

# The Fox and Hounds (Denmead) Community Co-operative Limited

## Community Share Offer Document May 1<sup>st</sup> 2018



### The Fox and Hounds Acquired by the Community for the Community

An Industrial and Provident Society for Community Benefit  
Register No. 32089 R

[www.foxandhoundsco-operative-pub.uk](http://www.foxandhoundsco-operative-pub.uk)

[info@foxandhoundsco-operative-pub.uk](mailto:info@foxandhoundsco-operative-pub.uk)



Registered Office: Denmead Community Centre, School Lane, Denmead, Waterlooville, PO7 6LU

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## Introduction Aims and Objectives

The Fox and Hounds pub is a 19<sup>th</sup> Century public house in the village of Denmead, Hampshire. It closed with the intention of being demolished and redeveloped in April 2012. Following a long campaign to stop the development it was purchased and refurbished by the Fox & Hounds (Denmead) Community Co-operative Limited. The pub is operated by a Tenant who was awarded a 15 year fully repairing lease and who pays the Co-operative a monthly rent.

The £480,000 cost of purchase and refurbishment was raised via a combination of a Community Share Offer, a Commercial Mortgage and various Grants.

At the end of the first 2 years, original investors were able to apply to the Co-operative to redeem their shares and we anticipated that the levels of applications would be low because the interest paid to investors in 2015 & 2016 and forecast for 2017 was 3%, a highly attractive rate in the current climate, and so it was with only 8 applications.

## Important Information

This document details and contains an invitation to apply for shares in The Fox and Hounds (Denmead) Community Co-operative Limited, which is now a Community Benefit Society under the Co-operative and Community Benefit Societies Act 2014. It generates income by receiving rent from the tenant of The Fox and Hounds public house in Denmead. For the purposes of this document reference to the above named Co-operative will be termed as The Society.

### ***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 from your stockbroker, bank manager, solicitor, accountant or other independent financial adviser duly authorised under the Financial Services and Markets Act 2000 (FSMA), or from another appropriately authorised independent financial adviser.

The content of this document has not been approved by an authorised person within the meaning of FSMA. Reliance on this document for the purposes of engaging in investment activity may expose an individual to a possible risk of losing all the money that they have invested.

In any event, investors should appreciate that any investment they make is recognition of their support for the work of The Society, 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. It should also be noted that members of a Community Benefit Society do not have access to the Financial Ombudsman Service (FOS) or the Financial Services Compensation Scheme (FSCS).

Nothing in this document constitutes investment, tax, legal or other advice by The Society, its directors or advisers.

## Offer limitations

This offer document is only addressed to and directed to a British citizen and resident of the United Kingdom ('relevant persons'). Any person who is not a relevant person should not act or rely on this offer document or any of its contents.

## About The Fox and Hounds Community Share offer

### Summary of the Offer

In 2014 The Society raised £489,000 to purchase and refurbish The Fox and Hounds pub, School Lane, Denmead, Hampshire, which re-opened for trade on December 6<sup>th</sup> 2014 and continues to trade under licence (owned by the Co-operative) through a tenant.

### New share offer

This share offer opened on 1<sup>st</sup> May 2018\* and its purpose is to facilitate the replacement of shares redeemed by existing shareholders whose option to redeem shares became live on December 6<sup>th</sup> 2016\* and continues in perpetuity with 90 days' notice of withdrawal.

***\*Wish to purchase will be registered on receipt of a completed application form and dealt with on a first come first served basis, applicants being notified if shares are available upon receipt.***

### Withdrawable shares

The Society is offering investors the opportunity to subscribe for 'Withdrawable' shares – these are shares that cannot be sold, traded or transferred between members\*, unlike the transferable shares typical of a limited company, and only The Society can buy them back.

***\*Except upon death or bankruptcy of the member as defined under Rules 26 & 27 of the Society.***

***NOTE: There is no prospect of shares in the Community Benefit Society ever being worth more than their nominal value of £1:00.***

### Who can invest?

Individuals aged 16 or over, couples, companies, charities and other Co-operative organisations may invest in this offer.

### How much can I invest?

We are offering £1 shares, with a minimum investment of £500\* and maximum investment of £10,000\*\* per named shareholder.

***\*Where an investment is greater than £500 a shareholder may only reduce their holding to £500 at any time in the future if they wish to continue as members of the Co-operative.***

***\*\*The Board believes that individual shareholdings of over £10,000 may expose the Society to financial risk in the event of unforeseen share withdrawal (e.g. upon death/bankruptcy). However the legal limit for investment is £100,000 or more if the applicant is a registered Co-operative.***

### What do I receive in return for my investment?

We anticipate:

- From 2015 to 2018 The Society paid 3% interest on shareholdings and we anticipate that this rate will continue, however we will strive to always remain competitive with the high street and with that in mind it is proposed to offer 4% if Bank of England rates rise in 2018.
- Future year's interest payments will be determined each year by The Board of The Society and submitted for members' approval at either the AGM or before the end of the preceding year.

- Members\* rights:
  - To vote at General Meetings: all Members\* will have one vote, regardless of how many shares they hold.
  - The right to elect the Society's Board.
  - The right to attend Members Meetings.
  - The right to approve (or otherwise) the Annual Report of the Society.

**\*A member is defined as the first named person on any share certificate held in joint names.**

### What is the social return?

Investing in The Society will also generate potential benefits for the community. For more details please see later sections of this document.

### Withdrawing your investment

We strongly encourage investors to view their investment as a 3-year minimum commitment to The Society. However the shares are Withdrawable at the discretion of the Directors of The Society, after holding them for a minimum of twenty four months upon 90 days' notice, subject to there being sufficient funds available.

As a prudent measure The Society will retain a reserve of approximately 10% of the total value of funds. See lower in this document for details.

### How to invest

Complete, as appropriate, the application form at the end of this share offer document and return it to: *The Fox and Hounds (Denmead) Community Share Offer, Denmead Community Centre, School Lane, Denmead, Waterlooville, Hampshire, PO7 6LU*

We ask that all investors pay by BACS if possible, using the details provided on the application form but you will still need to return the completed and signed application form for official records.

If you have no access to online banking please send your cheque made payable to The Fox & Hounds (Denmead) Community Co-operative Limited, along with your application form, to the address given above.

### The Fox and Hounds business model

The Fox and Hounds is the only pub in the Anthill Common area of Denmead, which is on the west side of the village, with views over the valley to Creech Wood and Portsdown Hill. Built between 1870 and 1885 the Fox and Hounds has operated as a beer house or public house ever since. Over the past forty years it has had several owners or tenants and until the previous tenant, they have run successful businesses that have been well supported by both the local community and visitors to the area.

A group of local residents established a Co-operative that was an IPS for Community Benefit (now a Community Benefit Society). Advice was taken from Co-operatives UK on the registration of the Society with the Financial Conduct Authority and the rules were adopted from the template provided by Co-ops UK. The Society, known as The Fox and Hounds (Denmead) Community Co-operative Limited, is a separate legal entity. It was required to establish a co-operative in which members can become member shareholders.

To ensure a regular income The Society has leased the pub business to a Tenant who has a legal responsibility to pay the rent. This income is used to pay shareholder interest and be re-invested in the property and the local community in accordance with Co-operative principles.

The objects of The Society, as stated in our rules, shall be to carry on the business as a Co-operative and to carry on any other trade, business, or service and in particular to:

- (a) Acquire and develop for the members and the community the Co-operative is established to serve the property known as The Fox and Hounds, School Lane, Denmead, PO7 6NA, and to encourage the community support of said premises for social gathering and other entertainment within the community.
- (b) To appoint a tenant to manage and maintain the above business in line with the objectives of the Co-operative and provide high quality products and services in line with the traditions of such a business at a fair and sustainable rent from the cooperative.
- (c) To acquire and develop facilities for the benefit of members of the Co-operative and the community the Co-operative was established to serve and promote social gatherings, events, artistic pastimes and possible employment within the community.

## Board of Directors

**Rob Stark** has lived in Denmead for 28 years. Rob has worked in the business interior and refurbishment industry for over 30 years and now specialises in interior acoustics. He is a founder member and current Chairman of the Co-operative.

**Nick Jardine** has lived in Denmead for over 40 years. Nick worked in the media industry and was an original member of the Denmead Village Association Working Party working with both the local Parish and District Councils. He is a founder member and currently the Secretary of the Co-operative.

**Chris Riley** has lived in Denmead for 29 years. Chris recently sold and retired from the 34 year old engineering company he founded which employed in excess of 130 people and was one of Denmead's largest employers. Chris's contacts and knowledge of corporate governance is invaluable to the co-operative. He is a founder member of the Co-operative.

**Martyn Cooper** has lived in Denmead for 14 years. Martyn is a retired Bank Manager with one of the UK's big 4 banks and has over 40 years banking experience in support of his role as the Co-operative's Finance Director.

**Mark Osgood** has lived in Denmead for 13 years. Mark is a Partner and Head of Asset Recovery for a South Coast Law firm and brings a wealth of experience to his role as Legal Advisor to the Co-operative.

**Steve Foster** has lived in the area for 30 years. He is a retired company director with a wide experience of commercial management in a number of diverse industries. He also sits on the Friends of the Fox Social Sub-Committee

## Caveat Emptor

### Financial Promotion

This Community Share offer is not a financial promotion within the meaning of the Financial Services and Markets Act 2000 (FSMA) and as such, the Society is able to communicate this Community Share Offer document without restriction.

### Financial Services Compensation Scheme and Financial Ombudsman Service

These shares are not 'investments' for the purposes of the FSMA so you do not have the legal protection that you might otherwise be offered by the FSMA. Any money you pay for shares is not safeguarded by any deposit protection and you will have no access to the

Financial Services Compensation Scheme. Additionally, you will have no right to refer any complaint to the Financial Ombudsman Service.

### Accuracy of Information

The Society and the Board accept responsibility for the information contained in this document. To the best of the knowledge of the Society and the Board (who have taken all reasonable care to ensure that such is the case) the information contained in this document is in accordance with the facts and contains no omission likely to affect its substance.

However, it has been reviewed by Co-operatives UK and all statements are correct at the time of writing.

### General Investment Risks

Set out in the following section are the risks which are specific to this investment and steps taken by The Society to mitigate those risks. Prospective investors should read that section in conjunction with this section to ensure that they understand the risk associated with this investment.

All investment and commercial activities carry risk. Investors should take appropriate advice and make their own risk assessment whilst bearing in mind the social and financial aspects of the services offered by The Society.

Prospective investors should read the whole text of this document and should be aware that the intended outcomes of an investment in The Society are speculative and involve risk. If The Society fails, you may lose some, or all, of the money you have invested. Prospective investors are advised to read in particular, the section of the document headed 'The Rules' in the supporting documents.

The Society paid 3% interest for the year 2016/17 on individual investments. Although this rate of return is not guaranteed and may not be paid at all if The Society does not have the funds to do so, we have confidently forecast the same rate of 3% for 2018 (with a possible rise to 4%) and the following forecast on page 8 shows the effect of interest rates for investors rising to 4.5% and mortgage rates to 7%, although this looks unlikely at present.

As the investment is in withdrawable shares, investors will not be able to sell, transfer\* or trade their shares. Shares are withdrawable at the discretion of the directors of the Society. The Society requires 90 days' notice to withdraw and is subject to there being sufficient funds available. It also requires investors to keep their investment for a minimum of two years. Prospective investors may not be able to realise their investments within this period of time, and should consider whether they may need guaranteed access to their funds.

***\*Except as allowed under Rules 26 & 27 of the Society.***

Prospective investors are advised that in the event that The Society encounters difficult financial circumstances:

- The Society may have to suspend your rights to withdraw shares
- You may lose some or all the money you pay into shares

If The Society is wound up, its assets will be first used to meet its liabilities; next to repay members for their shares; and finally, any surplus remaining will be transferred to some other organisation(s) whose purpose is to promote and support the co-operative movement and common ownership enterprises. (See Rule 110 of the Society's rules) You should only invest if you can afford to lose all of the money invested.

**IF YOU ARE IN ANY DOUBT WHETHER THIS INVESTMENT IS SUITABLE FOR YOU, YOU SHOULD SEEK INDEPENDENT LEGAL OR FINANCIAL ADVICE FROM SOMEONE WHO SPECIALISES IN THIS TYPE OF INVESTMENT.**

### Applicable Laws

This offer document and any dispute or claim arising out of or in connection with it or its subject matter or information (including non-contractual disputes or claims), shall be governed by and construed in accordance with the law of England and Wales.

### Data Protection

By applying for shares you will be asked to give consent for the Society to hold information in accordance with current data protection legislation. The Society will use your information for the maintenance of its members register and may send you information about the Society, its work, any promotions and activities, and the work of those we support. No information will be disclosed to a third party.

This offer document is dated May 1<sup>st</sup> 2018 and unless otherwise stated, the information in this offer document has not been updated since that date. All information declared about the Society is accurate at the time of print.

### Risks

This section has been prepared to guide investors as to the potential risks that have been identified, and how The Society shall seek to deal with these risks. This section should be read in conjunction with the part of the preceding section which deals with General Investment Risks. Please also read the following 5 year cash flow and risk projection.

<b>Business and economic risk</b>	<b>How the Society will mitigate</b>
<p>The pub closed in April 2012 and re-opened on December 6<sup>th</sup> 2014, since which time it has provided both wet and food sales to the public giving an income for the tenants and, by way of rent, an income to the Co-operative. The present tenants' trade as the "SAD Pub Co Ltd" and all aspects of the running of the pub are their own business. The Co-operative is the building landlord and has no say in the running of the day to day business. So, what happens should the tenants fail to make a success and pay the rent?</p>	<p>Should the tenants fail to make a success of the business, the Co-operative has set aside a £20,000:00 reserve which will ensure continuity of mortgage and interest payments for at least 12 months, whilst we identify and appoint a replacement tenant or manager. The tenant's lease with the Co-operative also contains Guarantor liabilities if the tenant should fail.</p>
<p>Once the business is established several shareholders may withdraw their holdings at the same time.</p>	<p>Shareholder withdrawals will be managed from either reserves or new investors. One way to entice new investors is to increase the interest paid, which is factored into the 5 year projections. The board also have the power to delay or reduce payments in difficult financial circumstances.</p>

## Fox & Hounds (Denmead) Community Co-operative Limited

### 5 Year cash flow risk forecast and demonstration of risk exposure

	2016	2017	2018	2019	2020
<b>Income</b>					
Rental Income (+5% / annum to 2020)	£27,500.00	£30,250.00	£33,275.00	£36,602.50	£40,262.75
Insurance (assuming 5%/annum increase)	£1,316.46	£1,382.28	£1,451.40	£1,523.97	£1,600.17
<b>Total income</b>	<b>£28,816.46</b>	<b>£31,632.28</b>	<b>£34,726.40</b>	<b>£38,126.47</b>	<b>£41,862.92</b>
<b>Operating Expenditure</b>					
Building Enhancements	£1,600.00	£5,000.00	£3,000.00	£1,000.00	£1,000.00
Insurance	£1,316.46	£1,382.28	£1,451.40	£1,523.97	£1,600.17
Share buy back	£0.00	£1,000.00	£3,500.00	£3,500.00	£3,300.00
Misc. Marketing / Admin support	£1,000.00	£1,000.00	£1,000.00	£1,000.00	£1,000.00
Investor Interest 3% - 3% - 3.5% - 4% - 4.5%	£9,350.40	£9,320.40	£10,751.30	£12,147.20	£13,517.10
Mortgage (assuming rate increase to 7% in year 5)	£9,204.00	£9,204.00	£9,552.00	£9,912.00	£10,272.00
<b>Total operating expenditure</b>	<b>£22,470.86</b>	<b>£26,906.68</b>	<b>£29,254.70</b>	<b>£29,083.17</b>	<b>£30,689.27</b>
<b>Net Surplus/ (Deficit)</b>	<b>£6,345.60</b>	<b>£4,725.60</b>	<b>£5,471.70</b>	<b>£9,043.30</b>	<b>£11,173.65</b>
<b>Cash Flow Statement</b>					
Opening Cash Balance (end July 2016)	£32,207.00	£34,707.00	£39,432.60	£44,904.30	£53,947.60
Cash inflow (Aug - Dec 16)	£2,500.00	£4,725.60	£5,471.70	£9,043.30	£11,173.65
<b>Cumulative net Surplus/ (Deficit)</b>	<b>£34,707.00</b>	<b>£39,432.60</b>	<b>£44,904.30</b>	<b>£53,947.60</b>	<b>£65,121.25</b>
<b>Assets</b>					
Cumulative net Surplus/ (Deficit)	£34,707.00	£39,432.60	£44,904.30	£53,947.60	£65,121.25
Property valuation (assuming 5% pa growth)	£425,000.00	£446,250.00	£468,562.50	£491,990.63	£516,590.16
<b>Total Co-operative Net asset value</b>	<b>£459,707.00</b>	<b>£485,682.60</b>	<b>£513,466.80</b>	<b>£545,938.23</b>	<b>£581,711.41</b>
<b>Liabilities</b>					
Members Share capital	£311,680.00	£310,680.00	£307,180.00	£303,680.00	£300,380.00
Mortgage - Co-operative Loan Fund	£105,250.00	£101,847.00	£98,442.00	£95,009.00	£91,520.00
<b>Total liabilities</b>	<b>£416,930.00</b>	<b>£412,527.00</b>	<b>£405,622.00</b>	<b>£398,689.00</b>	<b>£391,900.00</b>
<b>Total Net Surplus/ (Deficit)</b>	<b>£42,777.00</b>	<b>£73,155.60</b>	<b>£107,844.80</b>	<b>£147,249.23</b>	<b>£189,811.41</b>

*This projection is based on the known 5 year income stream from our tenants from which we have forecast debt reduction and enhancement costs of £26,300. Plus interest payment increases to 4.5% on investor interest and 3% increase in mortgage interest. Whilst we believe this is a worst case scenario these figures cannot be guaranteed. Our main risk is losing the tenant (voluntary or involuntary) in which case cancelling debt reduction and enhancement plans gives us 18 months of spare cash flow to cover mortgage and interest payments whilst a new tenant is selected.*

## Membership information

Any UK resident aged 16 or over can apply to become a member of The Society.
The value of shares is £1. Shares are not transferable* and can only be sold back to The Society - they cannot be given or sold to anyone else and are not subject to speculation. <i>*Except upon death or bankruptcy.</i>
The minimum number of shares available in a single name under this prospectus is 500 and the maximum is 10,000. Joint name shareholding of up to three people* is permissible – the minimum 500 still applies. <i>*Only the first named person may vote at general meetings.</i>
All members have voting rights at the Annual General Meeting (AGM) and any other General Meetings the board may call. All members have one vote regardless of size of shareholding. The first named person on the share certificate being the voting member on any joint shareholding.
The Board will determine the interest payment which will be confirmed at each year's AGM. It was announced at the 2018 AGM on April 20 <sup>th</sup> that the interest rate for 2018/19 will remain at 3%,
Interest is paid gross and is taxable. It is your responsibility to declare these earnings to HMRC.
Shareholders may opt to receive 0%, or 100% of the interest offered.
Shares may be withdrawn with 90 days' notice. The Board may decide to allow funds to be withdrawn before the 90 day requirement at their discretion. It is a requirement that shareholders do not withdraw their shares for the first 24 months from the date of original purchase.
<b>Benefits</b>
Membership of <b>The Friends of The Fox</b> – this includes, but is not limited to, the opportunity to become involved in arranging, organising or managing co-operative events not wholly associated with the pub but including trips to local events or destinations.
Feeling of personal fulfilment through bringing a community asset back to life and contributing via community events.
Opportunity to take an active part in the running of the Society, to help it develop and innovate to meet community needs. Succession planning is important to ensure effective management continuity and investors who may wish to become future Directors of the Co-operative should apply to the Board in the first instance. Training is available through Co-ops UK.
Regular members' updates from the "Friends of the Fox" Social Sub-Committee.

## Supporting Documentation

- Share application form
  - Accompanies this CSO
- The Rules of the Society
  - Available upon request from the Company Secretary at: [info@foxandhoundsco-operative-pub.uk](mailto:info@foxandhoundsco-operative-pub.uk) (normally as an Electronic copy).

## Terms and Conditions for Withdrawable Shares

The terms which the Board has approved for the shares are as follows. You are advised to read these as well as the section detailing risks.

The value of each share is £1. Shares always remain at par value, unless the directors decide to write down the value of shares in order to protect the financial stability of The Society.

By buying shares you become a member of The Society and as such you will have members' voting rights at general meetings of The Society. All members have one vote regardless of the number of shares they hold. The first named member on joint shareholdings being the voting member.

Shares are not transferable\* and can only be sold back to The Society – they cannot be given or sold to anyone else and are not subject to speculation.

*\*Except upon death or bankruptcy.*

Each year, the Directors will recommend what interest rate should be paid on share capital. This recommendation will be voted on at the Annual General Meeting. Interest will be paid annually, paid gross and is taxable. It is your responsibility to declare these earnings to HMRC. It is currently intended that the rate of interest for 2018 will be 3%. Interest payments will be due on each anniversary of the original issue date of shares, December 6<sup>th</sup>, and paid by the following January 31<sup>st</sup>. Shareholders may opt to receive 0% or 100% of the agreed interest rate. These options are made clear on the application form and can be overturned with 90 days written notice.

Any payment of interest is however at the discretion of the Board, having regard to the long-term interest of The Society and the need to maintain prudent reserves. The rate of interest may be changed by the Board at their discretion.

Once an application cheque is received it will be processed and cashed within 14 days of receipt.

If the application is through BACS transfer the right to withdraw an application expires 14 days after receipt of the application form.

All application monies will be 'ring fenced' until shares are awarded, or will be returned in the event of an unsuccessful application.

On receipt of an application, if shares are available, it will be processed for approval by the Board. Your application must be considered for approval at the next convenient Board of Directors meeting. Successful applicants will receive a share certificate in the form of a share statement usually issued within six weeks of the nearest Board meeting to your application being received.

The Board reserves the right to refuse any application, without giving the applicant a reason. All Board decisions are final.

Applicants applying for shares in excess of £1001 will be required to provide proof of identification in the form of photo ID (Passport / Drivers licence) and utility bill in accordance with HM Revenue and Customs - Money Laundering regulations. This does not apply to existing shareholders who have already provided such information.

Shares may be withdrawn by members upon giving 90 days' notice to The Society in writing on the appropriate form. Withdrawals will be paid in the order in which withdrawal notices are received from members, although the Board retains sole discretion. The Board may, at their sole discretion, suspend the right to withdraw shares either wholly or partially and either indefinitely or for a fixed period. The suspension shall extend and apply to all notices of withdrawal which have been received and remain unpaid at the time the Board suspends the right to withdraw. Where the suspension is for a fixed period, such period may be extended from time to time by the Board. Except in extenuating circumstances no withdrawal application will be accepted for the first two years after purchase.

On the solvent dissolution of winding up of the 'Society', holders of the shares will have no financial entitlement beyond payment of outstanding interest approved by the Board and repayment of paid-up share capital. In an insolvent dissolution, shareholders rank behind unsecured creditors.

## Glossary and definitions

### Annual Rate of Return

A way of representing the potential financial return from the investment.

### Applicant

An applicant for Offer Shares through submission of an application form.

### Application Form

The form in this Offer document which must be completed in accordance with the Terms and Conditions of this Offer.

### Board

The Board of Directors of The Fox and Hounds (Denmead) Community Co-operative Limited,

### Business

Trading of the Fox and Hounds Pub, School Lane, Denmead.

### FCA

The Financial Conduct Authority, formerly the Financial Services Authority.

### IPS

Industrial and Provident Society (now a Community Benefit Society) a legal entity for social enterprises or voluntary organisations, owned by its members.

### Tenant

The person(s) working under an agreement with The Society to operate the daily trading and activity of the Fox and Hounds pub, School Lane, Denmead.

### The Society

Full name: **The Fox and Hounds (Denmead) Community Co-operative Limited**, registered as an Industrial and Provident society, registered number 32089R.



## Application for the Fox and Hounds (Denmead) Community Cooperative Limited - Share Offer 2017

Issued by the "The Fox & Hounds (Denmead) Community Co-operative Limited". Registered number 32089R

Important: before completing this Application Form you should:

- Read the accompanying Share Issue document.
- Pay special attention to the Caveat Emptor set out in this Offer Document.
- Consider whether you need to take financial advice or other advice in relation to the Terms and Conditions of the offer contained in this Offer Document.
- Read the Rules of The Fox and Hounds (Denmead) Co-operative Community Limited available from the Company Secretary: [info@foxandhoundsco-operative-pub.uk](mailto:info@foxandhoundsco-operative-pub.uk)

### PLEASE USE CAPITALS AND COMPLETE BOTH PAGES OF THE APPLICATION

#### Amount to invest:

I/we/my organisation\* wish to invest a total amount of £  in The Fox and Hounds (Denmead) Community Co-operative Limited on the Terms and Conditions of the Offer Document at the price of £1.00 per share. (You may not invest less than £500 and - except for Industrial and Provident Societies - currently not more than £10,000).

#### Individual Application details

Title (Miss/Mr/Mrs/Ms/other):

Forenames:

Surname:

Address:

Post code:

Day-time Telephone:

Email:

Date of Birth:

Bank Account Number:

Sort Code:

#### Organisation Application details

Organisation Name:

Organisation Address:

Type of Organisation:

Registration Number:

Name of authorised signatory signing this application:

Position of authorised signatory:

Bank Account Number:

Sort Code:

## Declaration

### I/We\* confirm my/our\* understanding is that:

- This Application may be withdrawn if a supplementary Offer Document is issued, but not otherwise, and if and when accepted by The Fox and Hounds (Denmead) Community Co-operative Limited forms a contract subject to the Terms and Conditions of the Offer Document.
- If the Offer is oversubscribed it is possible that an otherwise eligible Application will not be accepted in part or in whole.
- Personal information given on this form will be used by the Society to contact and inform me/us\* of Society business, meetings and any other events that the Society may run from time to time.

### I/We\* confirm that:

- I/we\* have a UK bank account
- I/we\* have read the Offer Document (including the Risk factors) and the Rules.
- I/we\* (am/are\*) aged 16 years or over and meet the Offer eligibility criteria.
- I/we\* enclose a photocopy of my/our passport/driving licence\* and a utility bill dated within the last three months as proof of identification and residence. (for applications of £1,0001:00 or more)
- I/we agree to the Co-operative holding the details given here on their members registers.
- The Society is hereby authorised to make such enquiries as are deemed necessary to confirm the eligibility of this Application.
- The Applicant is not (unless an Industrial and Provident Society) making an application or multiple applications of more than 10,000 shares.
- The Applicant is not relying on any information or representation in relation to the Offer Shares, which is not included in the Offer Document.
- The Applicant shall provide all additional information and documentation requested by the Society in connection with this Application, including in connection with money laundering, taxation or other regulations.
- In signing this Application on behalf of any person or organisation I/we\* (are/am\*) doing so with explicit authority.
- You may refuse my application without providing me/us\* with a reason for doing so.

**Share Interest** – I/we\* wish to receive 0% / 100%\* of any interest offered. I/we\* understand I can overturn this decision by giving 90 days written notice.

I/WE\* UNDERSTAND THAT THE CHEQUE SUPPORTING THIS APPLICATION (IF APPLICABLE\*) WILL BE PRESENTED FOR PAYMENT UPON RECEIPT AND I/WE\* WARRANT THAT IT WILL BE PAID ON FIRST PRESENTATION. SEE BELOW ABOUT PAYMENT

\*delete as applicable

**Signature** (Applicant/on behalf of Applicant organisation as applicable):

**Date:**

**Do not** send any money until you are notified shares are available. **Payment:** When notified pay using online banking by transferring funds to our HSBC account:

- A/C Name: The Fox and Hounds (Denmead) Community Co-operative Limited - A/C No. 01504843 - Sort Code. 40-45-26. Please include your surname and the reference 'FHCSO 2018'
- If you have no access to BACS please send a copy of your application form and payment to: The Fox and Hounds (Denmead) Community Co-operative Limited, Denmead Community Centre, School Lane, Denmead, Waterlooville, Hampshire PO7 6LU.

This application form can be photocopied.

**We hope to be able to welcome you as a supporter and investor in  
"The Fox and Hounds (Denmead) Community Co-operative Limited"**