

GREAT TORRINGTON  
*The Globe*

COMMUNITY SHARES OFFER DOCUMENT



OPENS: 5PM 13<sup>TH</sup> MAY 2025    CLOSES: 5PM 24<sup>TH</sup> JUNE 2025

MINIMUM TARGET: £230,000

MAXIMUM TARGET: £430,000



Community  
Shares

STANDARD



This Share Offer document has been awarded the Community Shares Standard Mark.

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: [www.communityshares.org.uk](http://www.communityshares.org.uk) or an explanatory video at <https://youtu.be/q6w-311GBIM>.

The Globe Torrington Hotel Limited is a Community Benefit Society registered with the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014 Registration Number 9288, Castle Hill, Great Torrington, Devon, EX38 8AA

# This document is important and requires your careful attention

It sets out an invitation to subscribe in shares in The Globe Hotel Torrington Limited, a Community Benefit Society. It should be read together with:

- The Rules of The Globe Torrington Limited
- Our Business Plan

These are available at [www.theglobetorrington.co.uk](http://www.theglobetorrington.co.uk)

## RISK WARNING

You could lose some, or all, of the money you invest.

You have no right to compensation to the Financial Services Compensation Scheme, nor any right of complaint to the Financial Ombudsman Service.

Please do not invest any money you can't afford to lose.

Nothing in this document constitutes investment, tax, legal, or other advice by The Globe Hotel Torrington Limited, its Directors or advisers.

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*Together we can re-open our historic Globe Hotel; to serve  
the community, welcome visitors, and to reinvigorate  
Great Torrington*

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# Community Shares for The Globe Hotel

Join us in bringing new life to The Globe Hotel, a historic Georgian landmark in our welcoming market town, nestled among rolling hills and unspoilt Devonshire countryside. This is an opportunity to play your part in something truly special and transformative.

The Globe Hotel will be community-owned, allowing locals and visitors alike to benefit from a vibrant hub right in the heart of our town.

By buying community shares, you're not just be saving a heritage building from dereliction, you'll be:

- Restoring a historic building in the heart of our town
- Opening a community bar and restaurant for all to enjoy
- Providing high-quality accommodation within a stone's throw of the Plough Arts Centre, the Tarka trail, RHS Rosemoor and Dartington Glass
- Making an accessible meeting space for events, meetings and training
- Directly creating more than 20 new year-round jobs, paying fair wages
- Supporting a major new training facility bringing more employment to our rural community
- Creating a sustainable business in the heart of our town that attracts visitors and boosts the wider local economy.

## SHARE OFFER SUMMARY

Opening date:

**5pm 13th May 2025**

Closing date:

**5pm 24th June 2025**

Minimum target: £230,000

Maximum target: £430,000

Minimum investment: £50

Maximum investment: £40,000\*

(\*or 10% of the shares issues, whichever is the lesser amount)

*[click to go to page 16](#)*

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*Together, we can transform this historic site into a flourishing asset for the community, preserving its charm while ensuring it serves future generations.*

*Join us on this exciting journey and help create a welcoming place in the heart of our community.*

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# The Opportunity

We now have the opportunity to secure The Globe Hotel for the long-term benefit of local residents and our visitors, and we have started the purchase process.

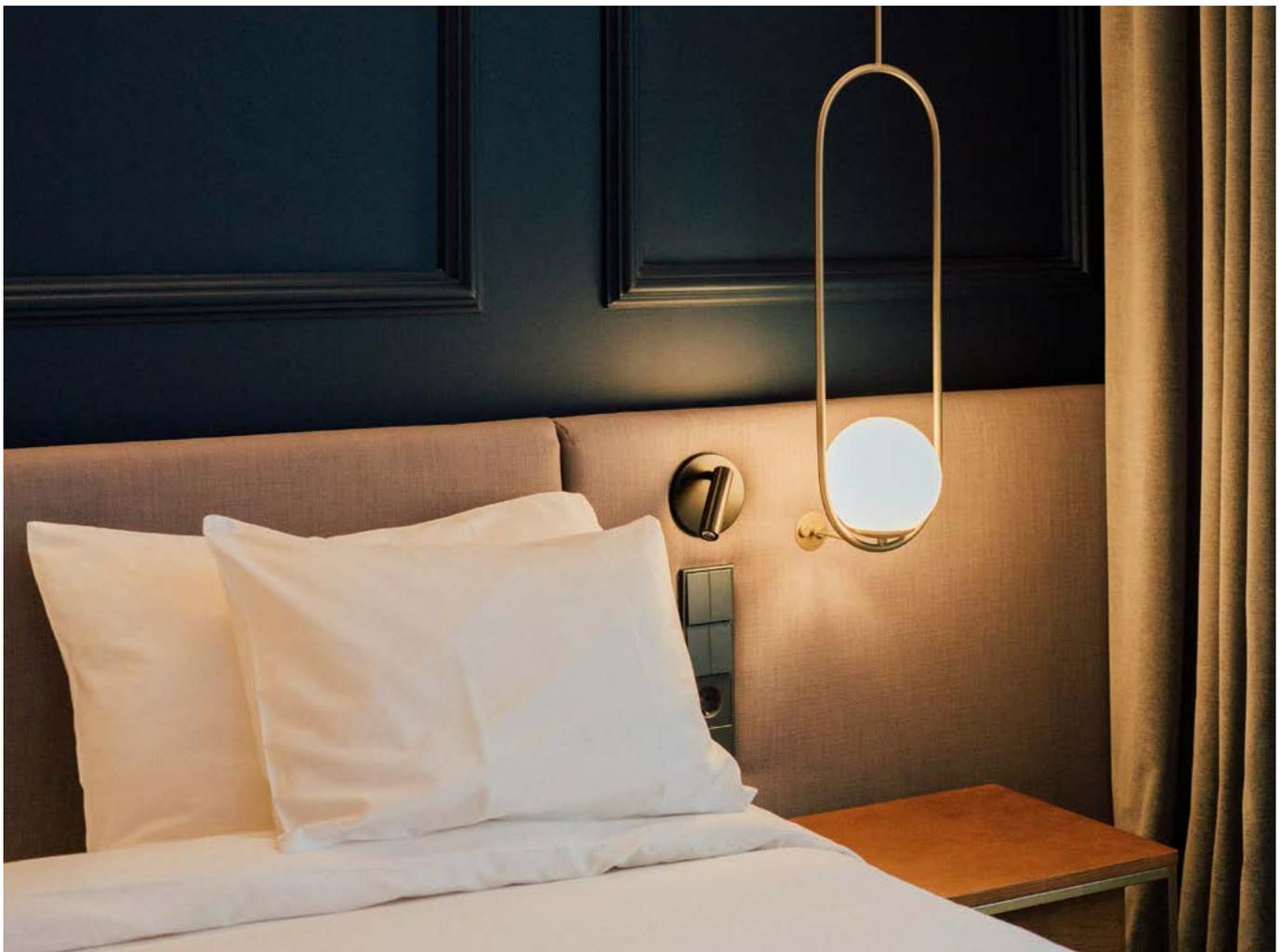
The Globe Hotel is a Grade II listed building situated in the heart of Great Torrington, a historic market town with a population of over 7,500, known for its rich community culture and vibrant town centre filled with independent retailers and cafes.

Nestled between the stunning Torrington Commons and the scenic beaches of North Cornwall and Devon, as well as the expansive Dartmoor National Park, Great Torrington boasts a wealth of natural beauty.

Despite its attractive location and proximity to high-quality attractions like RHS Rosemoor, Dartington Glass, the Plough Arts Centre, and the Tarka Trail, the town has not been able to fully capitalise on its tourism potential.

Since The Globe Hotel shut its doors in 2018, the building has fallen into a state of disrepair.

The lack of adequate guest accommodation in the town means that the economic benefits of the hundreds of thousands of visitors drawn to the area each year are largely lost. Benefits that could make a significant positive impact for the area, which has the lowest household income for any district in Devon, with many residents in Great Torrington struggling with below-average income, limited employment opportunities, and inadequate access to skills training.





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*It is this combination of real challenges and real opportunities, plus the proven community support, that makes Great Torrington the right place for a project such as this and the right time for a project like The Globe Hotel.*

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# Our vision

We want to transform the Globe into a thriving community-owned hotel and social enterprise that revitalises the local economy and enriches our town’s cultural fabric.

By refurbishing this historic building, we will create a community bar, a mid-range restaurant and high-quality accommodation with 11 ensuite-bedrooms.

We’ll offer an accessible space which can once again be used by guests and local organisations for events, meetings or training.

We’ll be directly creating 20+ new jobs, partnering with local colleges to provide valuable skills training and apprenticeship opportunities for young people, fostering a new generation of hospitality professionals.

Our commitment to the local community will be reflected in our food and drink menus, with a focus on locally sourced produce.

We will be ensuring that this historic building remains a cornerstone of our town’s heritage, promoting civic pride and creating community cohesion.

Central to our mission is community ownership, ensuring profits are reinvested back into the hotel and wider community.

We are committed to increasing footfall in the town and to ensuring the best possible approach to carbon neutrality that we can.

Through this innovative approach, we aim to create a welcoming, stylish and sustainable space that not only attracts visitors but also enhances the quality of life for all residents, contributing to the long-term economic development of Great Torrington, through the restoration of our historic environment.



## Hotel

We want The Globe to expand the next generations options and raise aspirations. We want to promote careers in hospitality and catering and show potential apprentices that it can a great choice, allowing them to work locally, or to travel, with nationally and internationally recognised qualifications. We will be working with partners to offer excellent and fulfilling training and helping create meaningful and rewarding career pathways.



## Restaurant

We have big plans for the space available for us. We want The Globe to become a favourite for residents and visitors alike, offering mid-range price and locally produced food and drink. It will be a place for celebrations and special occasions. There will be a full scale bar and bar area too.



## Training

We want to work hard on the training side, to promote careers in hospitality and show potential workers that it can be a great choice. We’ll be working with partners from across the county and beyond to come up with viable ideas to run fully practical training that leads straight into well paid work.



## The story so far

The importance of The Globe to the town meant that, within a year of its closing, an initiative to purchase and redevelop The Globe Hotel emerged. Great Torrington Town Council, Petroc, and The Plough Arts Centre led a partnership, with support from the Architectural Heritage Fund, Power to Change and Torrington District Council.

Having raised a significant amount via grants, the project faced setbacks during the pandemic and then suffered a significant blow when the previous owner withdrew from the sale.

Following the owner's passing in 2023, the hotel came under the control of his executors, who recognized the value of a community-driven approach to benefit the town's people and economy.



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*The partnership was successful in gaining community support and securing grant funding*

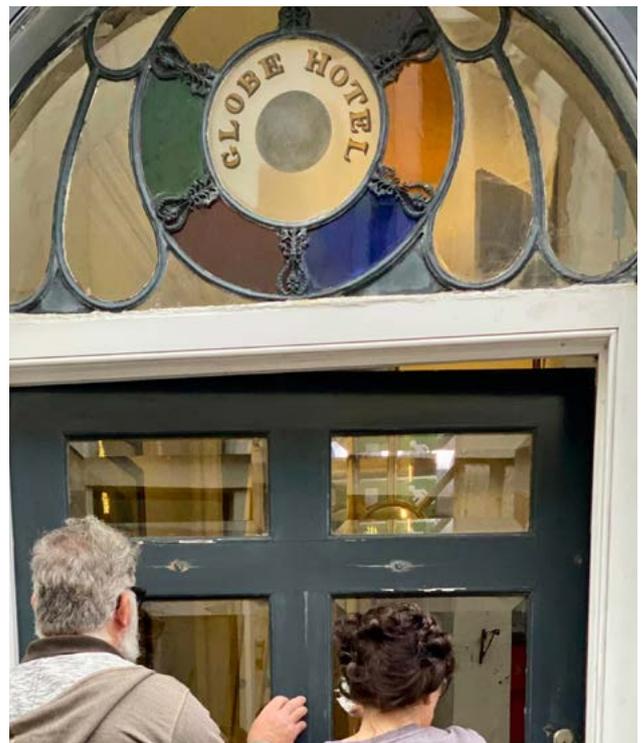
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# Where are we now?

With the support of local benefactors, we have now secured a route to purchasing The Globe Hotel, ensuring it is removed from the market and protected from unwanted development. The benefactors purchased the building and we have a contract in place for the sale of the hotel to The Globe Hotel, Torrington Community Benefit Society and the community through this community shares offer.

This presents an exciting opportunity to breathe new life into The Globe Hotel, and we are now able to present a fully updated and robust plan for its redevelopment and operation. Work to date includes:

- An agreed purchase price for The Globe has been established
- Detailed surveys of the building and architectural designs have been drawn up
- A pre-planning application was submitted and has received positive feedback
- A comprehensive 10-year financial forecast and business plan have been created.
- The Globe Hotel Torrington Ltd has been set up as a community benefit society (CBS)
- The founding directors have been appointed to steward the first stage of the project
- Over 450 people responded to our community survey, with strong support for the project and over 100 offers of help
- We are launching our first community share raise to secure the first round of community investment to secure the building.



From our initial community survey, we know people really care about Great Torrington and want to help. Of almost 450 responses to the survey in phase 1 of the project (2022), over 9 out of 10 respondents felt it was important for the community to be involved in driving the town forward, over 9 out of 10 thought that bringing The Globe back was important to this endeavour, and almost 100 people offered to help. Over 400 people came to our information event last year, and 350 have pledged their support via our website.

We know the community cares deeply about this building. But we also know that the relevant authorities also recognise the economic benefit; In March 2025 the project received a boost, securing £526K of the Ministry of Housing, Communities and Local Government Levelling Up funding, thanks to support for the project from the Torrington Place Board.

The Board, made up of 20 representatives from a cross section of local businesses and services was tasked with how to maximise the opportunities presented as part of the national Levelling Up programme; how to improve the long-term economic opportunities for the region and deliver positive environmental and health benefits to those people living in Torrington.

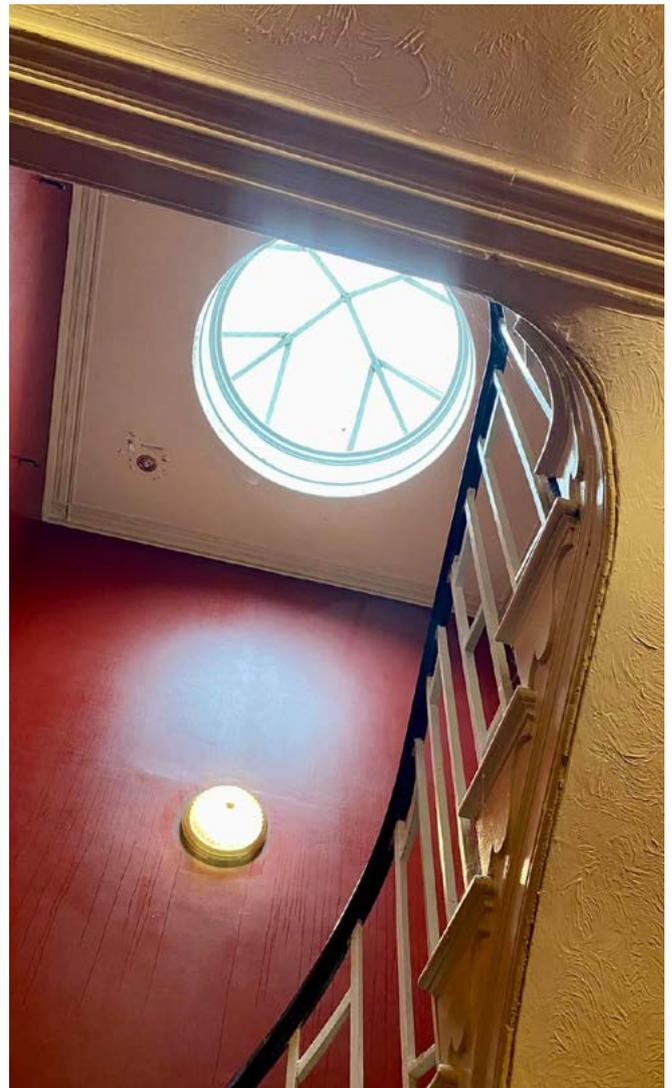



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*Our drawing this funding down is dependent on our running a successful share issue and completing the purchase process.*

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# What next?

Once we have completed the purchase process, we will make essential repairs and make the building safe.

We will then complete the design process with architects and apply for planning permission for the works.

We can draw down the Levelling Up funds and we can then start applying for the remaining capital funding required for the full renovation and relaunch of The Globe.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

*We know that this is not a quick or easy process, but the Globe Hotel has stood since 1830 and we are determined that it will survive for many more years.*

## What are community shares?

Community shares have been used by hundreds of communities across the country to save and create businesses that are important to them: shops, pubs and housing.

It's a user-friendly name for withdrawable share capital, a form of community ownership that is only available through Community Benefit Societies like us.

- Since 2012, over £200m has been raised by more than 126,000 people in community shares across the UK.
- Community shares have been invested into over 500 co-operative and community business including shops, pubs, renewable energy schemes, housing projects, community hubs and much more.
- Community shares is a user-friendly name for withdrawable, non-transferable share capital: a form of equity uniquely available to co-operative and community benefit societies.
- Community shares are a flexible and effective way to raise finance: an incredible 92% of all businesses who have used community shares are still trading.

## What are the risks?

It is important that you understand the nature of community shares and the specific risks inherent in a project of this nature, so we have dedicated two sections of this share offer to explain them in more detail.

# OUR COMMUNITY SHARES

## Will you join us in reviving The Globe Hotel?

The purpose of this, our first share raise, is to raise our **maximum amount of £430,000**. That gives us enough for the purchase, immediate remedial work and the professional support needed on planning permission and management.

Our minimum target of £230,000 will enable us to complete the purchase of the building, insure the building and apply for listed building consent – if we do not reach this target the opportunity to save The Globe Hotel will be lost and we will not be able to complete the purchase. We will therefore lose the £520K of Levelling Up funding offered to the project.

If we can reach our maximum target of £430,000, it will demonstrate the community commitment to the project needed to help us leverage additional loans and grants for the major renovation works ahead. It will also mean we have pump primed capital to ensure the business succeeds.

## Share offer timetable

Opening date: **5pm 13<sup>th</sup> May 2025**

Closing date: **5pm 24<sup>th</sup> June 2025**

After the share issue is closed, and if it has reached its minimum target of £230,000, then investment drawdown takes place to pay for the completion of purchase of the building and shares are allocated. The Board may re-open the share offer if it hasn't reached its maximum target at the closing date if they believe that, by doing so, they increase the chances of raising the working capital required, but shall not extend over 12 months from the offer opening.

## Who can buy shares?

Individuals aged 16 or older, charities, and other organisations may invest in this offer by nominating a person to be listed in the members register and to participate on behalf of the organisation.

We require all share holders (Members) to have a UK bank account in their name.

## How much can I invest?

The minimum amount is £50.

The maximum shareholding is £40,000 or 10% of the shares issues, whichever is the lesser amount.

## What are the benefits?

The biggest benefit you receive is the knowledge that your funds are being used to bring The Globe Hotel into community ownership for the benefit of all.

A share holder is a Member and you will also benefit from:

- Democratic voting rights, with one member, one vote, at our AGM (Note: the level of investment does not buy you more votes)
- A chance to stand for and be elected to the Board
- A target interest rate of 3% on share capital (we aim to pay interest once the hotel starts trading profitably)
- An opportunity to support and champion this community asset, not only by buying shares but by becoming valued customers too.

# HOW TO BUY YOUR COMMUNITY SHARES

There are three ways to buy your shares:



## BY POST:

Complete and return the application form at the end of this document, along with a cheque made payable to “*The Globe Hotel Torrington Ltd*” to:

The Globe Hotel Ltd.  
c/o Great Torrington Town Council  
Castle Hill  
Great Torrington  
Devon, EX38 8AA

Please allow for postal delay and ensure you post your application in good time before the 24th June, when the share window closes.



## ONLINE:

Please use the Crowdfunder online payment platform:

[www.crowdfunder.co.uk/p/the-globe-hotel-torrington](http://www.crowdfunder.co.uk/p/the-globe-hotel-torrington)

Please note a discretionary tip will automatically be added to your payment. This is a payment to Crowdfunder that is in addition to the fees we already pay them for processing payments.

### How can you check out without leaving a tip?

There is an option to select ‘**Enter custom amount**’ in the tip section of the summary box. **You can enter an amount in whole pounds or enter a ZERO (£0) to check out without leaving a tip.**



## IN PERSON:

Please visit one of our Community Sessions where you can ask questions, fill in the application form and pay by cheque.

The sessions will be publicised widely in the town and to our supporters.

You can also visit Whiskers Pet Centre, where one of our directors, Jayne Wafforne, will have hard copies of the documents and can also accept paper applications and cheques.

Hard copies of the documents will also be available at the Great Torrington Town Council Office.

Please see the Questions and Answers section on *pg23* for more information about community shares and this share offer.

Please see the risks section on *pg27* to understand the financial risks and risk associated with the various stages we need to successfully complete to make a success of this venture.

# MEET THE TEAM

The Globe Hotel Ltd will be managed by a board of directors who are responsible for its overall direction, with self-employed consultants delivering the design and build while an employed staff team will handle day-to-day operations of the hotel itself once it is open.

Initially, directors were chosen by the founding members, but the board plans to expand over the coming year, with elections open to all members at the first Annual General Meeting on the 22nd Sept at 6pm, after shares are issued. The Globe Hotel is dedicated to being inclusive and accountable to the community, ensuring it benefits Great Torrington and its residents. To run for a director position, candidates must be members of the Community Benefit Society and anyone who buys shares will automatically become a member. We will encourage community involvement to create a business that truly represents and serves the town.

## THE BOARD OF DIRECTORS

We encourage transparency and any conflicts of interest (financial or loyalty) must be declared by the Board, acted upon and recorded.

### DOUG SMITH **CHAIR**

Doug has a lifetime's experience in the film industry, running fast-moving contracts and projects of all types. He is currently a councillor for the town on Torridge District Council, where he is Vice Chair, and is probably best known in the town from being the Mayor and Deputy Mayor of Great Torrington.

### MARK KEELEY **DIRECTOR**

Mark is Great Torrington born and bred and knows everything and everyone in the town. He was a local youth worker for many years and the Chair of the Torrington Cavaliers, a large and highly active town organisation that is famous for building huge, fully detailed wooden replicas... and then burning them!

### PENNY MAISEY **DIRECTOR**

Penny has been a Plough trustee for 6 years and Vice Chair for the last 3 years working closely with the last and current Chair. She recently stepped down from the Plough and has since joined the Globe board. This has given Penny a very wide-ranging experience in successfully running a substantial community asset; her skills are directly relevant to the Globe. The neighbourly link will also help both organisations to grow and strengthen together.

### BILL BLYTHE **TREASURER**

Bill is the Vice Principal of Petroc College– Finance, Resources & Regional Affairs. Bill has worked in the college sector for the last 15 years and before that at the Learning and Skills Council. His primary responsibilities are the finances of the college, its buildings and estates, employer and stakeholder engagement, and its projects team. This gives him huge experience in the running of our project.

### JAYNE WAFFORNE **DIRECTOR**

Jayne has a strong business background and is a local trader who runs her business in Torrington. She sits on the Regeneration Board and has a keen eye on the community planning of Great Torrington. Her passion for the economic growth of the town is backed by her passion for this project.

## PROFESSIONAL ADVICE AND SUPPORT

The Globe Hotel project has engaged with local partners and specialist professionals, including key businesses such as The Plough Arts Centre, RHS Rosemoor and The Farmers Arms (Woolsery) and their architects Jonathan Rhind. We are also working closely with The Great Torrington Regeneration Board.

### OUR CONSULTANTS:

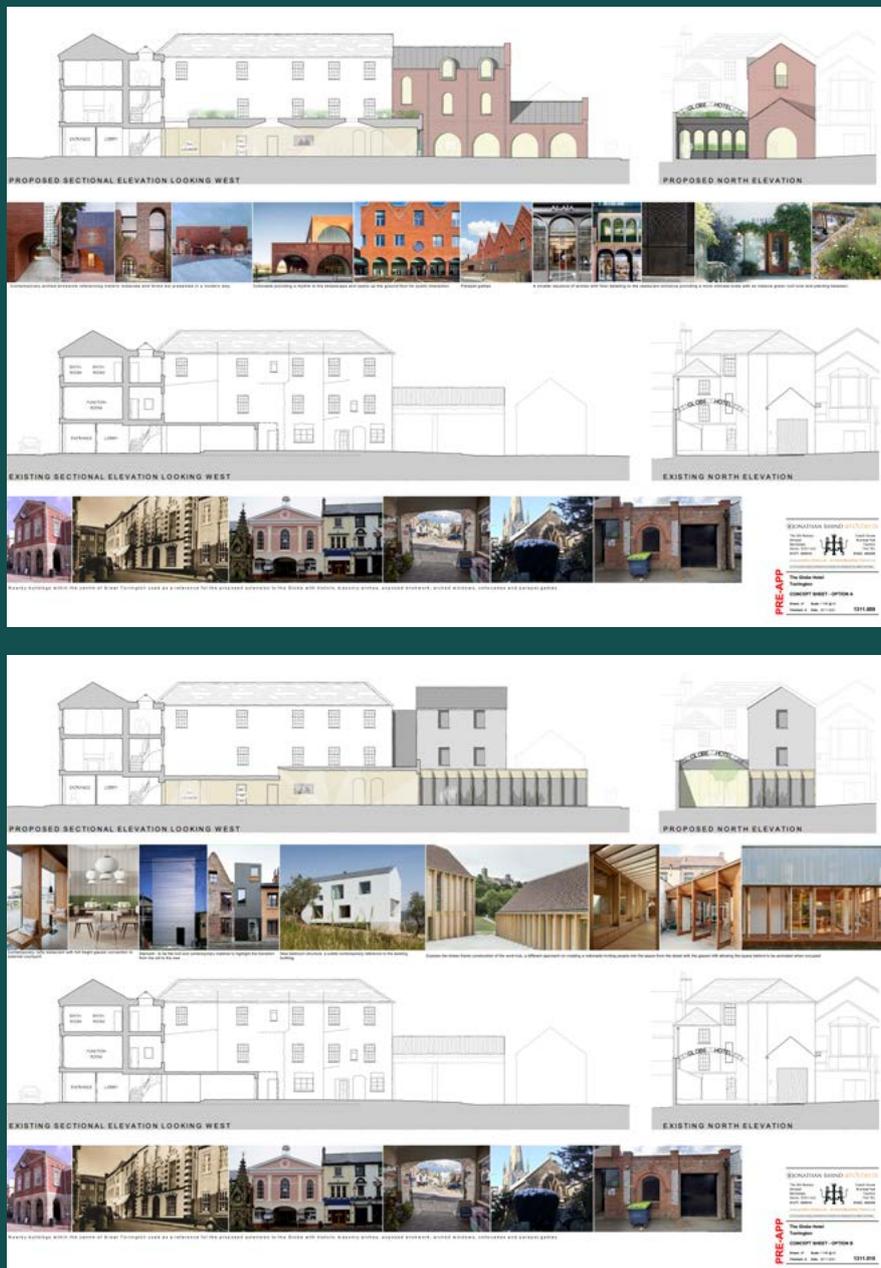
Project Management: **Rachel Kelly**

Rachel is experienced in both community-led regeneration and capital project management. She is a founding Director of Onion Collective, building RIBA SW 2024 Building of the Year and achieving RIBA National Client of the Year with their £7M East Quay project in Watchet, Somerset, to deliver culture, tourism accommodation and a restaurant, with a focus on social impact.

Architects: **Jonathan Rhind Architects**

Share Offer specialists: **Our Community Enterprise CIC**

Business Planning: **Real Ideas Organisation**



# THE BUSINESS MODEL

Our business model shows that The Globe Hotel can be run as a profitable community business, but that it will take five years from point of purchase before it breaks even.

We expect that it will take three years to purchase the hotel, secure the funding required for renovation, and complete the works.

The costs involved in restoring a historic building and adapting it for use as a community owned hotel are highly uncertain. We have drawn on cost estimates, experience from other projects and specialist knowledge to establish the project costs.

Rhind Architects estimate a capital expenditure of £4.52M (prior to consultants, fees and below line capital costs and VAT); works to ensure the building is fully watertight and safe would require approximately £3.2M (including consultants and fees) and a further £2M (including consultants and fees) will be required to realise the full renovation and refurbishment of the building.

| WORKS   | COST           |
|---|----------------|
| Immediate repairs   | £520K          |
| Full Refurbishment  | £4M            |
| Professional fees   | £680K          |
| Revenue inc. staff, insurance, bids, marketing, PR and branding | £402K          |
| <b>TOTAL</b>  | <b>£5.602M</b> |

**Total refurbishment cost including all professional costs and fees is £5.2M.**

There is a further revenue cost of £402 K to cover non-capital development of the project; further business planning, partnership building and training scheme development, community engagement, branding, marketing and operational costs. This brings the total project costs to £5.602M.

Our expectation is that most, if not all, of the capital cost will be covered by grants. Torridge was selected as one of the initial 20 places identified for a Levelling Up Partnership in England. We are also in regular communication with the National Lottery Heritage Fund, who are supportive of the project but cannot make major commitments until purchase can be completed. Other potential funders include the Architectural Heritage Fund, who have funded this projects development work, and Heritage England. Most of our capital funding bids will include an element of the revenue funding. We will also seek funding from community engagement pots, such as Awards for All.

If the full cost of redevelopment cannot be secured by grants, the Directors will consider other means of raising finance, including secured borrowing, social investment from organisations such as Resonance Ltd, and further share offers. These will impact the long term profitability of the business and potentially the share interest and withdrawals too, so will need to be balanced against the benefit from an earlier start date of operation. We shall consult with members should this be required.

Funding to cover the cost of developing the project with The Globe Hotel Torrington Ltd to create the current share issue, business plan and associated legal, marketing and operational costs have come from a portfolio of funders; Shared Prosperity Fund £31K, Access Reach £15K, COOP Booster £10.6K, Great Torrington Regeneration Board £5K, District and Local Councillor allocations combined £5K, Great Torrington Chamber of Commerce £4K and Torrington Town Council Precept £1.5K.

We have the funds to run this current share issue and associated marketing costs, and now that we have exchanged we have also assumed the costs of ownership (e.g. insurance). We have secured £520K of capital funding and £6K of revenue from Levelling Up which can be drawn down once this share issue, and purchase of the building, are complete. We have funding bids currently lodged with Architectural Heritage Fund and are in the process of submitting to Heritage Lottery and Historic England.

| GRANTS YEAR 1               | CAPITAL       | REVENUE      | STATUS   |
|-----------------------------|---------------|--------------|--|
| Levelling Up                | £520K         | £6K          | Confirmed and drawable once share offer successful and purchase of building complete |
| Architectural Heritage Fund |               | £74K         | Application submitted decision June 2025   |
|                             | <b>£520K</b>  | <b>£80K</b>  |  |
| GRANTS YEAR 2               | CAPITAL       | REVENUE      | STATUS   |
| Historic England            | £500K         | £20K         | EOI submitted  |
| Reaching Communities        |               | £60K         | Application pending  |
| Architectural Heritage Fund | £350K         |              | Application due after Y1   |
| Heritage Lottery Fund       | £1.83M        | £60K         | Application pending following positive discussions                                   |
|                             | <b>£2.68M</b> | <b>£140K</b> |  |
| GRANTS YEAR 3               | CAPITAL       | REVENUE      | STATUS   |
| Heritage Lottery Fund       | £2.00M        | £182K        |  |
|                             | <b>£2.68M</b> | <b>£182K</b> |  |

|  | CAPITAL       | REVENUE      |
|--|---------------|--------------|
| Total Funding sought                   | <b>£5.20M</b> | <b>£402K</b> |
| Y1, Y2 and Y3 Costs as per P&L summary | <b>£5.20M</b> | <b>£402K</b> |

The table below shows how the capital raised from members will be used to secure the Globe Hotel for the community.

|                             | MINIMUM<br>£230K | MAXIMUM<br>£430K |
|-----------------------------|------------------|------------------|
| Purchase price / stamp duty | £175,500         | £175,500         |
| Business working capital    | £0               | £200,000         |
| Fundraising cost (fees)     | £15,000          | £24,000          |
| Cost of ownership           | £24,750          | £24,750          |
| Project development         | £14,750          | £5,750           |
| <b>Total share capital</b>  | <b>£230,000</b>  | <b>£430,000</b>  |

By way of a summary the following key points from the full business plan are worthy of note;

- With the right investment it can be seen that The Globe will grow steadily as a business over the first three years of operation, coming close to break even in Year 5 (second year of opening) and moving into profit in following year.
- The financial projections show potential for payment of interest (3%) to shareholders and the beginning of the withdrawal of an element (5% with a cap of £21.5K at maximum target of £430K) of shares from Year 5, should this be required and deemed affordable at the time by Directors. In both cases, the budget recognises a higher level of interest paid and withdrawal by shareholders in line with good practice, however in reality, many shareholders within the Community Benefit Society may choose to re-invest and not to withdraw.
- Your first £1 share is non withdrawable and non-refundable
- Like all business, The Globe clearly needs investment and in this case this is in the form of capital and revenue grants for the re-development of the building, and community shares for the purchase and working capital. This working capital is critical to take this relative high turnover business through to profitability. Within the current model if the maximum level of share investment of £430,000 is achieved and £200K working capital pump primed then at no point do cash assets fall into the negative.
- If we raise the minimum level or between the minimum and maximum target levels either at the closing date or after re-opening the share offer, we shall need to raise additional grant funding to cover the required working capital.
- From opening Year 4 we see a total income raised from around £922,637 to in excess of £1,414,000 by the Year 10. After cost this shows an annual net profit £61,979 from Year 6.
- At the close of the 10-year budget period we see the realisation of an asset collectively worth just short of £5.4M.

The cost of paying interest at 3% is included in the financial projections once the hotel starts trading profitably, starting on shares held during year 5 but paid during year 6.

When the hotel has broken even it will be possible to repay members' share capital. We have assumed that 5% (with a cap of £21.5K at maximum target of £430K) of share capital will be repaid each year from Year 5. Your first £1 share is non withdrawable and non refundable.

More details of the business model and financial forecasts are available on our website.

This share offer is the foundation of the community-owned The Globe Hotel. The purchase price of the Globe has been agreed as £175,000. There will be a need for working capital during the redevelopment of the hotel, and for the initial period when it opens.

The minimum target of £230,000 provides the purchase price and associated purchase fees plus an allowance for revenue costs of the project as the team pulls together further capital funding.

The maximum target of £430,000 provides a higher degree of pump primed working capital into the business, increasing the likelihood that The Globe Hotel will be open and trading successfully within a few years.

The team is exploring the potential of applying to HMRC for advance assurance in consideration of Seed Enterprise Investment Scheme (SEIS). This is an income tax relief scheme introduced by the government to encourage investment in start-ups and small businesses. Benefits include up to 50% income tax relief, up to 50% Capital Gains Reinvestment Relief, Loss Relief and Inheritance Tax Relief. To retain all the tax reliefs available, an investor must hold the investment for a minimum period of three years and The Globe must retain their qualifying status. Otherwise, investors may have to pay back the income tax relief they have received. If the Board decide being part of the SEIS scheme would be beneficial to both the project and to our investors, then it will communicate this during a share issue window.

## Contingency:

If we are unable to raise the minimum target by the closing date we shall not be able to proceed to purchase and will return all the share application money received as we are on a tight purchase deadline with the owners.

If we raise the minimum target of £230,000 but do not reach the maximum target before the closing date, we shall close the offer, allot shares and complete on the purchase of the building.

This will also trigger the start of the drawdown of the Levelling up fund of £526,000.

Depending on the level of share capital raised by the closing date, the Board reserves the right to re-open the share offer, using the same offer documents, to raise additional investment. The total to be raised if we re-open will not result in the total share capital exceeding the maximum target and will not go past the 1 year anniversary of the share offer original opening date. The Board may also decide to try to raise additional grant funding to cover any shortfall.



# QUESTIONS AND ANSWERS

## About the organisation

### **What is a community benefit society (CBS)?**

Our organisation is a Community Benefit Society (CBS) – a community cooperative, owned and controlled by its members. We've used this structure because it gives us the power to offer private individuals the chance to be part-owners of The Globe.

### **Who owns the organisation?**

The CBS is owned by its members, so when you invest you become a part owner of The Globe Hotel.

### **How can members get involved?**

Although there is no obligation, we'd love our members to get actively involved. This could be as much or as little as you feel able to do – from reading member updates and attending community events to getting more actively involved in the delivery of the project. As a member you will be eligible to stand for election on the Board and vote at the AGM. A full explanation of the voting rights and governance of organisation can be found in our Rules which are available on our website.

### **What happens to any profits?**

Unlike shares in a company, any profits made by a Community Benefit Society must either be reinvested in the business to help it thrive, or used for the benefit of the community, supporting social or community purpose within the community we serve.

### **Who will benefit?**

The residents of Greater Torrington and the surrounding communities will benefit directly from the new restaurant, meeting rooms and rejuvenation of the main square. Life chances of younger people within the town and surrounding area will be improved because of the training and volunteering opportunities the hotel will offer. Visitors to our beautiful corner of Devon will find a warm welcome, and by staying in the town, and help strengthen our local economy.

## About the project

### Where can I find out more about the business plan?

Our full business plan is available on the website, and we will make copies available at our Information sessions in the town

Copies will also be available at the Whiskers Pet Centre and the Great Torrington Town Council offices

### Where can I keep up to date on project of the purchase and renovations?

We'll provide our members with regular updates by email, as well as sharing news via our website.

### What advice have you taken?

We have worked with experienced consultants who have supported projects that have successfully been brought into community ownership.

**Real Ideas** are Southwest-based experts in all things community business and social enterprise, who are also backed by real experience of purchasing, renovating and operating a series of heritage buildings. They have worked with us since 2019, when they did a positive viability study.

**Our Community Enterprise CIC** have an expertise in community shares and have supported organisations to raise millions of pounds for community assets. Director Michael Beaven is a Licenced Community Shares Practitioner and is part of the UK-wide network who help turn aspirations into reality and promote best practice.

### What are the risks associated with the project?

Raising sufficient monies to enable us to purchase the building is just the first in several major stages we need to successfully complete before the building can once more become a thriving hotel. It is important that potential investors understand the risks associated with the project and their investment. We have dedicated a whole section of this share offer to set these out in more detail. *See pg27 for more details.*

### What happens if you don't raise enough money from this share offer?

See our Contingency plans as set out on *pg22*.

Depending on the level of share capital raised by the closing date, the Board reserves the right to re-open the share offer, using the same offer documents, to raise additional investment. The total to be raised if we re-open will not result in the total share capital exceeding the maximum target and will not go past the 1 year anniversary of the share offer original opening date. The Board may also decide to try to raise additional grant funding to cover any shortfall.

## About your investment

### What is a target interest rate?

This is the rate that of interest that, if things go to plan, we aim to give our investors as a thank you for their support. It is not guaranteed and the interest rate paid is at the director's discretion, who have to consider the overall financial stability of the Society.

### Why do I get an interest payment not a dividend?

As a community benefit society our shareholders can receive interest payments on their investment (rather than dividends) and these are limited under legislation to what is necessary to attract and retain the investment.

### Why is there no interest paid for the first few years?

From Year 5, it is anticipated we will be profitable and the interest will then be made as an annual payment. This is anticipated to be after the second full year of operation, but decisions relating to the amount, and method of payment of interest, remains at the Director's discretion, who must put the overall financial health of the organisation as their first priority.

### Will the value of my shares ever increase?

No. Unlike company shares, community shares cannot go up in value, but they can go down, meaning that you could lose some, or all, of the money you invest. Even if in the unlikely event that it was agreed that the hotel should be sold, you would never receive more than the value of your shares because under our Rules, any remaining funds, once all costs and liabilities were covered, must be used for the benefit of the community.

### Can I sell my shares?

No. Community shares are withdrawable shares that cannot be sold, traded or transferred between members, unlike shares in a typical company.

### Can I withdraw my capital?

Yes, though we cannot guarantee you will be able to withdraw your capital, and we do not intend to allow withdrawals for three years after this first share issue. It may be many years before the hotel is operational, and on a stable enough financial footing for us to be able to allow shares to be withdrawn. Please do not invest funds that you cannot afford to be without. Once we have started trading and into a more stable financial footing (anticipated to be Year 5) then we can begin to look at approving withdrawal requests in order received, with 3 months notice, and this can be suspended should our financial situation change. Our rules state that your first share (£1) is non-refundable and non-withdrawable.

### What happens if the share offer does not meet its targets?

See out contingency plans as set out on *pg 22*.

### What happens if the share offer is oversubscribed?

If we are in the happy position of receiving over £430,000 in applications we will prioritise the allocation of shares on the following basis:

- Local people (postcodes) get first priority and full allocation
- To maximise the number of shareholders, everyone wanting £1000 or less gets their full allocation
- Those from outside the area and wanting more than £1000 may agree to receive a reduced number of shares or have their application refused.
- Directors can allot a reduced number of shares without the agreement of the applicant.

## About your investment

### **Is my investment safe?**

There is no guarantee of receiving a financial return on your investment. An investment in community shares is not covered by the Financial Services Compensation Scheme (FSCS), nor is there any right of complaint to the Financial Ombudsman Service. If in doubt, please seek professional financial advice.

You may receive back less than your original investment and may not get it back at all. Please do not invest funds that you cannot afford to lose. You can read more about the risks of investing in the Risks section, on *page 27*.

### **What happens to my investment if The Globe Hotel fails?**

If we are successful with the share raise but for whatever reason are unable to proceed with the full refurbishment, or the hotel fails, all the business assets would be sold and the proceeds of the sale (after repaying any costs and debts) would be divided proportionally between the shareholders, up to the value of their shares.

# RISKS AND RISK MANAGEMENT

**Investing in The Globe Torrington Limited should be seen as a social investment, whose primary return will be through the creation of a community-owned hotel that creates social benefit. We cannot guarantee a safe haven for your money or even that you will ever receive back all the money you invest or receive interest payments.**

Our 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 authorised 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. As the whole of your investment could carry a risk, please consider it carefully in the context of the complete share offer document and, if needed, seek independent advice.

We have identified risks associated with different stages of the project. These risk factors are not set out in any order of priority and should not be regarded as exhaustive or a complete and comprehensive statement of all potential risks and uncertainties associated with investment in The Globe Torrington Ltd. Additional risks and uncertainties that are not presently known to the Directors, or which they currently deem immaterial, may also have an adverse effect on our operating results, financial condition, and prospects.

## **Purchase of The Globe Hotel**

A purchase price of £175,000 has been agreed with the current owner, who purchased the building with the stated intention of supporting the move to it becoming a community owned asset. We have a time restriction on completion of the purchase of the building and we may not be successful in raising sufficient investment to purchase the building, or the building withdrawn from sale, or sold to a third party.

## **Planning permissions**

We have sought pre-planning advice from the planning authority and conservation officer, both of whom have been supportive of the changes. However, we still need to secure listed building consent for renovations and formal planning permission to allow us to make some of the improvements we would like to make to the building – however if we do not secure planning permission we can still open as a hotel, but our financial projections will be affected as we will have less hotel rooms.

## **Building renovation**

We have based our anticipated capital costs on detailed surveys and discussions with specialists and have built a robust contingency into our budgets. These include the necessary immediate essential refurbishment to prevent any further deterioration and a subsequent refurbishment and improvements. As with any old building, especially a listed building, there is always a risk that we will discover additional remedial works that need to be carried out. The cost of planned renovation may increase due to increased cost of material, labour or other factors. Our business plan makes assumptions about our ability to attract grants, loans and additional investment in order to fund the renovation works. If we are unsuccessful in securing additional, affordable, capital this could delay or prevent the project from going ahead.

If the project is prevented at this stage the building will be sold, however there is a risk that the building value achieved when sold may not cover the value of the share capital held.

## **Hotel operations**

Whilst we believe the financial projections contained in this document and accompanying business plan to be reasonable, they are based on several assumptions. There is a risk that the actual revenue stream and associated costs of operating and maintaining the hotel will be materially different to that projected. Our success will also depend on our ability to employ and retain a team of staff to oversee the efficient day-to-day running of the hotel delivering a quality service.

## **Risk to the delivery of our mission**

Whilst we are committed to rescuing The Globe Hotel and turning it into an asset for the benefit of our community, we are all too aware that there is much to do before this can be achieved. That's why we need the support and backing of those who share our vision to give us the greatest chance of success.

## General investor risks

### **Financial**

There is no guarantee of receiving a financial return on your investment. You may receive back less than your original investment and may not get it back at all. Investments in community shares are not covered by the Financial Services Compensation Scheme (FSCS).

**Please do not invest funds that you cannot afford to lose.**

### **Loss of capital**

The value of your shares will never increase and may reduce. Do not invest any funds that you cannot afford to be without.

### **Liquidity of your investment**

It is important to understand the long-term nature of this project. The capital raised in this share offer will enable us to take the first key steps towards the setting up of a fully operational community owned hotel. However, it will take several years for us to raise the additional funding required to complete the renovation of the buildings, and a considerable period of operation, if at all, for the organisation to be in a stable enough financial position to pay investors interest or allow the withdrawal of share capital. The right to withdraw capital remain entirely at the Director's discretion, whose priority must be the financial health of the organisation.

### **Liability**

When you invest you become a member of The Globe Hotel Torrington Ltd. Because the organisation is incorporated with limited liability, the liability of its Members will be limited to their current shareholding. This means you may lose some or all of your capital.

# SUBMITTING YOUR APPLICATION

If you wish to apply online please visit: <https://crowdfunder.co.uk/p/the-globe-hotel-torrington>

Our application form is on the following page. It is designed to be printed on A4 paper.

- **Print the form, Fill-out the info and sign the form using dark ink**
- **Or, enter the information on-screen, print and then sign using dark ink**

**Post or hand-deliver the completed form to:**

The Globe Hotel Torrington  
c/o Great Torrington Town Council  
Castle Hill  
Great Torrington  
Devon  
EX38 8AA

**Or hand-deliver to one of our directors, Jayne Wafforne, at:**

Whiskers Pet Centre,  
20 South St,  
Great Torrington,  
Torrington  
EX38 8AA

**The closing date for applications is 5pm 24th June 2025**

By signing the application form, you confirm that you will provide proof of identity and address if required for compliance with money laundering regulations. To ensure compliance with the Money Laundering Regulations 2003, The Globe Hotel Torrington Limited may at its absolute discretion require verification of identity of any person seeking to invest. We are not obliged to accept your application, or may choose to issue less than the full amount of shares you apply for.

# SHARE APPLICATION FORM



PLEASE USE CAPITALS AND DARK INK

NAME:

COMPANY  
NAME:

IF A COMPANY OR ORGANISATION, PLEASE SHOW BOTH THE COMPANY AND REPRESENTATIVE'S NAME

ADDRESS:

EMAIL:

PHONE:

POSTCODE:

YOUR CONTACT DETAILS WILL ONLY BE USED TO COMMUNICATE WITH YOU REGARDING THE GLOBE HOTEL AND YOU CAN UNSUBSCRIBE AT ANY TIME. WE WILL NOT PASS YOUR DETAILS TO ANYONE ELSE.

**I wish to become a member of  
The Globe Hotel Torrington Ltd  
in accordance with the Rules and  
apply for withdrawable shares to  
the value of:**

£

**INVESTMENTS MUST BE IN WHOLE POUNDS**

**MINIMUM £50**

**MAX £40,000\***

**\*OR 10% OF THE SHARE CAPITAL RAISED  
WHICHEVER IS LESS**

**Please tick as applicable:**

I will pay by BACS transfer:

SORT CODE:

ACCOUNT:

REF (YOURNAME):

**The Globe Hotel Torrington Ltd.**

**SORT CODE: 08-92-99**

**ACCOUNT: 67366541**

I enclose a cheque made payable to **The Globe Hotel Torrington Ltd.**

**Share interest payments:**

No interest wanted, reinvest in the project

I want my interest when available

**Buying shares on behalf of an organisation:** If you wish to buy shares as a gift for someone else, please give their details below.

Anyone over 16 will need to agree to become a member of The Globe Hotel Torrington Ltd.

NAME  
(OF NOMINATED  
REPRESENTATIVE):

SHARE  
AMOUNT: £

ADDRESS:

EMAIL:

POSTCODE:

PHONE:

Please tick box for electronic communications to receive details of offers or promotion of services available at the Globe.

You will automatically receive members information.

## Your declaration:

I am over 16 years old and have read and understood the Share Offer document. I understand and accept the terms of the Share Offer, including risk factors, and the rules of The Globe Hotel Torrington Ltd.

SIGNATURE:

By signing the application form, you confirm that you will provide proof of identity and address if required for compliance with money laundering regulations. To ensure compliance with the Money Laundering Regulations 2003, The Globe Hotel Torrington Ltd may at its absolute discretion require verification of identity of any person seeking to invest.

DATE:

We are not obliged to accept your application, or may choose to issue less than the full amount of shares you apply for.





## 2025 SHARE OFFER

### CONTACT

[manager@theglobetorrington.co.uk](mailto:manager@theglobetorrington.co.uk)

The Globe Hotel Torrington Ltd is a registered society  
under the Co-operative and Community Benefit  
Societies Act 2014 No. 9288

Registered Office:  
C/O Great Torrington Town Council  
Castle Hill  
Great Torrington  
Devon  
EX38 8AA

[WWW.THEGLOBETORRINGTON.CO.UK](http://WWW.THEGLOBETORRINGTON.CO.UK)