

Own Our VENUES



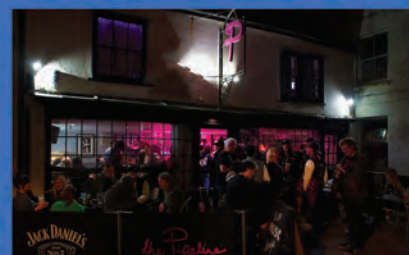
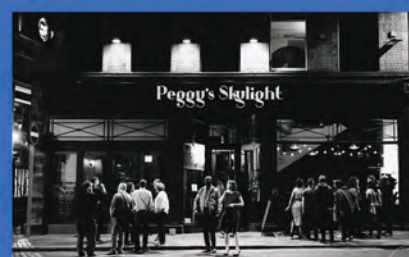
**MUSIC
VENUE
PROPERTIES**

SHARE OFFER DOCUMENT



Community
Shares

STANDARD



Contents

Offer Summary	03
Introduction	04
Grassroots Music Venues	08
The Solution	10
Timeline	12
A Different Kind Of Landlord	13
What's Next? A New Share Offer	15
The Venues	16
What We Need	24
Where Your Investment Goes	25
What Do Investors Get?	26
Forecasts & Future	27
What Are Community Shares?	29
Who Runs MVP?	30
Questions About The Share Offer	36
Thanks	38
Credits	39



"Most of the venues on this list are places I played coming up, and The Joiners is the site of the first gig I went to as a kid; it could not be a more important part of how I got where I am today."

Frank Turner



"The threat of closure was very real, losing a home for the musicians, the artists, and the fans who have found their voice here. The thought of it disappearing was heartbreaking for everyone. With MVP stepping in, we can finally focus on continuing to develop the next generation of talent."

Jordan McGuire – Director – The Bunkhouse, Swansea

Offer Summary



**MUSIC
VENUE
PROPERTIES**

Music Venue Properties (MVP) are undertaking a share issue to raise funds in order to purchase further Grassroots Music Venues (GMVs) to transfer ownership of those venues to a landlord dedicated to their preservation, conservation and supporting the grassroots music scene.

Opening Date: 14 May 2025

Closing Date: 31 July 2025

The board of the society may choose to extend the period of the share offer by up to 6 months if they believe that by doing so they increase the chances of reaching the minimum target or greater.

Targets

- Minimum target to be raised in shares: £1,000,000
- Optimum target to be raised in shares: £2,000,000
- Maximum target to be raised in shares: £5,000,000
- Recommended share subscription: £500
- Minimum share subscription: £50 for under 25s, £100 for everyone else
- Maximum share subscription: £100,000*
- Interest of 4% targeted to be paid annually from the 2nd year after the investment is made
- 5% of total share capital made available to withdraw from year 5 onwards

* A mechanism to invest more does exist – for details contact info@musicvenueproperties.com



Music Venue Properties is a Community Benefit Society registered with the FCA on 5th July 2021 (registered number 8635). The society has charitable objects and has been recognised by HMRC as a charity for tax purposes. The registered office address is 5 Church Street, Wimborne, BH21 1JH.

By subscribing for shares issued by the society in this share offer you will become a member of the society and thus a co-owner of the society along with other members. Our rules and other supporting documents are available on our website: www.musicvenueproperties.com

What are Community Shares?

Community shares are withdrawable shares that cannot be sold, traded or transferred between Members, unlike shares in a typical company. All Members are entitled to one vote – regardless of how many shares they hold. Members can be paid interest on their shares if the Board believes it would be sensible to do so, and can also withdraw their shareholding, along with any interest accrued, again subject to the approval of the Board.

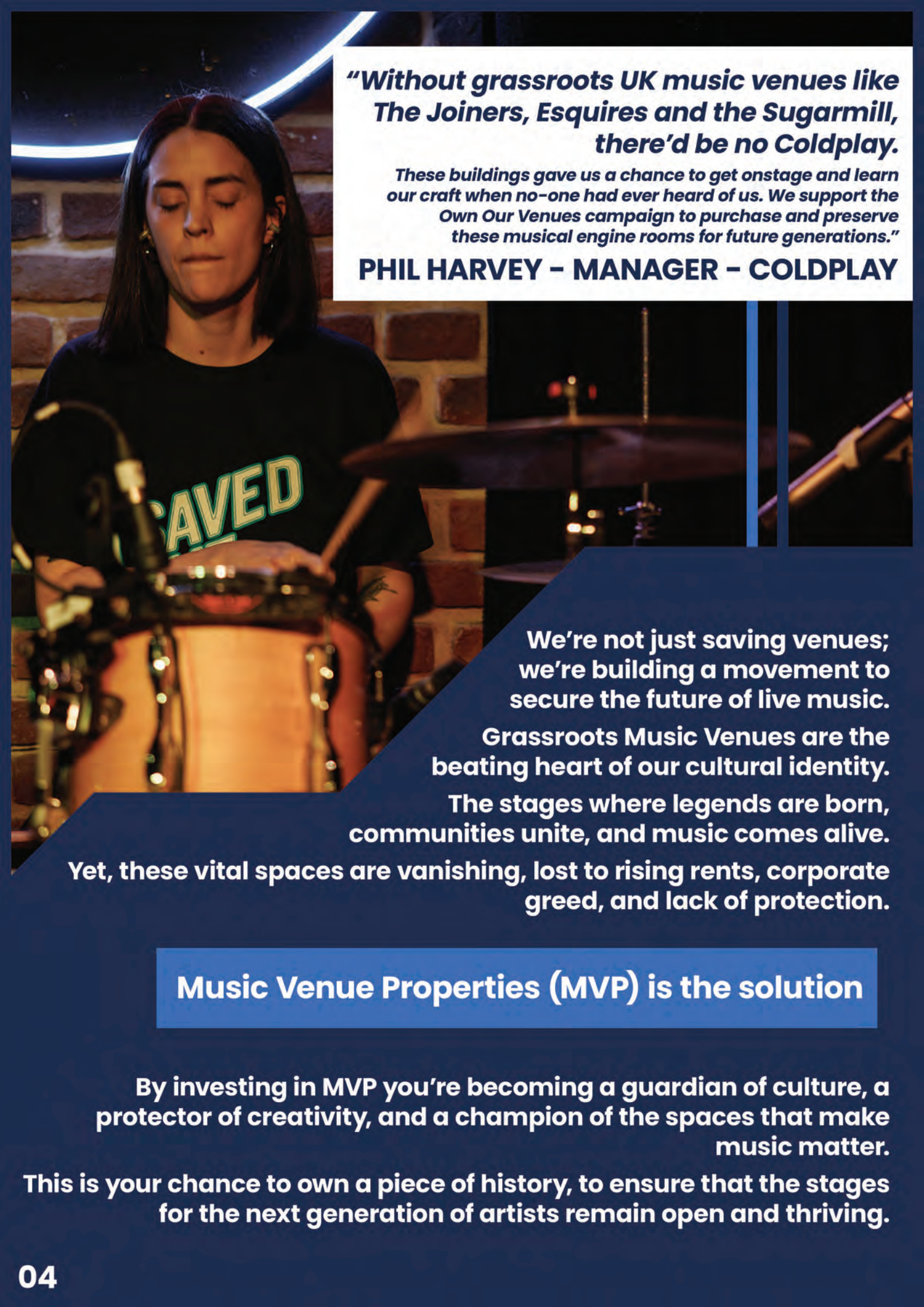
Community Shares are fully at risk

You could lose some or all of the money you invest. You have no right to compensation from the Financial Services Compensation Scheme, nor any right of complaint to the Financial Ombudsman Service. Please don't invest any money you can't afford to lose.



**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 info about community shares, the Community Shares Mark and the Community Shares Unit go to <https://www.uk.coop/support-your-co-op/community-shares>

A woman with long dark hair, wearing a black t-shirt with the word 'SAVED' in green and yellow lettering, is playing a drum set in a music venue. The background is a brick wall with warm lighting. A quote box is overlaid on the top right of the image.

***“Without grassroots UK music venues like
The Joiners, Esquires and the Sugarmill,
there’d be no Coldplay.***

*These buildings gave us a chance to get onstage and learn
our craft when no-one had ever heard of us. We support the
Own Our Venues campaign to purchase and preserve
these musical engine rooms for future generations.”*

PHIL HARVEY – MANAGER – COLDPLAY

**We’re not just saving venues;
we’re building a movement to
secure the future of live music.**

**Grassroots Music Venues are the
beating heart of our cultural identity.**

**The stages where legends are born,
communities unite, and music comes alive.**

**Yet, these vital spaces are vanishing, lost to rising rents, corporate
greed, and lack of protection.**

Music Venue Properties (MVP) is the solution

**By investing in MVP you’re becoming a guardian of culture, a
protector of creativity, and a champion of the spaces that make
music matter.**

**This is your chance to own a piece of history, to ensure that the stages
for the next generation of artists remain open and thriving.**

They said it couldn't be done. But over 1,300 passionate fans proved otherwise, investing not just money but belief.

Their commitment didn't just make a statement—it made history.

Because of them, Arts Council England, Figurative and the UK Government joined the fight, helping us secure 5 incredible venues.

Now, we're ready to do it again—only this time, we're stronger.

With proof that community-powered ownership works, we're setting our sights on iconic venues like Esquires, The Joiners and The Sugarmill and key community hubs like The Croft, Peggy's Skylight, The Lubber Fiend and The Pipeline.

The time to act is now. Every pound invested is a vote for a future where live music thrives, where communities gather in shared joy, and where grassroots venues are protected.

This isn't just an investment—it's a statement. A declaration that music matters, that culture is worth fighting for, and that together, we can create a lasting legacy.

A woman with dark skin and curly hair is smiling. She is wearing a dark, sparkly top and a necklace. To her right is a large, dark-colored guitar. A red ribbon is draped over the guitar, and green tape is wrapped around it in a crisscross pattern. In the bottom right corner, the number '05' is visible.

Join us. Let's prove that when we come together, we can save the soul of our music scene.

"Own Our Venues is an essential step in ensuring we protect, secure and improve this vital part of our musical history and our cultural future."

Grassroots Music Venues weren't just the places we performed in; they showcased the artists who inspired us, fostered and showcased the scenes we grew up in, and built friends and fans relationships that are still the core of who we are as a band."

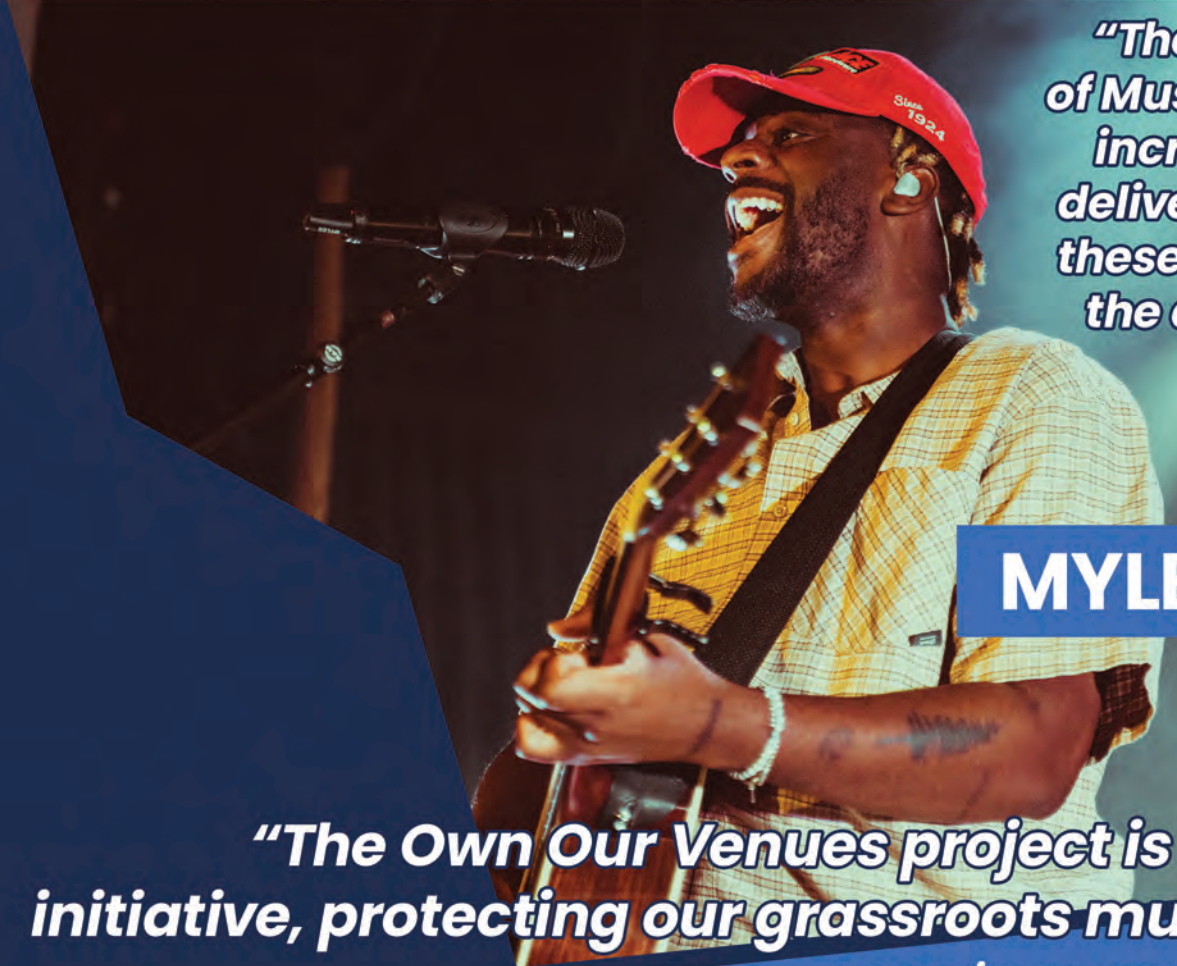
THE LIBERTINES



NOVA TWINS



"Grassroots venues played a key role in our journey, giving us a place to grow and develop as artists. Venues and live bands go hand in hand, one can't thrive without the other, making grassroots venues essential to the survival of the music industry. This new step in the Own Our Venues project will help ensure that some of the country's most iconic venues are protected forever."



"The 'National Trust of Music Venues' is an incredible idea that delivers ownership of these venues back to the artists, fans and communities that love and cherish them"

MYLES SMITH

"The Own Our Venues project is an amazing initiative, protecting our grassroots music network,

ENTER SHIKARI

removing venues from the hand of mercenary landlords and safeguarding their existence long into the future.

We're pleased that Southampton

Joiners is one of the buildings in their sights, as we have a long relationship with the venue going back to our earliest days as a touring band. This intervention will hopefully ensure Joiners being around for at least another 50 years."



Grassroots Music Venues

35% of venues have closed in the last 20 years and in 2024 another 86 either closed or no longer operated as GMVs.

The Covid-19 crisis was a challenge and has been further intensified by the dual pressures of rising energy costs and declining household incomes but these merely amplified existing problems.

We are at a crossroads. But there is a solution and you can help make a real change.

Music Venue Properties has shown in just 3 years that community ownership can secure and preserve venues permanently.

This success has led us to identify new opportunities to purchase some of the UK's longest-running venues and launch our second share offer to secure these key cultural spaces.

The key threat to the sector is that of property ownership:

Over 90% of Grassroots Music Venues are tenants. Fundamentally, landlords and venue operators do not share the same motivation. Venue operators want to plan for the future and invest in the venue – in sustainability, accessibility, diversity, artists and the venue itself, but venue landlords are interested in the maximum return on investment.

KEY FIGURES FOR GMVS IN THE UK

33% of GMVs are not-for-profit organisations compared to just 3% in 2014.

162,092 events hosting audiences of over 19.4 million people annually.

Total gross turnover of £526 million, including £114 million in ticket sales.

30,865 people employed within the sector.

MVT

Music Venue Trust

Music Venue Trust (MVT) is a UK registered charity created in 2014 which acts to protect, secure and improve Grassroots Music Venues. MVT formed the Music Venues Alliance in 2015, an association of over 810 Grassroots Music Venues across the UK, bringing them together to share information, best practice and make a long-term systemic change.

This has improved their resilience, their ability to invest, and their function as hubs of creativity and community.

In 2015 Music Venue Trust developed a definition of Grassroots Music Venues (GMVs) which is internationally recognised.

A full definition of a GMV is available at www.musicvenuetrust.com.



This issue of ownership underlies almost every other challenge that venues have faced during the last twenty years;

Gentrification, noise complaints, under investment, poor economic model, an inability to plan for the future and it also hampers solutions that will enable investment in the sector.

The growing discussion around a levy on arenas—who benefit from the vital work of grassroots spaces—is an encouraging step forward. This support could be transformative, but to truly maximize its impact, we also need landlords who share a passion for music.

With many venues operating on short-term leases, ensuring that additional funding from a levy directly benefits the venues, rather than being absorbed by rent increases, will be key to creating lasting change.

The UK has the potential to have the best grassroots circuit in the world, supporting new talent, investing in carbon neutral buildings, creating safe spaces, improving facilities and creating permanent cultural and community centres. To achieve that, we need to make a fundamental change to the ownership of venues.

We need the people operating this vital pipeline of new talent to have resilience and sustainability, but in order for that to happen, those people need to have landlords who have their backs much more than have their bucks.

This is why Music Venue Properties was created.

A 'NATIONAL TRUST FOR MUSIC VENUES'

We're all aware of the National Trust which now is one of the UK's largest landowners, with over 500 properties now owned. But it began life as an idea, back in 1884, when Octavia Hill, one of the Victorian age's most prolific social reformers, helped save a historic garden from development.

It took ten years, alongside Robert Hunter and Hardwicke, to set up the trust but they recognised that they couldn't leave it to market forces to save the country's historic buildings or protect access to beautiful and important sites. We too recognise we can't rely on them to keep the grassroots music scene thriving.

The National Trust, of course, benefits from legislation that made it easier to acquire the assets it now protects including tax breaks, but those didn't come for nearly 25 years after it had been founded.

Our vision for Music Venue Properties is as ambitious as the founders of The National Trust and we too want to become a byword for being landlords who protect, preserve and enhance access to the assets we hold.

In time we also aim to benefit from legislation and policy that makes it easier for our asset base to grow, so we can protect the future of our cultural legacy for the very long-term.



The Solution

Own Our VENUES

Owning our venues is the best way we can ensure that they can survive and thrive for the long-term.

Owning our venues will ensure they survive and thrive so that new experiences can be passed onto the next generation of live music lovers.

Owning our venues will ensure that they survive and thrive so that future artists and musicians can continue to create music that excites, terrifies and confounds.



**MUSIC
VENUE
PROPERTIES**

Music Venue Properties, established by Music Venue Trust, aims to be the supportive landlord that UK grassroots music venues have long needed.

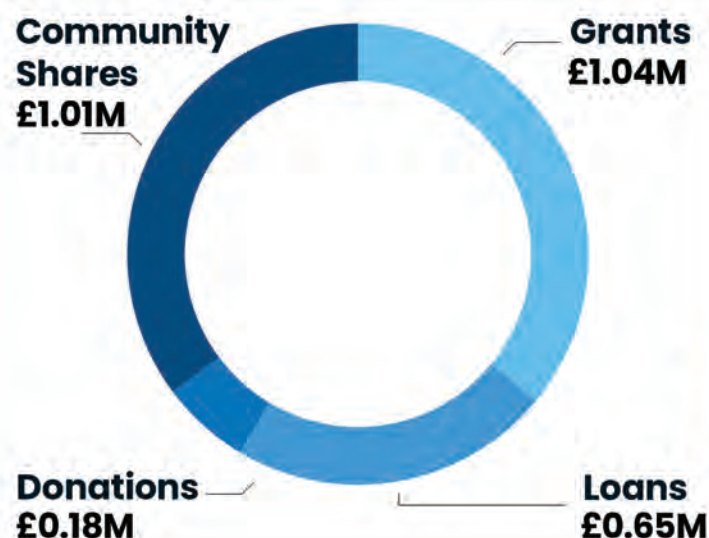
This initiative sought to protect and sustain these venues, not just in the short term but by addressing the root causes of their challenges through community ownership and we have proven that this can be successfully delivered.

The first phase of our fundraising campaign has raised over £2.87 million. Our fundraising strategy was multi-faceted, combining community shares, successful funding applications, and loan finance.

By engaging with our community, we have raised over £1 million in capital through community shares, fostering a sense of ownership.

Additionally, we secured grant funding through carefully targeted applications, maximizing available resources to support our initiatives.

Arts Council England committed £500,000 to support the purchase of properties in England and we have managed to leverage more funding, including 2 successful Community Ownership Funding applications totalling £400,000 from UK Government.



To further strengthen our financial base, we accessed loan finance from Figurative (formerly NESTA) helping to balance our funding sources and ensure a reserve available as a reactive purchase fund, if required.

In the last 3 years we have put together an experienced Board and a skilled management team who have successfully put in place the processes required to responsibly manage the acquisition of 5 properties.

We have created and implemented a cultural lease that illustrates our commitment to our operators and local stakeholders, and we have revised our Governing Documents to establish our independence.

When we launched our initial share offer in 2022, we believed there was an appetite to support grassroots music venues by raising funds to buy them as they became available and as funds allowed.

We were right!

5 MUSIC VENUES PURCHASED ...SO FAR

**THE SNUG
THE FERRET
THE BUNKHOUSE
THE BOOKING HALL
LE PUB**

**Most importantly we have already purchased 5 Grassroots Music Venues, which has already secured;
over 1000 events and over 9000 artist performances annually,
70 staff roles & 5 local music communities**

TIMELINE

Jan 2014	-	Music Venue Trust forms with the intention to become National Trust for Music Venues
July 2021	-	Music Venue Properties is founded
May 2022	-	#OwnOurVenues community Share Offer is launched with the intention of raising £2.5M
Sep 2022	-	Music Industry partners announce donations and Ed Sheeran declares support
Dec 2022	-	Arts Council England invest £500k
Mar 2023	-	Nesta (later Figurative) agrees £500k loan
April 2023	-	#OwnOurVenues first campaign is concluded and declared a success
Aug 2023	-	Cultural Lease is created
Nov 2023	-	First venue, The Snug, Atherton is purchased
Mar 2024	-	The Ferret, Preston is purchased
Mar 2024	-	Successful Community Ownership Fund application raises £249,999
Jul 2024	-	First members AGM
Aug 2024	-	The Bunkhouse, Swansea is purchased
Oct 2024	-	The Booking Hall, Dover is purchased
Dec 2024	-	2nd Successful Community Ownership Fund application raises £150,000
Dec 2024	-	Le Pub, Newport is purchased
May 2025	-	New Share Offer Launched



A Different Kind Of Landlord

The purchase of these properties threw up some challenges, but Music Venue Properties has been able to utilise the unique knowledge and experience of its board members, team, and specialist partners to ensure that the funds raised through member investment are spent on assets that make a positive contribution to the grassroots music sector, their local communities, and the MVP project as a whole.

We have established a robust process to assess the risks associated with each purchase, working closely with operators to address situations as they arise. Additionally, we are committed to supporting operators in identifying opportunities for property development and maintenance to ensure long-term viability.

To enhance our efforts, we have partnered with property management experts, Tandem, and collaborate with various funding partners to maximize the potential of our venues.



Cultural Lease

We have introduced a new 'cultural lease' with our operators, a groundbreaking new innovation which offers a legal commitment to long-term security of tenure, affordable rent, and ongoing MVP maintenance contributions.

In return, our operators commit to maintaining their status as music venues and adhering to best practices in areas like environmental sustainability, diversity, and accessibility.

Once the lease is in place we hold regular catch-ups with operators where we discuss our shared ambitions for the venues, and offer support or advice as needed to help strengthen their long-term resilience. Our property management company offers our tenants advice on their property related obligations, such as Health and Safety issues, ensuring that they effectively manage their risks and continue to provide a safe space for their users.

All of our venues are constituted as not for profit organisations, and we all ask all prospective tenants to consider doing the same. This, alongside other advice, allows us to support our operators to become more financially sustainable, taking advantage of the cultural VAT exemption on ticketing, discretionary business rates relief and making them more eligible for grant funding.

Whilst our tenants ultimately assume responsibility for repairs, we seek to leverage our position as an ethical landlord and charity by identifying and applying for grant finance that can be spent on capital works to improve the venue. This allows us to address the environmental sustainability of the venues whilst also improving their financial resilience by reducing their energy bills.

"The Snug being purchased by Music Venue Properties means everything to me, my team and our community, as it allows us to continue to provide this very important space to up & coming artists for many years to come. We now feel secure and confident to plan ahead knowing the venue is in safe hands with people that have a shared vision of the future of new music."

Rachael Flaszczak - Managing Director - The Snug, Atherton



"To have a landlord that is dedicated to live music and supporting grassroots music venues gives us the security & confidence to not only continue delivering great live music to the people of Preston, but also to invest even more in grassroots music and culture and create something very exciting in our city. Grassroots Music Venues are so important to the communities they are in as well as the wider industry and it's awful to see them close down. The main issue so often still comes down to ownership and MVP is solving that and it's a brilliant thing for music fans, the venues and those that work in them."

**Matt Fawbert - Director & Programme Manager
The Ferret, Preston**





What's Next? A New Share Offer

**We've proven the model works.
Now we want to expand it.
There are many more venues to preserve
for the future of music.**

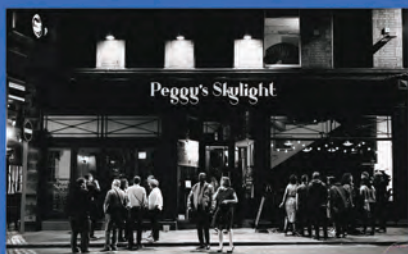
Which venues are you focussing on now?

In our first share issue, we listed 9 venues we had identified as targets for us to buy. To date we have managed to buy 4 of these alongside a newly identified property (The Booking Hall).

We continue to work with some of the remaining venue operators to find solutions to unresolved issues that have prevented us from moving forward and in some cases we were unfortunately unable to proceed due to circumstances outside of our control, primarily where owners or operators are no longer interested in having us buy their property.

The success of Music Venue Properties has also attracted interest from a number of additional venues, again with a wide variety of circumstances which has been a key factor in us launching our second share offer. There is also an extended pipeline of potential venues approaching us, and whilst it's in our collective best interests not to name them all at this time, we will continue to monitor and reassess their situations to provide support where needed.

The Venues



This next group of venues has a combined history of over 150 years hosting gigs. It features key touring locations that have played a part in the careers of legendary artists from Coldplay and Green Day to Wolf Alice and Arctic Monkeys. The securing of these properties will help ensure that their operators can continue to protect their legacy and provide more opportunities for artists and audiences alike. They include:

Esquires, Bedford
The Joiners, Southampton
Peggy's Skylight, Nottingham
The Croft, Bristol
The Sugarmill, Stoke
The Lubber Fiend, Newcastle
The Pipeline, Brighton

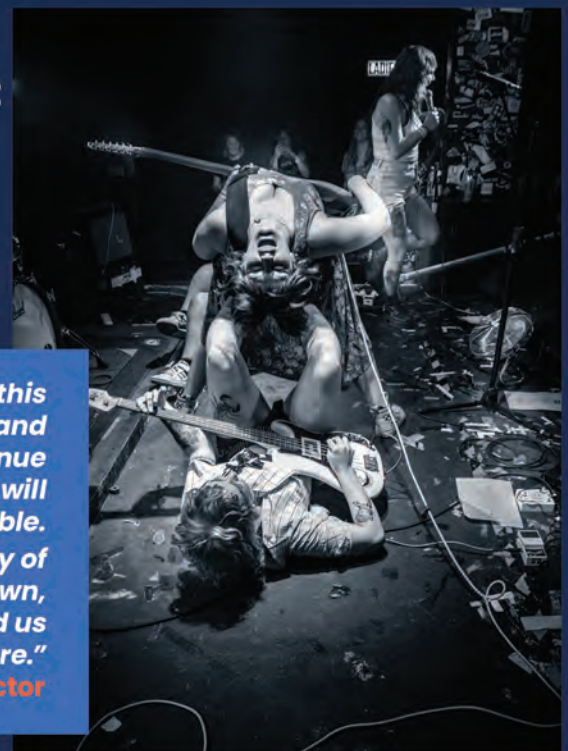
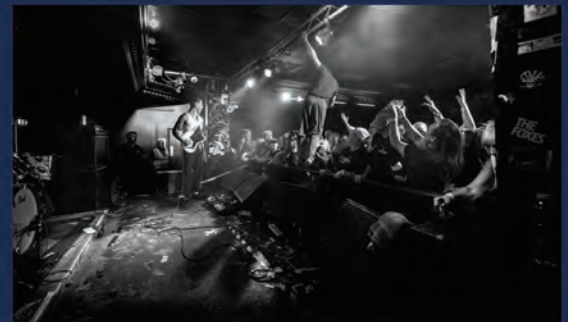
Esquires, Bedford

Established 1990



Esquires, Bedford is one of the UK's most beloved grassroots music venues, known for its rich history & dynamic programming. Since opening in 1990, the three-room venue has hosted tens of thousands of performances, featuring iconic acts like Muse, Coldplay, Elbow, Franz Ferdinand, Wolf Alice and Biffy Clyro. Local talents such as Tom Grennan, Don Broco, and Alfie Templeman have also graced its stages, going on to achieve international success.

The venue maintains a strong commitment to nurturing local talent while offering a multi-genre space. As the only grassroots music venue in Bedford, Esquires has remained at the forefront of the UK's music scene.



"Unfortunately, we face the real prospect of Bedford not having this venue within the next 5 years. Our landlord has decided to retire and we are unable to extend the lease. The reality is the venue sits on prime development land and any prospective buyer will undoubtedly want to do the unthinkable."

Without being part of Own Our Venues, there is no feasible way of being able to raise enough money to keep the venue for the town, which would rip the heart out of the community. With MVP behind us we can continue to grow, with a solid foundation for our future."

Gareth Barber, Director

The Joiners, Southampton

Established 1968



The Joiners has been a cornerstone of Southampton's music scene and the wider UK touring circuit. Known for its grassroots spirit, the venue has helped launch the careers of bands like Oasis, Coldplay, Green Day, and the Manic Street Preachers.

Hosting around 300 events each year, The Joiners remains dedicated to supporting emerging artists and providing a platform for new talent.

With its storied history and community-driven ethos, the venue has earned a special place in the hearts of fans and musicians alike.

"Despite being an integral part of the U.K. touring circuit and a creative institution for the city of Southampton for almost sixty years, The Joiners is currently facing real uncertainty for it's future, Our landlord is looking to retire and our lease expires this year, the building itself requires some investment, love and attention now being well over 200 years old, unfortunately it's impossible for us to justify as individuals given the current economic situation.

*We welcome the notion of MVP ownership being the only real solution to securing one of the most important live music venues ever to exist in the UK and with your help to ensure YOUR venue The Joiners is here for another sixty years and beyond!
Be part of history and get involved if you can."*

The Joiners Family

Peggy's Skylight, Nottingham

Established 2018



Peggy's Skylight is a unique and intimate venue in Nottingham that blends high-quality music with a warm, welcoming atmosphere. Known for its eclectic lineup spanning jazz, soul, blues, funk, hip-hop, folk, and more, the venue has become a cherished space for both local and international performers. Beyond its live performances, Peggy's is celebrated for fostering community connections, offering jam sessions, open mics, and special events. The venue's expertly curated line-ups and high-quality sound system make it a standout spot in the local arts scene. Its dedication to championing music in all its forms has established it as an essential part of the Nottingham cultural landscape.



"Our building is being sold by current owners Nottingham City Council, with an unknown future if bought by a competitor or other body. Since NCC's announcement of intention to sell back in Nov '22, Peggy's has faced an uncertain future, causing ourselves and many of our supporters great anxiety.

Music Venue Trust helped us hugely throughout the Covid pandemic and beyond, so we have full trust in sister company MVP to purchase our building and to be our new landlord."

Paul Deats, Director



The Croft, Bristol

Established 2000



The Croft has been a staple of Bristol's live music scene, known for its intimate 110-capacity live room and a 250-capacity club space. Over the years, it has hosted performances from notable acts like Arctic Monkeys, Bastille, Ed Sheeran, IDLES, and Bring Me The Horizon.

After a period as The Crofters Rights, the venue closed in August 2024. Plans for its revival under the original name, The Croft, are in progress, with the venue run by the team at The Mothers Ruin and The Crown, with programming set to be handled by the team from Exchange, all operators renowned for their dedication to Bristol's music culture.

We are really excited to be working with Music Venue Properties and the team at Exchange to bring The Croft back to Bristol. The team at World Famous Dive Bars are made up of musicians, promoters and music fans and we all see that a huge hole has been left in the Bristol grassroots music ecosystem since The Crofters Rights closed in August 2024.

We are honoured to be part of the effort to bring back this vital, and quite frankly legendary, GMV through community ownership.

Marc Griffiths, World Famous Dive Bars

The Sugarmill, Stoke-on-Trent

Established 1994



Over the last 30 years The Sugarmill has become a nationally acclaimed venue and nightclub, known for hosting artists who have gone on to international success. Acts such as Coldplay, Muse, Daft Punk, Elbow, the 1975, Catfish & The Bottlemen and Biffy Clyro have all played here, highlighting its influence on the UK's live music circuit.

The venue's commitment to nurturing local talent while booking major touring acts has earned it a lasting reputation. With a dedicated team and a robust history of supporting diverse music genres, The Sugarmill continues to be a pillar of Stoke-on-Trent's music scene.



'The Sugarmill has been an integral part of Stoke-on-Trent's cultural offering for the last 30 years. They say "time stands still for no man" and so it's time for us to be able to start to plan for the next 30 years and beyond. We want to work with MVP to make sure that The Sugarmill maintains its vitally important place on the UK's grassroots circuit.

It's time to look at new business arrangements and funding models to ensure the venue survives as a resource for the whole city to utilise and to be proud of for years to come.'

Phil Archer Jones – Director



The Lubber Fiend, Newcastle

Established 2022



The Lubber Fiend has quickly become a key venue for Newcastle's avant-garde and DIY music communities. Housed in a former warehouse, the 140-capacity venue boasts a top-tier Funktion-One/Ligwa sound system and a community radio station, making it a hub for experimental music.

With a diverse program featuring international artists like Puce Mary and local up-and-coming acts like Smote, The Lubber Fiend has earned a reputation for its inclusive, grassroots approach without compromising on sound quality.

"The Lubber Fiend is in a vulnerable position. The ownership of the building we are located in is currently being contested. We urgently need a stable landlord to carry out their responsibilities to make sure the building is safe and secure for years to come.

MVP has come forward to help us and with them as the landlord we can continue supporting weird and wonderful music, find some long-term security and make plans for the future. We believe that MVP offers a unique model of ownership that is fair, equitable and importantly, understands and values the role of GMVs."

Tom Hopkin, Director.

The Pipeline, Brighton

Established 2017



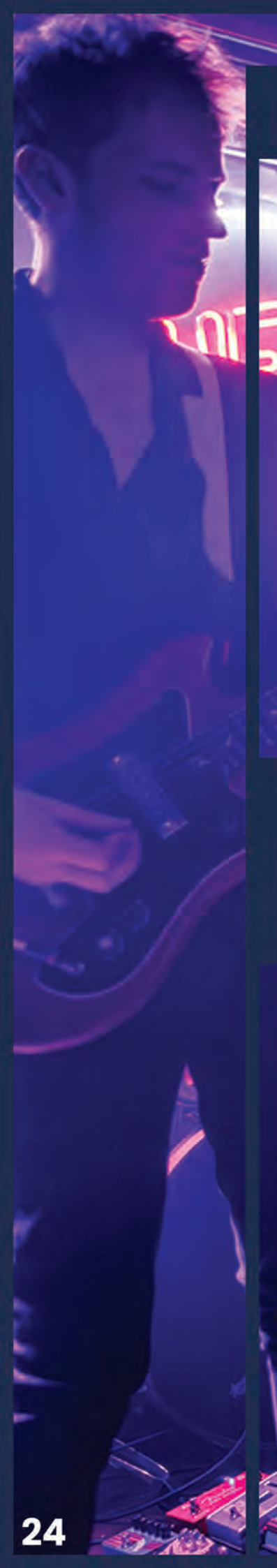
Relocated to Brighton in 2017 after its original London opening in 2009, The Pipeline is a truly grassroots venue with a 60-capacity space hosting over 200 gigs a year.

It has been a launchpad for many local bands and a training ground for new promoters and sound technicians. Bands like Lambrini Girls, Ditz, and Snayx played their early shows at The Pipeline, solidifying its reputation as a breeding ground for fresh talent. With a high-quality PA system and a supportive DIY ethos, it remains a cherished space in Brighton's vibrant music scene.



"We are a designated "Asset of Community Value" with our freehold being up for sale. Hopefully it will protect us from a new hostile landlord. We are also threatened by plans to change a shop in the neighbourhood into residential. We are doing our best to make sure the planning does not get approved."

Thomas Evrenos – Director



What We Need

Our model is fully scalable and, once again, backed by a multi-faceted fundraising strategy featuring Donations, Grants, Loans and Community Shares.

The more funds we raise, the more venues we can buy.

The more venues we own, the stronger our position to unlock grants and donations.

The more grants and donations we secure, the lower our capital servicing costs—allowing us to keep rents fair, affordable, and future-focused.

What we raise determines what we can do. We've built a flexible list of venues—each with its own size, cost, and story.

What matters most isn't hitting a number—it's unlocking as much impact as we can.

And here's what we've learned: every pound of share capital doesn't just buy bricks and mortar—it opens doors. Doors to grants, donations, and partnerships that amplify what we do.

So this isn't just about share capital. It's about the full picture—the combined resources we can bring together to save these spaces.

We've set a target of £1,000,000 for this Share Offer.

That's not just a number—it's a statement. A belief that, together, we can do something bold. We've proven the model works—we've raised this before. But we also know the financial landscape has shifted. It's tougher out there—but not impossible, especially when community-powered ownership leads the way.

We already have grant programmes lined up that are backing the GMV sector. We know share capital strengthens our chances of success. We might not need the full £1 million to make big things happen. If additional funding comes through, we could move forward with less. If that happens, we'll consult every investor.

If we raise more than £1 million from share investment, that's even better news. More venues saved. More communities served. More stages protected for the next generation of artists.

What's more we plan to spend every penny raised in Community Shares on purchasing buildings. We've already identified incredible spaces ready for community ownership—and with extra funding, we can act fast.

We're also expecting to benefit from the new grassroots ticket levy—a powerful new initiative directing support from arena shows back into the grassroots circuit. As that funding begins to flow, our charitable status makes us a natural recipient for levy-linked donations and grants.

Every share you buy strengthens our case and expands our reach.

Where Your Investment Goes

We expect all of the money raised to go where it matters: into the venues themselves. But buying a building comes with costs—surveys, valuations, legal fees, and sometimes, dead ends. Whilst all these costs will be capitalised not every lead becomes a deal and when money is spent on an aborted deal this will become a general expense.

The total costs of these 7 venues would be in the region of £3 million so in the event that we don't raise enough from all sources to buy all of them, we'd make our choice based on a variety of factors, such as the 'real' condition of the building after we've done a full survey or the ability of the owners to move at the pace we want to. We anticipate our running costs will be covered by a combination of our rental income and existing society funds.

We also have legal responsibilities to meet minimum environmental standards before venues can open their doors. That can mean renovation and refurbishment. Getting the space truly ready for use.

We won't always have full visibility on these costs until we're deep into negotiations. But one thing is certain: every investment you make helps us take real, measurable steps toward saving these vital spaces—and if we raise more, we can do even more.

This time, when you invest on Crowdfunder, you'll also have the opportunity to tell us which your preferred venue for purchase is.

We can't promise we will be able to buy it, for the reasons laid out above, but it will be helpful for us to have a sense of your priorities.



What Do Investors Get?

Investors will get:

- Ownership, alongside the other investors of MVP, and so a real stake in the ownership of the venues we own and a role in protecting them into the future.
- Interest on share capital paid from the second year after investment.
- A vote at the AGM on important issues facing the society and for the Board of Directors.
- The chance to get their money returned on a first-come-first-served basis from the fifth year after your investment is made.

Other Member Benefits

- Monthly updates from our membership team keeping you informed of the work we are doing, exclusive interviews with operators and insights into the venues and their communities.
- Access to launch events and other celebratory events.
- The opportunity to stand for and be elected to the Board of the society and be brought into sub-committees which are involved more closely in the operational side of our work.
- Take part in our campaigns and help shape the future of MVP through our members forum & volunteer opportunities.
- A digital Share Certificate to show your support

In our first share offer, we projected to pay 4% interest to investors, and we plan to start doing that this current financial year (subject to Board approval).

Interest will be paid on investments in this share issue from the second year after your investment is made (around 2028-29), and to keep things simple, every investor will be paid the same rate of interest regardless of which share offer they have invested in.

Requests to withdraw investments made in this share issue can be made from the fifth year after investment, so around 2030.

The Board will decide each year from 2030 whether to allow repayment to investors and how much in the light of the financial performance and assessment of the society's future needs. While the level of capital repayments will depend on the level of requests from members. The Board has the aspiration of making up to 5% of its total invested share capital available in any given year. Financial performance to date indicates that this is achievable and realistic.

A more detailed financial model and notes can be found in the society's Business Plan, which can be downloaded from our Crowdfunder campaign page and website.

Finances, Forecasts & Future

Our current financial position for YE March 2025 is

£262k cash at Bank

£1.83m Buildings

£442k in Loan Finance

£1.01m in Community Share Capital

In addition we have a further £220k in grants and an interest free loan for £152k both agreed, but not yet drawn down.

A full Balance Sheet is included in our Business Plan.

We work with the operators in establishing an affordable rent, recognising that property price, and therefore rental yields, vary dramatically in different parts of the country. This approach gives us flexibility to ensure that we are able to save venues countrywide. We estimate our combined rental yield will be around 6.5%-7% of the property purchase costs by the end of this round of purchases.

Although operators agree to a full repairing lease, we provide an annual contribution towards the costs of minor maintenance. We also work with operators to identify and apply for grant funding towards capital works, and have already been successful in doing so.

And after this?

When we launched our first share issue, we stated our intention to undertake further capital raising to expand our asset base through future share offers like this one, and potentially an 'open' offer, allowing continuous investment. We are also committed to seeking grants and direct asset transfers, leveraging our charitable, not-for-profit status, and we anticipate that commercial mortgages will also play a role in our funding strategy.

We already have some fixed and floating charges placed on us, and over time, we expect these to increase as it becomes less risky to leverage our existing assets to raise more debt finance to increase our property portfolio (we're aided here by the fact that our property will be increasing in value).

In the event of insolvency, the society's debts could be substantial, and repaying these would take precedence over returning capital to members.

This also means that if we were ever in a position where revenues declined, and we had to prioritise between legally required mortgage payments and discretionary interest and withdrawal payments, the former would always take precedence. Whilst this wouldn't be ideal, we weigh this against the significant benefits of expanding our asset base.

We believe that the more properties we own across multiple cities, the more resilient we will be as a business, reducing our reliance on the strength of the music scene in any one community. In turn, this diversification strengthens our position and helps safeguard against potential insolvency.





***"I'm sure I'm not
the only one...
How about you?"***

***"I've seen a lot of live music,
I've seen household names in
stadiums and I've seen someone with
a number one hit you'll definitely know
play third on the bill in front of twenty
people a year earlier.***

***Over the years I've seen a lot of venues come and go, when people
move in next to a venue and then act surprised or when bills and
rents rise unexpectedly.***

***Without these smaller venues for people to hone their craft and yes,
sometimes to suck in relative obscurity, there is no opportunity for
future generations to develop and blossom.***

***If we want there to be any chance of exciting new artists emerging, we need to
ensure they have places to do so. And I'm happy to do my tiny bit towards that,"***

Martin, MVP Member

What are Community Shares ?



Our first capital drive raised £2,500,000, of which just over £1M came from 1249 community shareholders, with the rest coming from grants & donations.

This is a community share issue, which is a much snappier name for what are legally-speaking: 'withdrawable shares in a Community Benefit Society'.

Unlike shares in companies, you'll not get a dividend nor are you able to sell them to someone else. Withdrawable shares work a lot more like a bank account, as you get your money back through withdrawing it from the society. However, the society can only give it back to you if we're doing well as a business (we have to have sufficient trading surpluses and ready cash to enable it to give you your investment back in legal terms).

Like a bank account, we can pay interest each year on the investment, at a rate decided by the board, which we hope to be 4% from the second year after the investment.

Each year, the Board will also decide if they can afford to allow shares to be withdrawn, and if so, how much. The funds for this can either come from trading profits, or new share capital invested outside the formal share offer campaigns by people who support us (around £20,000 per year to date).

Community Shares are a powerful model which has been proven to work in securing large investments on a per-project basis.

Since 2010, over £230m has been raised, at an average of around £250,000 per project. It successfully melds large investments from high-net-worth individuals from smaller investments from 'ordinary' members of the public using a democratic and accountable structure.

Who Runs MVP ?

MVP's board is formed of experts from across multiple fields including property negotiation, purchase, management, operation and governance.

With close connection to our members the board aim to reflect their views in the overall plans and to maximise raised funds with a view to purchase venues in the most efficient way and support their ongoing operation and development.

The society is governed by its members, who elect the Board of Trustees and pass resolutions at General Meetings.

In addition to the Trustees elected by members, up to 2 Trustees are able to be nominated by Music Venue Trust, the organisation which was instrumental in our founding.

Currently one director serves in this capacity.

The Trustees have also co-opted 2 Directors to bring additional expertise we feel we needed to make our discussions and decisions better informed.

Members' involvement will primarily be focussed on participation in the society's formal governance, although we'd hope that as many will be committed music fans, they'll support the operators who lease their venues from us, as well as keep their ears to the ground and tip us off about potential venues we could add to our portfolio.

Board Members

Jeremy Mills



Chair of MVP.

A legal Professional with over thirty years of experience advising individuals, businesses and charities.

Jeremy, founder and director of Mills Keep is a solicitor and Notary Public, a member of the Society of Trust & Estate Practitioners and Charity Law Association.

He has a number of charitable trusteeships and specialises in legal frameworks to support charity goals.

Natasha Dos Passos



Natasha brings over 20 years of experience in strategic financial leadership, driving long-term value creation in senior roles spanning the media and fintech sectors.

She is currently the Finance Director of a start-up record label and previously held management roles at EMI Records, several non-profits and various fintech start-ups. Specialising in sustainability, governance, and risk advisory for the SME sector.

She is passionate about sustainability and community, using her skills to champion grassroots projects. Natasha has also contributed to the arts and heritage sectors through her involvement with charitable organisations, London Parks and Gardens and Orpheus Sinfonia.

Chris Prosser



Chris started in the Music industry 30 years ago putting on bands at University. After 5 years managing bands he moved into the Live Music Industry, launching IQ Magazine and working to improve the reach of The International Live Music Conference (ILMC).

In 2014 Mark Davyd and Chris conceived Music Venue Trust as a result of a panel discussion at the ILMC. That year they launched with very little resources but a dream of improving the landscape for Grassroots Music Venues.

Throughout his career Grassroot, emerging artists have been very close to his heart and when the opportunity came up to work on MVP it was an obvious move. Chris's skill set is within PR, Marketing, fundraising, strategic planning and project management.

Board Members

Francis Runacres MBE

Francis started his career at PricewaterhouseCoopers in 1982 spending most of his time there in the Corporate Recovery department specialising in helping organisations in the not for profit sector facing financial difficulties. Francis moved to the Arts Council in 2000 and helped design and run a number of major grant programmes including the Stabilisation Programme which provided funds and support to a significant number of arts organisations facing severe financial, governance and operational problems.

He designed and ran the DCMS funded Cultural Recovery Fund loans programme that supported a number of the most significant cultural organisations in the country survive the COVID pandemic including the Royal Opera House, Historic Royal Palaces and English Heritage. He became the first Executive Director of Enterprise and Innovation at the Arts Council in 2017 with a brief to help arts organisations become more entrepreneurial and to encourage the use of non grant finance in the sector.



Clara Cullen

Previously Venue Support Manager at Music Venue Trust, Clara managed its Emergency Response Service supporting GMVs in crisis, overseeing the charity's advocacy work and the development of its training initiatives. She is also a regular speaker at music conferences, universities and for national press interviews.

Currently service delivery manager at Help Musicians, Clara has also spent time working for Festival Republic supporting the programming at festivals such as Latitude and Reading & Leeds and as a promoter's representative in GMVs around London.

Her journey into the music industry started after discovering Banquet Records and her local GMV, The Peel. Watching bands play in venues like The Peel, which closed permanently in 2014, sparked an intense interest in protecting venues so that communities do not lose access to these vital cultural spaces.



Peter Cornforth

Property investment professional and chartered surveyor, specialising in urban asset management, with over 30 years of experience in the sector, the last ten in private equity investment and development.

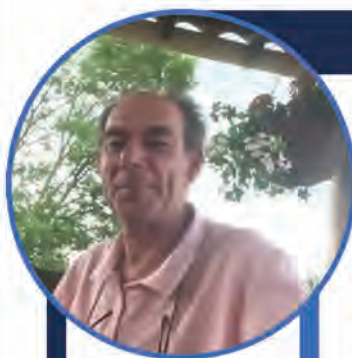
Peter has represented the real estate industry as an expert contributor to the Mayor of London's Night-time Economy Commission and is an Investment Group advisor for TfL's commercial property portfolio.

He is a non-executive director at East London NHS mental health and community Trust and a trustee of the Dulwich Estate.



Board Members

Hugh Rolo OBE



After a successful stint in the City in the 1980s Hugh developed an interest in community development and worked in Bradford's Inner City Task Force helping to develop Carlisle Business Centre: a community anchor organisation in Manningham still in operation. Hugh spent 30 years in community development most of which have been with the DTA now Locality which he helped grow to one of England's leading Third Sector organisations.

After a succession of leadership roles within the DTA Hugh began to focus on Social Investment. He was a founder partner of Key Fund in 2001 and of Adventure Capital Fund – now Social Investment Business in 2003. Pioneering the use of blended finance for social investment mostly deployed for the development of community owned assets.

Hugh progressed in 2007 to launch a research support programme for the DTA in partnership with Co-ops UK in what was to be known as the Community Shares market before helping to establish the Community Shares Unit in 2011 and the Community Shares Booster Programme.

Osmaan Malik



Osmaan brings two decades of experience from influential roles in the City, most recently as Managing Director and Global Head of Real Estate for UBS where he led a #1 ranked team responsible for analysing numerous large property companies. As a result, he is well-connected within the industry and possesses a sharp understanding of market dynamics and the factors driving landlords' decisions. His role involved making investment recommendations to investors; providing strategic advice to CEOs and CFOs; building financial models to forecast and value companies, their stocks, and assets.

Osmaan's success in the City enabled him to acquire a beloved music venue - Ain't Nothin' But in Soho, London - at the onset of the pandemic. Although the venue was at risk of permanent closure, a successful Arts Council CRF application and strategic shifts in the business model allowed it to navigate that challenging period and continue to thrive today.

Subcommittee Volunteers

Our Subcommittees also feature a number of specialist volunteers from within our membership that support the Board and bring their expertise to the management and development of Music Venue Properties.

Current Subcommittee Member Volunteers include:



Jon Gorrie
(Accountant, Retired)

Will Robinson
(Legal)



Gabriella Smith
(Historic building surveyor)

Richard Aitchison
(Chartered surveyor, retired)



Matthew Otridge

Chief Operating Officer (COO)

Matt has over 20 years of experience in the live music industry as a promoter and venue owner / operator. He was one of the founders of Exchange in Bristol and spearheaded its transition to become a Community Benefit Society via a Community Share offer where £300k was raised through almost 400 members.

Matt joined Music Venue Trust in 2020, where his role was to oversee the creation of the MVP project and assist venues looking to move to a not-for-profit model. Matt now works full time for MVP, but still continues to assist MVA venues with advice and has recently become a qualified community shares practitioner.

Matt works closely with the Board and each of the subcommittees to bring together the skills of the directors, overseeing all aspects of the running of Music Venue Properties, everything from fundraising and finance, through to overseeing the conveyancing process and working closely with MVPs operators.



Chris Sherrington

Operations & Engagement Coordinator

During a career spanning 25 years, Chris has founded and curated festivals, music venues, clubnights and exhibitions, as well as promoted gigs across the North of England. He transformed The Fulford Arms into a dedicated music venue and helped create York Music Venue Network.

He joined Music Venue Trust in 2020 where his background in process mapping and improvement, alongside an understanding of the challenges faced by venue operators, has helped him deliver projects including the Pipeline Investment Fund and GMV Training whilst also researching and authoring policy representations to UK government.

His role in MVP is to support the COO and manage engagement with Members, Operators and Key Stakeholders.



Dave Boyle

Society Secretary

Dave is an expert in how societies like MVP operate, and also works to help them raise finance through community shares. He advised us on our first share offer and this one.

He supports the Board's decision-making processes so they have the information they need to exercise their responsibilities, as well as advising on corporate governance issues.



"MVP shares our vision for the venue and enables us to plan for the future – both in the short term and long term. To know that the venue is secure for many generations to come is a great relief. We look forward to working together to realise the potential of the building. Exciting times are ahead!"



**Stuart Cameron – Director
The Booking Hall, Dover**

"Having a landlord who is as passionate about live music as we are, will make a massive difference to us and guarantee the venue's future in Newport and Music Venue Properties have been amazing every step. In the two and a half years since we applied to the MVP pilot scheme, we have grown our staff and increased our live offering. We have also built a practice room and studio in the basement which enables us to support the Newport music scene even more. Now that we are secure in the long-term future of the venue, we'd love to look at renovating the upper floors of the building so we can open them for our community to use."

**Samantha Dabb – Manager
Le Pub, Newport**



Questions About The Share Offer

HOW CAN I INVEST?

We are running this share offer through the Crowdfunder website. Crowdfunder will take payment immediately using a credit or debit card and will hold the funds until the project is either successful, in which case they will pass the money to us, or unsuccessful in which case they will refund your money. If you are having difficulties using the platform, you may also directly invest with us by contacting info@musicvenueproperties.com.

Funds invested directly will be held in a separate society bank account where they cannot be spent. These funds will remain in that account until the offer succeeds, at which point they will be transferred to a live account used by the society for its business, or else repaid to investors within 4 weeks if the offer fails to meet its minimum target.

WHAT IS THE MINIMUM AND MAXIMUM INVESTMENT?

Shares cost £1 each. The minimum investment is 50 shares (£50) for under 25s, and 100 shares (£100) for everyone else.

The maximum investment you can hold, combining shares bought now combined with any already owned, is £100,000, though there is a mechanism for you to invest more in the society. Anyone interested in this should contact us at info@musicvenueproperties.com

WHO CAN INVEST?

Anyone over the age of 16 can invest (but only people aged 18 or above can serve as directors).

CAN ORGANISATIONS AND BUSINESSES SUBSCRIBE FOR COMMUNITY SHARES?

Yes. Incorporated groups (i.e., those which are legally registered such as companies or other societies) need to advise us who the nominee of their organisation is, and that person should be named when buying your shares on Crowdfunder. You should also contact MVP directly via info@musicvenueproperties.com to advise us of the name of the business or organisation.

Unincorporated groups are unable to subscribe at this time.

WHAT IF THE SOCIETY ISN'T FINANCIALLY SUCCESSFUL ENOUGH TO SURVIVE?

If we did become insolvent, the ability of investors to recoup the funds they have invested would depend, firstly, on the value we (or the appointed insolvency practitioners) could get for the assets of the Society and secondly, the value of our debts at that point. Our assets will overwhelmingly be the venues we own, and our debts would likely be from any mortgage-type finance we had secured to expand our portfolio. In the event of our insolvency or orderly winding-up, the proceeds from the sale of those assets and our cash would pay off all our creditors. If there were any funds left at that point, they would be used to pay shareholders back as much of their investment as they have outstanding as possible, on a pro-rata basis. As we are a charity, should there be any surplus after returning funds to investors this would have to be given to another charity or to enable charitable objectives to be delivered.

This cannot be changed by members and is enforced by law.

WHAT HAPPENS IF I DON'T GET ALL OF MY INVESTMENT BACK?

Although we are registered as a society with The Financial Conduct Authority (FCA), the sale of withdrawable shares in the society is not regulated by the FCA. Like many investments, these community shares are at risk and you could lose some or all of the money you invest.

Unlike deposits with high street banks, community shares are not covered by the Financial Services Compensation Scheme, nor is there any right of complaint to the Financial Ombudsman Service. If you are considering investing a significant amount then you may wish to seek independent financial advice before doing so.

IS IT POSSIBLE TO SEE THE FINANCIAL PROJECTIONS FOR THIS SHARE OFFER?

Our business plan is available on the Crowdfunder website, which contains detailed financial projections.

CAN MY INVESTMENT BE GIFT AIDED?

We can claim Gift Aid (which turns every £1 donated to us into £1.25) but any sum on which we claim Gift Aid has to be a donation, not an investment and so once donated, no interest can ever be paid to you, nor can you ever apply for the money to be returned in the future.

If you wish, as long as your donation is over the minimum investment of £50, we can make you a member of the society by using £1 to buy a membership share, and turn the remainder into a donation on which we can claim Gift Aid.

CAN I SELL MY SHARES?

No. This investment is in withdrawable share capital which cannot be transferred, sold or given to anyone else, except on your death. You can tell us in advance who you wish to transfer your investment upon your death, and we can transfer the first £5,000 of your investment to them; any investment above £5,000 requires your beneficiary to be explicitly named in your will. If you do not nominate anyone, then the Board will rely on the instructions given by your executors.

Please note also that as the Society is not deemed by HMRC to be engaged in business for profit, shares bequeathed in the event of your death will not be eligible for business relief from Inheritance Tax.

CAN SHARES INCREASE IN VALUE?

Shares cannot rise in value, so there will never be a capital gain. They may be reduced in value if our auditors instruct us to do so if they believe that the value of our assets has fallen.

WILL I GET A SHARE CERTIFICATE?

Everyone who invests will receive a community share certificate confirming their membership and their investment.

WHAT WILL YOU DO WITH MY PERSONAL DETAILS AND DATA?

Your personal details, as submitted on the application form, will be held by the Society and used in accordance with the provisions of the rules and the 2014 Co-operative and Community Benefit Societies Act. Only members can inspect the members' register and view members' names and addresses (but not how much they have invested).

The Society will not share, sell or provide your details to any other individual or organisation and will ensure compliance with the GDPR regulations in accordance with its responsibility as a data controller.



THANKS

Our work wouldn't be possible without our amazing members,
partners, directors, supporters and venues.

Your belief in Music Venue Properties is securing the future of live music.

Whether you invested, shared our vision, or stood with us,
you are part of this movement. Thank you for making a difference!

MVT
Music Venue Trust



Supported using public funding by
**ARTS COUNCIL
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Investment
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CO-OPERATIVES UK



The
Community
Shares
Company

 **Tandem**
Property Asset Management



Preston
City Council



Cyngor **Abertawe**
Swansea Council



power to
change



LEWIS SILKIN

Own Our
VENUES



**MUSIC
VENUE
PROPERTIES**

Credits

PHOTOGRAPHER

	- PAGE
Amelia Read	- 22
Chris Sherrington	- 1, 12, 16, 33, 35
Cris Watkins	- 23
Eliza Day	- 17
Federica Burelli	- 6
Google Maps	- 1, 16, 20
Katie Frost	- 32, 34
Joiners Live / Ricky Bates	- 18
Jojo Taplin	- 20
Louis Catlett	- 20
Maria Evrenos	- 1, 16, 23
Mark Buchanan	- 22
Mark Dektor	- 2
Martin Makowski	- 1, 16, 19
Michael Porter	- 1, 3, 4, 5, 13, 14, 15, 24, 25, 30, 37
Neil McCarty	- 1, 16, 17
Sam McMahon	- 7
Stay.Focused.Photography	- 2, 8, 9, 12, 16, 26, 27, 28, 36, 37
Tabitha Robertson	- 10, 12, 29, 35
Tom Pullen	- 7
Trust A Fox Photography	- 3, 12, 14

TEXT

Matthew Otridge, Dave Boyle & Chris Sherrington

DESIGN

Chris Sherrington

SHARE OFFER DOCUMENT 2025

VERSION 1.2 – 13 MAY 2025



MUSIC VENUE PROPERTIES

Contact Details

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BH21 1JH**

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www.musicvenueproperties.com

**Charitable Community Benefit Society
registered with the FCA (registered number 8635)**