000	£3,000	£3,000
Accumulated depreciation	—	(£600)	(£1,200)	(£1,800)	(£2,400)	(£3,000)
NET FIXED ASSETS	**£3,000**	**£2,400**	**£1,800**	**£1,200**	**£600**	**—**
CURRENT ASSETS						
Cash & bank	£2,962	£3,778	£17,119	£40,278	£66,942	£106,541
Stock — drinks & food	£5,000	£5,000	£5,000	£5,000	£5,000	£5,000
TOTAL CURRENT ASSETS	**£7,962**	**£8,778**	**£22,119**	**£45,278**	**£71,942**	**£111,541**
TOTAL ASSETS	**£10,962**	**£11,178**	**£23,919**	**£46,478**	**£72,542**	**£111,541**
LIABILITIES						
Trade creditors (approx)	(£2,000)	(£2,000)	(£2,000)	(£2,000)	(£2,000)	(£2,000)
TOTAL LIABILITIES	**(£2,000)**	**(£2,000)**	**(£2,000)**	**(£2,000)**	**(£2,000)**	**(£2,000)**
MEMBERS' FUNDS						
Share capital	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000
Retained earnings / (deficit)	(£6,038)	(£3,822)	£8,919	£31,478	£57,542	£96,541
TOTAL MEMBERS' FUNDS	**£8,962**	**£11,178**	**£23,919**	**£46,478**	**£72,542**	**£111,541**
TOTAL LIABILITIES & MEMBERS' FUNDS	**£10,962**	**£13,178**	**£25,919**	**£48,478**	**£74,542**	**£113,541**

7. SCENARIO COMPARISON

All scenarios achieve viability over the 5-year period. The conservative scenario leaves very little margin in Years 1–2 before flat rental income begins to contribute. All scenarios assume the flat is let from Year 2.

METRIC	Scenario A Conservative	Scenario B Base Case	Scenario C Optimistic
YEAR 1			
Total revenue	£52,344	£57,912	£63,972
Operating profit/(loss)	(£3,140)	£1,213	£3,384
Net profit after start-up	(£8,175)	(£3,822)	(£1,651)
Closing cash balance	£1,390	£3,778	£4,914
YEAR 2			
Total revenue	£69,828	£68,592	£89,028

Flat rental income (annual)	£6,600	£7,800	£8,400
Operating profit	£10,547	£12,741	£33,128
Cumulative net profit	£3,007	£8,919	£34,812
YEAR 3			
Total revenue	£73,416	£86,172	£120,900
Food revenue introduced	—	£14,400	£22,000
Operating profit	£12,958	£22,558	£55,697
5-YEAR TOTALS			
Cumulative revenue	**£357,192**	**£426,240**	**£561,096**
Cumulative net profit	**£56,791**	**£96,541**	**£161,280**
Year 5 closing cash	**£57,391**	**£106,541**	**£168,780**
Break-even daily revenue (Yr 1)	£296	£289	£311

KEY TAKEAWAYS — BASE CASE SCENARIO

£289/day	**£15,000**	**£1,213**
Break-even daily revenue	Share capital target	Year 1 operating profit
£96,541	**£106,541**	**20 years**
5-year cumulative profit	Year 5 closing cash	Maximum lease term

8. MODEL NOTES & IMPORTANT CAVEATS

Actual data anchor	The £300/day base assumption uses the mean from 25 actual trading days (Nov 2025–Jan 2026), which includes the seasonal Christmas peak. The model's 46-week assumption partially accounts for quieter periods.
Volunteer model	The model assumes no paid staff for Years 1–2. The CBS rules allow employment of staff (Management Committee members cannot be remunerated). The volunteer pay assumption is adjustable from Year 3.
Flat rental & council tax	The flat became vacant at the end of November 2025. North Yorkshire Council charges the Band C standard rate (£2,212/yr) for 12 months, then the double rate (£4,425/yr). With a lease start of 1 July 2026, Year 1 = £3,503 (5 months standard + 7 months double). Priority: let the flat before November 2026 to avoid the double rate. A change of tenancy does not reset the premium.
Post mix drink dispenser, optics, coffee machine	Post mix drink dispenser, optics, coffee machine (totalling £3,000) is included as a Year 1 capital asset, depreciated over 5 years (£600 p.a.). It supports daytime hot-drinks trade for cyclists, walkers and visitors and ensures compliance to weights and measures.
Pool table	The pool table previously budgeted has been removed because one is already provided with the pub. The lease classifies pool tables as amusement machines requiring prior written landlord consent, so any additions should be documented in advance.
LTA 1954 & lease renewal	The lease is contracted out of the Landlord and Tenant Act 1954. The Management Committee must give written notice in order to utilise the break clause. Missing this deadline means losing the lease.
Grant funding	Applications to the Prince's Countryside Fund, National Lottery, and North Yorkshire Council may supplement share capital. Grant eligibility may be limited because the CBS does not own the property. Plunkett membership provides guidance.
Share capital	Shares are £100 each, non-withdrawable for 3 years. One vote applies per member regardless of shareholding. Companies may also invest. Members risk losing share capital if the CBS becomes insolvent.

DISCLAIMER: This financial model has been prepared in good faith by the Gold Cup Inn Steering Group for planning and decision-making purposes. It does not constitute financial advice. All projections are estimates and actual results may differ materially. Prospective shareholders should note that shares in a Community Benefit Society are at risk and may not be recoverable if the CBS ceases trading.

6. Risk Assessment

RISK	LIKELIHOOD	IMPACT	MITIGATION
Insufficient share capital raised	Medium	High	Direct asks to local businesses; staged share launch; grant applications to Prince's Countryside Fund and Lottery.
Daily takings fall below the £289 break-even level	Medium	High	Monitor weekly; market to cyclists, walkers and visitors; use an events programme to drive footfall.
Flat cannot be let (EPC not obtained)	Low	High	EPC is the landlord's legal obligation before lease commencement. Chase immediately on signing. Letting before November 2026 avoids the double council tax rate entirely.
Utility costs higher than modelled	Medium	Medium	Pub and flat utilities shared; flat rental offsets; review energy tariffs annually.
Volunteer burnout / key person loss	Medium	High	Recruit broadly; appoint a Volunteer Coordinator; document all processes; consider stipends from Year 3.
Rising costs exceed 5% inflation	Medium	Medium	5% buffer built into model; operating reserve grows each year.
Food venture delayed or fails	Low	Low	Food is additive in Yrs 2–3; core drinks model viable without it (conservative scenario).
Lease not renewed after Year 5	Low	High	12-month notice required; Management Committee must track expiry dates - missing deadline loses the lease.
Insufficient share capital raised to meet outgoing costs	Medium	High	Targeted outreach to residents, local businesses and supporters; direct asks; staged campaign; refunds if the minimum raise is not achieved.
Unforeseen repairs below insurance thresholds	Low	Medium	Use local contractors and community support for low-cost fixes; retain a modest maintenance reserve for minor works.
Very limited local customer base	High	High	Extend marketing beyond the local villages; target destination visitors, walkers, cyclists and nearby accommodation providers.
Limited commercial experience	Medium	Medium	Build a committee with complementary skills across finance, operations, governance and hospitality; use external advice where needed.
Governance and conflict risk	Medium	High	Maintain clear governance, defined roles and regular communication between the committee, volunteers and wider community.

OPPORTUNITY	PROBABILITY	IMPACT	LEVERS
Young person wants to start up own restaurant/run a pub	Low	High	Advertise at a catering college or in local press.
Pub becomes a successful destination and makes profits	Medium	Medium	Reinvest profits into events for the community, volunteers and shareholders.
Cyclists and walkers are attracted to the pub en route	Medium	High	Advertise in walking and cycling media. Provide routes and local information in the pub.
Strong community alignment and goodwill	Medium	High	Involve a wide range of people in different ways and maintain clear communication.
Social and cultural hub potential	Medium	Medium	Position the pub as the centre of the village and create ways to bring people together.
Local knowledge and skills base help improve the pub and flat	Medium	High	Use the range of local trades and professional skills to improve the appearance and condition of the assets.

7. The Community Benefit Society

7.1 Introduction

The purpose of the Community Benefit Society (CBS) is to enable the residents of Nether Silton, Over Silton, Cowesby and Kepwick, and other supporters, to secure and safeguard the future of The Gold Cup Inn public house, and promote it as an amenity of prime importance to the community.

The Society is a limited liability CBS that is registered with the Financial Conduct Authority (FCA), registration number 9761. It uses a set of pre-approved model rules developed by The Plunkett Foundation (a charity that has been helping communities to set up and run community owned enterprises since 1919).

Our rules include a statutory Asset Lock which ensures that should the Society achieve a surplus beyond that required to meet its liabilities, improve the facilities and ensure the future of the business, this surplus may be made available for distribution to other community or charitable projects. Specifically, any such surplus cannot be used to benefit the members as individuals (other than for modest payments of interest to investors).

A copy of the Rules of the Society is available on our website www.thegoldcupinn.co.uk or can be requested from the CBS's Secretary.

The Society is a democratic organisation that operates on the principle of one member one vote regardless of the amount each member has invested. Every shareholder is a member.

7.2 Limited Liability

The Society is a limited liability entity. This means that the most a member can lose is the amount originally invested. Investors will not be liable for any activities of the tenant – for example, if they run up huge bills or other losses.

7.3 Management Structure

The first members of the Society are those who signed the application for FCA registration, and these members, will appoint the first Management Committee that will then serve until the first Annual Members' Meeting (AMM). This AMM will be held as soon as is practicable after the take over of the pub, probably July/August 2026. Our start up provisions require that all members of the first Management Committee will retire at the first Annual Members' Meeting, although they are eligible to stand for re-election.

The newly elected Management Committee will take office immediately after the conclusion of that meeting, and the following provisions will apply to them:

- One third of those so elected, who obtained the highest number of votes, shall serve until the conclusion of the fourth Annual Members' Meeting

- One third who obtained the next highest number of votes shall serve until the conclusion of the third Annual Members' Meeting

- The remainder of those elected shall serve until the conclusion of the second Annual Members' Meeting

Thereafter, elected members of the Management Committee hold office for a period of three years commencing immediately after the Annual Members' Meeting at which their election is declared, and ending at the conclusion of the third Annual Members' Meeting after that.

The Management Committee is responsible for managing the affairs of the Society in exactly the same way as the board of directors is responsible for managing the affairs of a limited company.

The Management Committee will:

- Organise and ensure the operation of the pub is optimised and is aligned to the community needs
- Appoint the Bar Manager and or a Tenant
- Organise events and look at different ways to help increase footfall
- Look for opportunities for grants and other financial sponsorship.
- Monitor and manage the Society's financial affairs for the benefit of the community
- Oversee the lease and manage the relationship between the Society and the landlord
- Ensure that the Society complies with all applicable regulations
- Recommend the level of any interest payment for members in year 3, for agreement at the AMM

The Management Committee will set the broad policy direction for the business and agree specific standards with the Bar Manager or a Tenant, including certain aspects which community feedback has shown to be important.

The members of the Management Committee are equally responsible in law for committee actions and decisions. They are collectively responsible and accountable for ensuring that the organisation is performing well, is solvent and complies with all its obligations.

The Management Committee will provide all members with an annual report which will set out the key financial statements together with a report of the society's activities during the previous financial year, and any plans for the following year.

7.4 Members

The Community Benefit Society structure means that any person who buys the minimum number of shares becomes a member of the Society. Each member then has one vote to exercise at the Annual Members Meeting regardless of how many shares they hold.

Members can be elected to the Management Committee. All members will be provided with an Annual Report, which will set out details of the operation of the Society and how it has developed its activities over the previous year and which will include a report of the accounts. The Rules also provide for a number of other ways in which the membership may hold the Management Committee accountable for the running of the Society, including calling a Special General Meeting if required. Corporate bodies can also be members.

7.5 Data Protection Act

The Society adheres to the principles of the Data Protection Act, even though it is exempt from registration with the Information Commissioner as a not-for-profit organisation, and will use and process personal data only for the purposes of the Society. We will keep personal information that we hold secure and up to date, and will:

- Only use it for the purposes for which it was gathered
- Not keep it longer than necessary

Personal data will be used solely for the purpose of maintaining a register of members and potential members as required by the rules of the Society, and for communicating with members. We will not share any members' personal information (names, addresses, phone numbers, etc.) with third parties. Members' financial information, such as amounts invested, share classes purchased, and interest paid will be treated as strictly confidential, and will not be shared even within the Management Committee except as necessary for managing the Society (e.g. when making decisions about whether withdrawal requests can be funded).

8. Prospectus Summary

This prospectus concludes by emphasising the importance of community ownership to safeguard the pub's future as a social hub and economic contributor. The share offer provides an opportunity for local and wider supporters to invest in a sustainable community pub that will serve as a focal point for social, cultural and economic activities in the area

This comprehensive prospectus outlines a community-driven approach to securing and revitalizing The Gold Cup Inn as a valuable and sustainable rural amenity through democratic ownership, professional tenancy, and broad community engagement.

Any questions please contact your Steering Group members at committee@thegoldcupinn.co.uk.

Steering group members are; Jane Atkinson, Paul Telfer, Matt Cooke, Julian Bourchier, Paul (Barry) Smith, Will Reynolds and Graham Atkinson.

Appendix A - Frequently Asked Questions

Buying Shares	**Frequently Asked Questions**
How much does a share cost?	A single share costs £99, and the minimum investment is £100 (includes £1 membership share). Each share is a multiple of £100. For example if you buy £500 of shares then £1 is your membership share and £499 are you Community Shares which after year 3 can attract interest.
Are there limits to how much I can invest?	Yes. The maximum you can invest is £20,000. Donations are not limited.
Why should I buy community shares?	We need your investment to help operate The Gold Cup Inn. Without sufficient investment from the community, we will be unable to continue the operations of the business and ensure the pub continues as a community asset for the long term.
How do I buy a share?	You can either: 1. Go to our website for all the information *www.thegoldcupinn.co.uk* 2. Contact a member of the Management Committee via committee@thegoldcupinn.co.uk
Can I have a paper copy of the share prospectus and application form?	Yes. Please get in touch using the contact details provided in the application materials if you would like a paper copy of the Share Prospectus or additional application forms.
Why is the minimum investment £100?	The minimum investment is £100 to enable as many people within the community as possible to buy a share while ensuring that the administration task remains manageable.
Can I buy shares on behalf of my children or grandchildren?	Yes, shares can be held for children. An adult must complete the Application Form (Buying Shares as a Gift for Someone Else) and will then be contacted for details. The shares and vote will be transferred to the child as soon as they reach 18 years of age. In the meantime, any named adult who does not already have a vote may vote on the child's behalf.

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.
Who can buy shares?	Anyone over the age of 18 can buy a share for themselves or as a gift for someone else (e.g. a child or grandchild).
	A group of people (e.g. family, friends). However, only the first-named investor on the application form will be a Member of the Society and have voting rights.
	A business, organisation, or other incorporated or unincorporated body.
Can I buy shares on behalf of a company I own?	Yes, you can buy shares on behalf of your company and any interest would be paid to the company. The company would have one vote.
	You could also provide a charitable donation.
What happens to the money raised by selling shares in The Gold Cup Inn Community Benefit Society Limited?	All monies received will be deposited in The Gold Cup Inn Community Benefit Society Limited Co-op Bank account and will be used solely for improvement and running costs of The Gold Cup Inn.
What happens if you do not raise sufficient funds?	If we fail to meet the target, a shareholders meeting will be held to decide on the immediate action to be taken.

How do the shares work?	The Gold Cup Inn Community Benefit Society Limited was established as a Community Benefit Society to allow it to raise money through shares and create a Management Committee that would run the pub for the benefit of the community. The aim is to save the pub for future generations. The Society operates on the basis of 'One Member, One Vote', and buying shares should be viewed as a long-term investment for community benefit. It is not the same as investments in 'for profit' enterprises where investors hope to share in success through both dividends and capital appreciation. Whilst the shares in the Society seek to pay interest, the underlying value of the shares cannot increase and could be reduced in the unlikely event that liabilities exceed assets.
What happens when I buy a share?	Once your money is received by The Gold Cup Inn Community Benefit Society Limited it will be deposited in the bank and held on deposit by The Gold Cup Inn Community Benefit Society Limited. Share certificates will then be issued to all members detailing the number of shares bought and the amount of money you paid. You will also become a Member of The Gold Cup Inn Community Benefit Society Limited.
When will I receive confirmation of my share purchase?	You will receive a confirmation email when you submit an online application form. In addition, the treasurer will email you directly within 10 working days of your application to let you know that the bank transfer or cheque has been received.

Shareholders and Members	
Is there a difference between being a Member and a shareholder?	No. There is no difference between being a Shareholder and a Member. When you buy a share, your first £1 will automatically be classed as a Membership share.
When I buy shares, what do I become a Member of?	When you buy a share, you become a Member of The Gold Cup Inn Community Benefit Society Limited, and you then have a say in how the Society is run through your vote (each Member has one vote, regardless of the size of their shareholding).

Why should I become a shareholder?	We believe it's important that as many members of the community as possible are involved in this venture. The shares will provide the money to develop the operating business. Each person who buys a share (i.e. a Shareholder/Member) will have a say in how the Society is run. Quite simply, the more Members we have, the more of a community pub we become.
Are there restrictions to becoming a Member/ Shareholder?	Members must be aged 18 or above. There is no requirement to be a resident and we welcome investors from the wider community and further afield.
Do my shares give me voting rights?	Yes, they do. Everyone has an equal voice, so, regardless of the size of the investment, you will have one vote.
If I have bought multiple shares why do I only have one vote?	This is to comply with the rules of all Community Benefit Societies.
Will future meetings of the Management Committee be scheduled, open to Members to attend and Minutes published?	Yes, once we have formalised the ownership of The Gold Cup Inn, committee meetings will be advertised, and Minutes will be made available to The Gold Cup Inn Community Benefit Society Limited Members (shareholders). Until then, we will continue to keep the community updated at the regular briefing sessions, through our mailing list and through our website and social media channels.
What guarantees do I have for my investment?	The shares in the Society plan to pay interest in Year 3 once trading is established. The underlying value of the shares cannot increase and could be reduced in the unlikely event that liabilities exceed assets.
Will I get my investment back if the pub fails?	Your liability as a Member is limited to the value of your shares. You cannot lose any more than the value of your shares. You might receive the full value of your shares back or you might lose part or all of your investment. Any remaining money (after paying any debts) must be transferred to another local community organisation having similar community benefit aims. This is known as an asset lock which prevents any private gain if the Society dissolves.

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. You just fill in part C of the share application form in Appendix B..

My Investment	
Can my investment increase in value?	No. Shares in the Society can never be worth more than their nominal face value. However, the Members may vote to pay interest on the loan represented by their shareholding.
Will I receive interest from my shares and get a return on my investment?	We aim to pay a reasonable interest rate to our Members. For instance, our business plan assumes we will pay 3% interest on shares from Year 3, but this will depend on the success of the business. Interest will not exceed Bank of England base rate and in any case not more than 5%. Interest will be paid gross and it is each Member's responsibility to declare such earnings to HMRC if appropriate.
Can I sell my shares?	No. Shares in the society cannot be sold. They are a special sort of share known as 'Community Shares' and the only way you can recover their value is to apply to the Society to withdraw any shares you own.
How can I get my money back?	You must invest your shares for a minimum of 3 years after which time you can apply to withdraw your shares to get your money back. The Management Committee will determine, based on the liquidity of the Society at the time, the extent to which shares can be withdrawn.

The Gold Cup Inn Community Benefit Society Limited	
What is a community pub?	A community pub is just as it sounds – a pub business owned and run by the community for the benefit of the community. Since the first community pub opened in the UK in 1982 there are now around 243 community pubs open and trading. To date, only 1 pub that has transitioned to community ownership has closed.
Why form a community pub, why not allow it to be privately owned and run?	Apart from the obvious benefits of the community being able to own and run the pub, there is a risk that private investment may not be forthcoming. Over the last two decades more than 13,000 pubs have closed in the UK, with the land typically being sold for Change of Use, often ending up as housing. Once local pubs close, they are normally lost for good.
How are community pubs funded?	Community pubs are typically funded through a public share offering allowing members of the community and other 3rd parties the opportunity to invest, and through other investment opportunities such as the Government's Community Ownership Fund, National Lottery and Council grants. There are usually minimum and maximum investment thresholds. All shareholders (or Members) have a say in the running of the business on the basis of one-Member-one-vote.
What are the benefits of community ownership?	In many cases, community pubs have been established as a means to save pubs otherwise destined for permanent closure. Frequently, these are the last surviving pubs in the towns and villages they serve. As well as safeguarding a key service, the additional benefit of community ownership is that Members may then have influence over the types of service provided by their pub (the manner of the running it or extra services like a community meeting place etc).
What is The Gold Cup Inn Community Benefit Society Limited	The Gold Cup Inn Community Benefit Society Limited is recognised in law as a Community Benefit Society (or 'Society' for short) and was registered with the Financial Conduct Authority (FCA) on 7th May 2026. Registration Number 9761.

Appendix B - Share Application Forms

To buy shares and become a member of The Gold Cup Inn Community Benefit Society Limited, please either apply online or print and complete this form and return it to a committee member.

You must be 18 years of age or over to apply for shares.

SECTION A

I wish to apply for shares in The Gold Cup Inn Community Benefit Society Limited.

Name	
Company Name (if Applicable)	
Address	
Email	
Telephone	
Mobile	

Please write in the box below the value of the shares you would like to purchase. Minium share value is £100, the first £1 of all share capital is classed as a membership share. Must be multiple of £100.

£

SECTION B

This section should be completed if you would like to purchase shares for somebody as a gift

I wish to apply for shares in The Gold Cup Inn Community Benefit Society Limited as a gift for the **following** person

Name of Person being Gifted Shares	
Age and Date of Birth (if under 18)	
Address	
Email	
Telephone	
Mobile	
Name of Purchaser	
Address	
Email	
Telephone	
Mobile	

Please write in the box below the total gift investment in shares you would like to give. Minium share value is £100, the first £1 of all share capital is classed as a membership share. Must be a multiple of £100.

£

SECTION C

This section should be completed if you would like to nominate a person to receive your shares on your death.

You can nominate a person to whom you wish your shares to be transferred to on your death. Your wishes will be respected as far as the law and our Rules permit. Alternatively, you can nominate The Gold Cup Inn Community Benefit Society Limited as the recipient on your death. If left blank, the shares will be treated as part of your estate.

I understand that these instructions can only be revoked or amended if instruction is made in writing to the Secretary at The Gold Cup Inn Community Benefit Society.

Nominee's Full Name	
Nominee's Address	
Nominee's Postcode	

SECTION D

The Gold Cup Inn Community Benefit Society Limited Payment Details

Account name: The Gold Cup Inn Community Benefit Society Limited

Sort code: 08-92-99

Account number: 67514571

FORM OF PAYMENT

- ☐ Cheque payable to The Gold Cup Inn Community Benefit Society Limited
- ☐ **Online bank transfer** (Preferred)

Name of person making payment	
Name of bank	

Please note that payment can only be accepted in GBP.

For online bank transfers please use a reference generated as follows. This will help us to identify your payment:

First 3 characters of first name (e.g. MAR for Mary)

First 3 characters of surname (SMI for Smith)

This example would generate the reference: MARSMI

Therefore, my payment reference is:

CONFIRMATIONS (All must be ticked to allow us to process and manage your investment)

- ☐ I have read and understood the share offer document.
- ☐ I understand that purchasing shares makes me a member of The Gold Cup Inn Community Benefit Society Limited.

☐ I understand that this is a long term investment and that I could lose part or the whole value of my investment if the business does not succeed. Shares are only withdrawable at the discretion of the Management Committee if the business can afford it.

☐ I agree that The Gold Cup Inn Community Benefit Society Limited may communicate with me by email, post or phone.

☐ I hereby confirm that all details on this form are correct to the best of my knowledge.

☐ I confirm that The Gold Cup Inn Community Benefit Society Limited may hold the personal data I have submitted in this application in accordance with General Data Protection Regulation.

Signature of Applicant . . . .

Name (please print) . . . .

Date . . . .

Confirmation of receipt of the Application and Payment will be provided via email and Share Certificates will be forwarded by post.

Data Protection Policy: The data provided by you on this form will be stored on a computerised database. Your data will only ever be used for The Gold Cup Inn Community Benefit Society Limited purposes and will never be shared with a third party.