

BARCOMBE STORES
MEETING FOR POTENTIAL INVESTORS, MARCH
6th 2017

Key points from each speaker's presentation

THE PARISH COUNCIL'S PART

- How is the Parish Council involved?
- What do we want to get out of this meeting?
 - A mechanism to raise funds
- To decide what to do in the future:
 - Fundraising
 - Finding a tenant
- Over to the Gang of seven
 - Arbenz, Hollis, Kaplinsky, Lear (X2) , Nicholson, Saxby

S O S

SAVE
OUR
STORE

WHAT DO WE GET FROM THE SHOP?

- “Where else can I gossip?”
- “I don’t have a car”
- “Whoops! – I forgot to buy that at Tesco”
- “What a surprise”
- “What? A **Designated Post Office**?”
 - (There aren’t any others around North of Lewes and South of Uckfield)
- “My house will be worth less if there is no shop”
- “A village without a shop is not a village”

GORDON, DON'T LEAVE US...!



CRISIS!

Chinese

危機

Japanese

危機

“The Chinese use two brush strokes to write the word ‘crisis.’ One brush stroke stands for danger; the other for opportunity.”

John F Kennedy, 1959

What opportunities does this crisis open for us?

- Pride – “I own my village shop”
- “I live in a village which pulls together”
- Perhaps the shop can provide other offerings, including by changing the use of the top floor?

The Key Issues

1. Find someone to buy the whole building and run the shop as a business
2. Find someone to buy the ground floor only and run the shop as a business
3. The village buys the building
 - Finds a tenant for the shop or runs a Community Store
 - Lets the flat
 - Or uses the flat for some other purpose
4. The village buys a very long term leasehold on the shop only
 - And finds a tenant for the shop or
 - Runs the shop as a Community Store

There are many things to do

But this meeting is about how we
might raise the funds to buy the
shop

How much do we need to raise....?

- Somewhere between £300,000 and £400,000
- **And how do you think we can raise that?!!!!**

Investment by shareholders

Value of investment
£25,000
£20,000
£10,000
£5,000
£2,000
£1,000
£500

SOS - SAVE OUR STORE!

Could we aim for this?

Value of investment	Number of investors
£25,000	2
£20,000	1
£10,000	12
£5,000	18
£2,000	25
£1,000	40
£500	60
Total	158

And how much would that raise?

Value of investment	Number of investors	Total value
£25,000	2	£50,000
£20,000	1	£20,000
£10,000	12	£120,000
£5,000	18	£90,000
£2,000	25	£50,000
£1,000	40	£40,000
£500	60	£30,000
Total	158	400,000

How far have we got so far?

Value of investment	Number of investors	Total value	How many so far?
£25,000	2	£50,000	2
£20,000	1	£20,000	1
£10,000	12	£120,000	4
£5,000	18	£90,000	2
£2,000	25	£50,000	14
£1,000	40	£40,000	5
£500	60	£30,000	10
Total	158	400,000	£158,000

HOW DO WE RAISE THE FUNDS?

- This meeting
- Speaking to individuals
- Fund-raising events?
 - Auctions
 - Fairs?
- Publicising

Becoming an Investor

- Why am I investing?
- What does it mean to be an investor?
- Is it a gift or do I get a return on my money?
- Can I get my money back?
- This is for the benefit of the village as a whole.

What sort of company?

- Legal Structures - Four main types
 - Community Benefit Society
 - Co-operative Society
 - Community Interest Company
 - Company Limited by Guarantee
- Not a charity (so no gift aid)
- Advice from Plunkett Foundation

Community Benefit Society

- Favoured by Plunkett – probably best fit for us
- Like old-style co-op but benefits community as well as members
- Might qualify for grants

Community Benefit Society: Features

- Elected committee
- One member, one vote
- Limited liability
- Asset lock
- Can pay interest to shareholders
- Can buy back shares
- Simple regulation - less expensive to run

The Money we Raise

- Will be tied up in the building
- Probably in the form of shares and loans
 - Should all investors having the same rights?
- Ownership probably to be kept within the village
 - If so, some scheme to buy out those who move out etc?
- Will village investors get their money back if the building is sold
 - Perhaps only if they can find a buyer in the village

What happens to the rent from the flat and shop?

- “Company” to get rents from flat and shop
- There will be some expenses, e.g. insurance/repairs to flat
- Probably set aside a fund for repairs, voids, share repurchase
- Rest available for interest on loans and dividends on shares
- Tax man may grab a bit
- Possibly looking at 2% on your money?

Who makes the decisions?

- Voting power
 - Votes reflect share of ownership?
 - One member, one vote?
- Members elect management committee
- Management committee collects rents, deals with repairs, insurance etc
- Shop run by shopkeeper who has a lease from the Society
- If community shop, members decide how to manage
- One member, one vote

Moving forward

- A reminder - How is the Parish Council involved?
- What did we want to get out of this meeting?
 - A mechanism to raise funds
- To decide what to do in the future:
 - Continue to Fundraise
 - Finding a tenant
 - Progress so far