



Bourne End Junior Sports
& Recreation Club Limited:

SHARE OFFER

www.bejsc.co.uk

SHARE OFFER OVERVIEW

Minimum share raise:	£20,000
Target share raise:	£30,000
Maximum share raise:	£50,000
Offer opens:	28th February 2025
Offer closes:	16th April 2025
Minimum investment:	£100
Maximum investment:	Up to £5,000, capped at 10% of BEJSRC's total share capital



**Community
Shares**
STANDARD

The Community Shares Standard Mark is awarded by the Community Shares Unit to offers that meet national standards of good practice. For more information about community shares, the Community Shares Standard Mark and the Community Shares Unit go to: communityshares.org.uk

BACKGROUND

Bourne End Junior Sports Club (BEJSC) is a volunteer led community facility, that has provided access to sport and recreation for young people for over 50 years. Local volunteers initially raised the funds to build a sports hall in 1982 and extended it with lottery funding over 20 years ago. The club provides seven sports, both on-site and at local facilities; the most popular are football and swimming.



We support around 350 children and young people to take part in enjoyable physical activity. The whole building has been wheelchair accessible since the completion of the extension, with low-cost activities and a bursary scheme means that it is open to all.

“ BEJSC has been wonderful, my eldest has been able to access a sports and social settings that her disability would have normally made either impossible or extremely difficult. ”



The club is dependent on local support, as all the sports are led by local volunteers, with administrative services provided by a local part-time paid staff member. This local support is an enduring feature of the club; of the ten current Trustees, five are former members and three also lead sports sections. Together the Trustees have over 200 years of service, with the median length being 27 years, and provide about 580 hours of volunteer time each year.

Despite the strong community support, the sports hall has become increasingly costly to maintain and run. The energy crisis, with the rapid rise in fuel prices, meant it was unaffordable to heat the building all the time it was needed. The simple construction of the building gives little insulation, and heat just leaks outside. The heating and hot water systems are approaching their end of life, and without investment the building may become unusable.

In 2024, we took action to address this. With support from local partners, we investigated how to make the building energy efficient and cut our carbon emissions; we then applied for grant funding for this work. We also decided to change our legal form, so that the local community can become the formal owners of the building, while keeping to our mission to provide education, sport and recreation to young people.



2025 will be a year of renewal. BEJSC has been awarded a £159,336 capital grant from the government's Community Ownership Fund (COF), together with a one-off revenue grant to help us make the best use of it. This grant will be used to insulate the building, upgrade the heating and hot water supplies, and make further essential improvements to make this community building fit for the future.

To demonstrate community support, we also need to raise a further £39,834 match funding, 25% of the COF grant. Wooburn & Bourne End Parish Council have agreed a grant of £32,000, 'recognising the asset/service BEJSC provides within the Parish and their wish to assist in its long term future,' leaving the remainder to be raised by BEJSC.

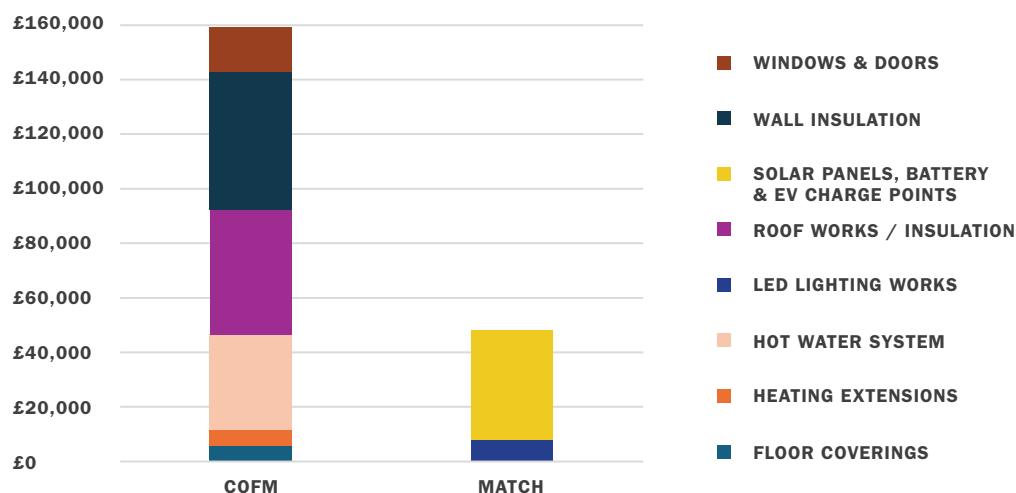
This share offer will mean that BEJSC has met the COF grant conditions, and will secure the future of the building, and the club.



***(BEJSC) could be heart of the community
if the building was fit for purpose.***



THE INVESTMENT



The figure above shows all the work that is enabled by this share offer, both through the COF grant and from community investment and other grants and donations. The result will be a sports hall that is energy efficient, fit for the future, and available for the community for years to come.

We intend to use community investment on LED lighting, solar panels, battery storage, and EV chargers. Our target amount of £30,000 will ensure we have secured the required level of match funding to claim the COF grant and install all the solar we want. The minimum figure of £20,000 will still be sufficient to claim the COF grant, but gives less scope for the work.

The maximum target will provide sufficient funds for all the expected work, an allowance for any increase in costs on work funded by the COF grant and provide funds to maintain and improve the building.

If we do not reach the minimum investment by 16th April, we may extend the share offer period for up to two weeks. If the maximum target is reached, then BEJSRC will close the offer and will maintain a waiting list for shares in case any offers of investment are not realised.

The funds raised will be used to purchase additional solar panels, batteries to store excess generation, and EV chargers. A design for 38.55kWp of solar panels, batteries, and EV chargers has a quoted price of £33,478 inc VAT. This is expected to generate 33,000 kWh of solar, and the batteries mean that we expect to use 60% of the solar generated. We calculate this will save £5,350 from our energy bill each year, giving us the funds to pay interest to our members and to repay capital when it is needed.

BEJSRC Ltd¹ may decide that the share capital it holds is higher than needed and make repayments to members on an agreed basis. If there is a high demand for withdrawals it may authorise a further share offer, to raise funds from existing or new members to repay the capital of members requesting it.

¹ We use BEJSRC Ltd to refer to the legal body that owns the building, while BEJSC refers to the activities carried out by the sports club that are funded by annual subscriptions.

OUR FINANCES

BEJSRC Ltd was registered as a company on 24 January 1977 and as a charity on 24 May 1977 and has operated since then. In 2024, BEJSRC Ltd changed its legal form from a Charitable Company Limited by Guarantee (**Company number 01295483**) to a Charitable Community Benefit Society, which is registered with the Financial Conduct Authority (FCA). BEJSRC Ltd has significant reserves, based upon the ownership of the freehold buildings. An assessment of the rebuild cost in January 2020 provided a **valuation of £1,544,721**, which is still considered appropriate.

The ownership of buildings needs to be supported by sufficient cash reserves and other assets. The net current assets available have fallen from **£66,527 on 31 December 2022** to an estimated **£56,000 on 31 December 2024**. This shows a steady decline in cash available but is sufficient for the society to remain solvent for the foreseeable future, as it covers five months of expenditure.

Since the cost-of-living shock of 2022 BEJSRC has struggled financially. It made small operating losses in 2022 (£794) and 2023 (£4,500). **Income increased from £123,262 in 2022** and remained steady around **£135,000 in 2023 and 2024**. The increased income was outweighed by increased costs in 2023, despite cost-cutting and price increases to manage the deficit; these appear to have borne fruit in 2024, with provisional figures show a return to profit in 2024 (c£5,500). The poor state of the building has limited its potential use for external hires, restricting the ability of BEJSRC to increase income and reverse the deficits.

The share offer will, in combination with the COF investment, **cut running costs** for the club, **funding interest and capital repayment to members**. The refurbishment of BEJSC will also increase its use by members and the local community, thereby increasing income. The business plan used to support the application for COF grant made conservative income projections and forecast that the society would be **financially stable in future**. We anticipate that community ownership and a refurbished building will lead to much greater use of BEJSC, and that we will exceed these conservative forecasts, with a surplus even after paying interest to members.

The share offer allows the local community to **support the club and to become members of BEJSRC Ltd**, widening the community ownership of the building. Once we have had a full year of operation in the refurbished building, we hope to pay **interest at a maximum rate of 5%** on members' share capital. The rate of interest is set after considering the financial performance of the society; if interest is paid the **first payment would be mid-2027**.

We also expect to hold a small fund to allow repayment of capital for members who need it; the savings from the solar suggests that we may be able to **repay up to £3,000 share capital in a year**. Withdrawals are only allowed if the society can afford them, so if there is a high demand for withdrawals repayments may be halted - instead being funded by the issue of shares to new and existing members.

As the society has only recently converted from a charitable company limited by guarantee (Company number 01295483) it has limited share capital, with no history of paying interest or repayment. Raising between £20,000 and £50,000 of share capital could bring over a hundred members to BEJSRC Ltd; everyone has a stake in our success.

Although BEJSRC Ltd has changed legal form, we remain a charity for public benefit dedicated to advancing education and helping young people to develop their capabilities. Everything we do supports this, and if the society was ever to close our assets would have to go to another similar charity, after repayment of any debts.



The sports hall today

GOVERNANCE

A community benefit society is a form of co-operative, with each member having one vote, regardless of how many shares they hold. Membership is open to organisations and to anyone over 16 who supports the objects of the society.

Please note: Paying a subscription to be a member of Bourne End Junior Sports Club does not make you a member of the society; you also need to apply for membership of the society. As a member of the society, you have a say over how it is run, including the right to attend General Meetings and appoint the Directors.

The change in legal form in 2024 means that Directors are no longer company directors but are still trustees of the charity, and became directors of the new society. The founding members of the society were Matthew Todd, Elizabeth Hutton, Gerald Paine and Nick Pink. An additional six people have been admitted to membership and appointed as Directors, and details of the Board can be found on the website.

FOUNDING MEMBERS



MATT TODD, CHAIRMAN

My journey with BEJSC started in 1982 as a member where I practised Judo, football and badminton. In 1997 I started as a badminton section leader and coach and continue to this day. In 2001 I joined the board of trustees becoming chairman in 2015. Throughout these years I have enjoyed immensely the passion and commitment that all the volunteers of BEJSC have shown and found it personally enhancing, working alongside the other volunteers, staff and trustees to ensure that generations of young people are able to participate in sport.

GERRY PAINE, VICE CHAIRMAN

I had a sporting background and when I moved to Bourne End in 1980 my 2 daughters joined BEJSC in the Swimming and Judo sections. I became involved with the Swimming section as a coach, and qualified as an ASA timekeeper and a climbing wall instructor. I have been a Director of BEJSC for 40 years, served a term as the Chair and was closely involved in the Extension as project manager. I am proud to be involved with BEJSC.



LIZ HUTTON – COMPANY SECRETARY, WELFARE OFFICER

I started as parent helper at BEJSC from 1976 coaching then leading the Badminton Section until 1999. My two children, and two grandchildren were all past members of the club. I have been a Director since 1976 and continue to have an absolute and passionate commitment for all that BEJSC provides. It has played a very important role in my life, and for that of my family for which I feel proud and grateful.

NICHOLAS PINK

I am proud to still be part of BEJSC some 55 yrs after I queued up outside the BE Community Centre to join as an eight-year-old; football was my real passion. I played through various age groups until I was 17 when I then took over one of the age groups and became a qualified referee. As a local businessman I tried to support the club as best I could and five years ago, I was honoured to be asked to return to the Club as Director/Trustee.



Princess Anne opening the sports hall in 1982, with Graham Watson

Further information can be found online through these links to registers:

The registration documents for the Community Benefit Society 009393 and the accounts for 2024 and future years (when published) can be found here: [Mutuals Public Register: Bourne End Junior Sports and Recreational Club Limited](#)

More details about the history of the Charitable Company, including previous accounts, can be found on the Charity Commission register: [BOURNE END JUNIOR SPORTS AND RECREATIONAL CLUB LTD - 266590](#) and on Companies House [BOURNE END JUNIOR SPORTS & RECREATIONAL CLUB LIMITED](#) overview.

THE SHARE OFFER

OVERVIEW

- This share offer is **50,000 shares** offered at **£1 each**.
- The share offer is open from **28th February until 16th April 2025**, and may be extended for up to two weeks
- The **minimum investment is £100 per member** and the **maximum is £5,000**.
- Shares should be regarded as a **long-term investment**. You should be aware that this offer is unregulated; there is a risk you may lose some, or all, of the amount invested, and there are no statutory rights to compensation or complaint.
- Our aim is that all applicants whose application and payment have been received by the closing date will become members, but the offer will close when the maximum target has been reached, so the best way is to secure shares is to apply early.

SHARES AND MEMBERSHIP

- This is a long-term investment. Shares are withdrawable shares and are not transferable. They will not be traded on any stock exchange.
- Membership of Bourne End Junior Sports and Recreational Club Ltd (BEJSRC Ltd) is open to individuals over the age of 16 and to organisations.
- By buying shares you become a member of BEJSRC Ltd. Members can have a say in how we are run and attend our AGM. Every member has one vote regardless of the number of shares they own.
- Shares do not increase in value. Shares may decrease in value if the society experiences substantial losses and there is no prospect of recovering them.

REPAYMENT

- If a member wishes to redeem all or part of their capital, they may apply to withdraw shares. However, members do not have an absolute right to withdraw shares and are not guaranteed that they will be able to do so. Withdrawal will be authorised at the discretion of the Board and is dependent on the society having sufficient funds to allow it.
- If cash funds are not immediately available to allow repayment, the Board may authorise a further share offer to raise sufficient funds to allow existing members to have their shares repaid.

To make an application, please go to Crowdfunder Project Dashboard - Saving energy, cutting carbon, building community.

You may also make an application with the form overleaf making payment by cheque, or contact us if you prefer to make a bank transfer.

**SCAN FOR THE
CROWDFUNDER PAGE**



APPLICATION TO INVEST

SCAN FOR THE
CROWDFUNDER PAGE

I wish / my organisation wishes to invest a total amount of
£_____ in Bourne End Junior Sports and Recreational
Club Limited on the Terms and Conditions of the Offer Document at the
price of £1.00 per share. **Minimum £100, Maximum £5,000.**



Individual Applicant Details

Name:

Address & Postcode:

Email Address:

Phone No:

Are you a current member of Bourne End Junior Sports Club?

YES / NO

If you are applying as an organisation please send further details to office@bejsc.co.uk

Payment Method

We prefer that you make payment through Crowdfunder, but you are also welcome to pay by cheque.

Please tick if you have enclosed a cheque with this application. Please make the cheque payable to: 'Bourne End Junior Sports Club' and return it with the completed application form to BEJSC, The Sports Hall, New Road, Bourne End SL8 5BS

Contact Preferences

Bourne End Junior Sports Club prefers to use email to send statutory notices (e.g. AGM). Please tick to consent to this.

Please tick if you would also like Bourne End Junior Sports Club to send you other updates.

If you have any particular communication needs, please provide details to office@bejsc.co.uk

Declaration

IMPORTANT: Please tick the boxes to indicate that you agree with the statements below.

I confirm that I am 16 years old or older or represent an organisation

I agree that Bourne End Junior Sports and Recreational Club Limited may make such enquiries as deemed necessary, including checks under Anti Money-Laundering Regulations, will provide additional information if requested, and understand that the directors may reject an application without giving an explanation.

I have read the share offer document, understand, and accept the terms of the share offer and the rules of Bourne End Junior Sports and Recreational Club Limited, and wish to become a member, if I am not already one.

SIGNED: _____

DATE: _____

This offer closes on **16th April 2025**. The Board reserves the right to extend this offer for a period of up to two weeks. Funds will be held in a designated bank account until the close of the offer. If we are unable to offer you any or all the shares you have applied for, we will refund the difference by 30 April 2025. Under data protection law, we will hold the above data on you for as long as you are a member, for the legitimate interest of carrying out the business of Bourne End Junior Sports and Recreational Club Ltd, RS9393. We will use it in accordance with our [Privacy Policy – Bourne End Junior Sports Club](#).

CAPITAL AT RISK WARNING

You could lose some, or all, of the money you invest in this share offer, without recourse to the Financial Services Compensation Scheme or the Financial Ombudsman Service. Bourne End Junior Sports and Recreational Club Ltd is registered as a Charitable Community Benefit Society under the Co-operatives and Community Benefit Society Act 2014 (Society number 9393). It operates in accordance with the seven cooperative principles agreed by the International Co-operative Alliance.





Bourne End Junior Sports and Recreational Club Limited
The Sports Hall, New Road, Bourne End
Buckinghamshire SL8 5BS

www.bejsc.co.uk

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