



Own the future

Mayday Saxonvale Share Offer



Mayday Saxonvale Community Benefit Society – 2026



The Community Shares Standard Mark is awarded by the Community Shares Unit to offers that meet national standards of good practice.

For more information about community shares, the Community Shares Standard Mark and the Community Shares Unit go to: communityshares.org.uk

An update on our Community Share Offer

Following productive discussions with our investment partner, Resonance, we're pleased to share that the minimum offer required to proceed has been reduced from £1,500,000 to £900,000. This provides greater certainty that our bid for Saxonvale can progress, while our ambition remains unchanged — we will continue to target the previous £1.5 million minimum raise target to further strengthen our bid.

This change reflects the significant community involvement Mayday has generated, and the considerable efforts made to secure match funding. Recognising this, Resonance wanted to be as flexible as possible in supporting Mayday to succeed.



Community shares are a high-risk investment. You could lose some or all of your money.

Mayday Saxonvale Community Benefit Society is registered with the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014 (Registration Number 9666). This share offer relates to withdrawable share capital in the Society.

This share offer is not regulated by the Financial Conduct Authority and is exempt from financial promotions regulation. You are not protected by the Financial Services Compensation Scheme and have no right of complaint to the Financial Ombudsman Service.

Only invest money you can afford to lose. Please read all documents in full before investing.

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The opportunity at a glance

THE SITE

- 12-acre brownfield town centre site, Frome, Somerset
- Somerset Council inviting competitive bids
- Frome’s last major regeneration opportunity

THE RAISE

- Minimum **£900,000** **AMENDED** raise
- Higher raise strengthens our upfront bid
- Funding towards site acquisition and detailed planning for Phase 1
- Construction funding will be raised separately

INVESTMENT ENABLES

- A competitive bid for the site
- Community ownership of a major town centre site
- Retention of long-term value within Frome

12 acres Brownfield site, town centre	£0.9m Minimum raise target	£1.2m Government backed funding secured	5% Target interest per annum
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WHAT INVESTORS RECEIVE

- ✓ Membership of Mayday Saxonvale Community Benefit Society
- ✓ One member, one vote regardless of investment size
- ✓ A voice in shaping the future of Saxonvale
- ✓ The right to stand for election to the Board
- ✓ Eligibility for interest (target 5% per annum, not guaranteed)
- ✓ Eligibility to request withdrawal from Year 5 (not guaranteed)

WHO CAN INVEST

- ✓ Individuals aged 16+
- ✓ UK residents and international (excluding USA and Canada residents)
- ✓ Organisations including companies, charities and community groups

THE RISK

- ⚠ High-risk investment
- ⚠ Returns depend on acquisition, development and housing sales
- ⚠ You could lose some or all of your money

Share Offer Timetable

Milestone	Expected Date
Private share offer opens	3 June 2026
Public share offer launches	8 June 2026
Share offer closes	30 September 2026
Bid submission	13 July 2026 AMENDED
Council decision	To be confirmed by council
If successful: site acquisition	Within 2–3 months of decision

For full terms including interest mechanics, withdrawal process see Share offer terms.

Share Offer Summary

Term	Details
Offer period	3 June – 30 September 2026
Targets	Minimum £900,000 AMENDED / Optimum £2.5M / Maximum £3.5M
Individual investment	£250 – £50,000
Organisation investment	Up to £100,000
Target interest	5% per annum (not guaranteed)
Share withdrawal	From Year 5 (not guaranteed)
If bid not accepted	Investment returned (see section 4 for possible deduction of payment fees)

For full terms in Section: Share offer terms

Your funds are held as an application while we submit our competitive bid to Somerset Council. Shares are issued only if the bid succeeds and site acquisition completes. If the bid is not accepted, your funds are returned (see section 4 for possible deduction of payment fees).



Big Mayday Hug – Vicarage Street community gathering

Chair's welcome



Brigid Clarke

Chair, Mayday Saxonvale
Community Benefit Society

Saxonvale sits at the heart of our town: twelve acres of brownfield land and Frome's last major regeneration opportunity. What happens here will shape the future of our town for generations. This site has the opportunity to showcase what community-led development can look like for towns across the UK. This is not just about what gets built, but who it is built for, the quality of the design, and how long-term value is retained within our community.

Towns like Frome, have lost control of how they are developed. Councils that once led regeneration no longer have the resources. Private developers step in, but their model is driven by profit, meaning the affordable homes, workspaces, and community spaces often get negotiated away.

This share offer gives us the chance to do better. Not just a different plan for this site, but a different way of doing development altogether. One that keeps long-term value in our community.

We are not driven by the need to extract maximum profit. Instead, value is retained and reinvested for the benefit of our community over the long term. This structure gives us the ability to prioritise long-term quality and affordability, while managing risk carefully and making disciplined financial decisions.

Our mission is to regenerate our town centre in a way that actually delivers what is needed: Homes for local people, public spaces that bring us together, places where jobs are created and our businesses can grow.

As Saxonvale is built out, we aim to maximise the commercial and community space retained in community ownership. The revenue from those assets will stay where it belongs, in Frome, creating a long-term funding source. This funding can support local organisations for years to come, support subsidised workspaces, fund local initiatives, and give Frome a level of financial resilience that very few towns have. How this funding is used will be decided by our community, through the CBS. A model that can be replicated across the UK, creating stronger, more resilient towns.

We are now at a pivotal point. Somerset Council is inviting bids for the Saxonvale site. Through this share offer, we need to raise a minimum of **£900,000** **AMENDED** – opening this opportunity to community investment is what enables us to compete on equal terms and make a strong upfront offer for the site.

Our offer is backed by experienced partners and £1.2 million of social impact lending from the Resonance Community Developers Fund.

Saxonvale isn't just a development, it's a place that will build long-term resilience, opportunity and a sense of belonging for our town, for generations to come.

This share offer is how you can join in meaningful community ownership. By investing, you become a member of a community-owned organisation, with a voice in how Saxonvale is taken forward and cared for over the long term. This is not a donation or a gesture of support, but a chance to be part of a wider shift in who holds power over the places we live, locally and nationally.

Property development is not without risk. By investing you will help to secure the purchase of the Saxonvale site and fund the work needed to secure detailed planning for the first phase of development. Additional funding will be needed to build the development itself, and any return on your investment will depend on the success of the completed scheme, including the sale of homes. This document sets those risks out clearly and in detail, and it is important that you read it carefully, along with the additional information contained in the [Business Plan](#), before investing. You should only invest what you can afford to lose, and you may wish to seek independent financial or legal advice.

You are investing in the future of communities everywhere.

The impact of this opportunity reaches far beyond Saxonvale. It's the chance to prove that communities can take a leading role in shaping their own futures. With this share offer, you're not just investing in the future of Frome – you are investing in the future of communities everywhere.

Together, we can show that communities like ours have the power to shape the places we live in. We hope you'll join us.

Brigid Clarke

Chair, Mayday Saxonvale Community Benefit Society



Illustrated Masterplan – Studio Saar Architects

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The development plan

Why Saxonvale

Saxonvale is not just a housing site. It is a 12-acre brownfield regeneration opportunity in the heart of our town, with an industrial and employment history stretching back hundreds of years. It represents the single most important opportunity to shape Frome's future in modern history.

Unless we act now, Saxonvale will be bought by a private, profit-led developer and the long-term value created will leave our town. This share offer gives us the chance to secure real ownership and long-term control over the future of this site.



Current Saxonvale site – Credit: Mayday Saxonvale



Aerial site outline of the Saxonvale site

Ownership determines outcomes. Community ownership allows value to be held, protected and reinvested over the long term, enabling decisions to be made with future generations in mind.

What we're building

Our ambition is to create a sustainable mixed-use urban regeneration site, with living neighbourhoods that combine homes, jobs, community spaces and high-quality public spaces. We will honour the site's industrial and employment heritage which dates back hundreds of years.



Main Boulevard – Andrew Kirby Architects

Our plan brings together homes, workspace for start-ups and growing businesses, mixed use live and work units, heritage buildings, and public and cultural spaces. All are connected with pedestrian priority public spaces, designed around people, rather than parking, which will be predominantly hidden from view.

Where viable, we retain and adapt existing industrial buildings, preserving the site's heritage while reducing embodied carbon. New development will sit alongside retained structures, allowing Saxonvale to evolve while staying rooted in its history and character.



3D visualisation from the River Frome – Andrew Kirby Architects

Working with our prospective registered provider, our ambition is to maximise the delivery of affordable homes and social rent above policy requirements. Once built, the freehold of the affordable homes will be transferred into our partnership with Frome Area Community Land Trust (FACLT), protecting long-term affordability for future generations.

Our ambition is to deliver over 10,000 sqm of commercial and community space, generating the jobs our town needs and reducing the outflow of workers. Community ownership will allow Saxonvale to evolve over time in response to what our town needs, with income recycled back into the site.

We are creating streets, squares and green spaces designed for everyday use, places that support connection, shared responsibility and neighbourly life. Saxonvale is designed to work with its environment through walkable streets, cycling routes, biodiverse landscapes and green infrastructure. Detailed design, mix and phasing will be confirmed through the planning process, informed by proper costings and shaped through community engagement and co-design.



Saxonvale lido visualisation – Studio Saar

Our ambition extends beyond the development itself. Once built, the Society intends to retain long-term ownership of Saxonvale’s streets, squares, green spaces and shared infrastructure. Beyond this, we aim to retain as much of the non-residential space as community-owned assets as possible. These assets will be places where the priorities of the town can play out for generations to come. They will generate ongoing income from rents and service charges, reinvested for community benefit and funding the long-term stewardship of the site. The Society will transition over time from a development organisation into a permanent community landowner and asset manager – keeping value in Frome for generations to come.

For more detail of what we plan to build, including workspace types, community spaces, public realm and heritage buildings, see the [Business Plan](#).

Our community-led model

Councils once led regeneration, public investment delivered lasting benefits for local places. Today, most councils lack the resources to do this. Instead, land is typically sold to private developers who must prioritise shareholder returns. This means affordable housing, employment space and community infrastructure are often reduced where viability is tight, and long-term value created through development is typically extracted.

We believe communities can do better than this.

Community-led development exists because this system no longer consistently delivers the outcomes our communities need. It is not about opposing development, but delivering it differently.

As a Community Benefit Society, our purpose is different. Any surplus generated through development must be reinvested for community benefit. This means more of the value created at Saxonvale can remain within the scheme and the town over the long term.

We cannot guarantee exact outcomes. Final plans will ultimately be shaped by costs, market conditions, planning requirements and technical constraints.



Mayday Saxonvale supporters hearing the news



Our commitment to you: whatever the external conditions, our structure allows us to deliver the best possible scheme that Saxonvale can support, with community benefit embedded in every decision.

For further explanation of how our model works, see the [Business Plan](#).



Mayday supporters in Saxonvale – Credit: Garfield Austin

The competitive bid

Somerset Council owns the Saxonvale site and is inviting competitive bids in an open market sale. Bidders cannot see each other's offers and the outcome cannot be guaranteed.

We are submitting a bid supported by:

- Four years of site preparation
- An experienced board and professional support
- £1.2m secured social impact lending from Resonance Community Developers Fund
- Community investment enabling a meaningful upfront payment

We have secured grant funding from the Reach Fund to complete an independent RICS valuation, ensuring our offer represents an appropriate market price for the site.



River Gardens render – Visualisation: Studio Saar Architects

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Your investment

Your investment enables us to submit a competitive bid to Somerset Council to purchase the Saxonvale site.

What this share offer funds

If our bid is not accepted by the Council, all funds are returned (see the How and when funds are deployed section below for the possible deduction of payment fees).

If the bid is accepted, your investment funds the costs of securing the site and bringing forward the first phase – Stamp Duty, legal costs, and the planning work required to secure detailed consent. At the £900,000 minimum, the upfront payment for the site is met from our secured £1.2 million Resonance facility; the more we raise above the minimum, the more we can contribute towards the upfront site payment – strengthening our bid. **AMENDED**

Funding sources

Community shares (this offer)	£900,000 – £3.5m	AMENDED
Resonance Community Developers Fund (social impact loan, secured)		£1.2m
Total available	£2.1m – £4.7m	AMENDED

While the offer remains open, every pound raised above the minimum means we can contribute more towards the upfront site payment, strengthening our bid. **AMENDED**

The Resonance Community Developers Fund facility is already secured, subject to valuation and contract. It is provided at below-market rates and reflects professional confidence in our community-led model.

The competitive bid and acquisition process

Somerset Council owns the Saxonvale site and is inviting competitive bids in an open market sale. Bidders cannot see each other's offers and there is no guarantee that our bid will be accepted.

On 13 July 2026, we will submit our bid in line with the Council's timetable. **AMENDED** Your funds remain held as an investment application during this period.

If our bid is not accepted, your investment is returned (see section 4 for possible deduction of payment fees). If our bid is accepted, we will proceed to contract and completion. Shares are issued only once the acquisition completes and the site transfers into community ownership.

Crowdfunder's payment partner may require funds to be drawn down within a fixed period of collection, regardless of whether the bid outcome is known. If this occurs before Somerset Council has reached a decision, funds would be drawn down at that point, minus payment processing fees. If the bid is subsequently not accepted, funds would be returned minus those fees rather than in full.

How and when funds are deployed

Funds are deployed in clear stages to manage risk and protect investors:

1. Investment applications are collected and funds held securely by Crowdfunder.
2. We will submit our bid to the Council on 13 July 2026. **AMENDED**

3. If the bid to buy this land is not accepted, funds are returned (see above for possible deduction of payment fees).
4. If the bid is accepted by Somerset Council, we draw down funds from Crowdfunder (at which point any payment fees charged by Crowdfunder are deducted) and enter contract negotiations with the council. During this period, funds will be used for legal fees and minor CBS operational expenses.
5. If the bid is accepted but the acquisition does not complete, funds will be returned minus a pro-rata share of costs incurred, including fees deducted by Crowdfunder.
6. Shares are issued only once acquisition completes and the site transfers into community ownership.

We have already secured a previous resolution to grant outline planning permission for the development of the Saxonvale site. Following acquisition, we will pursue a hybrid planning application combining outline permission for the whole site with detailed permission for the first phase, expected to take 12–18 months. For further details, see [Business Plan](#) Section 2.

Once detailed planning permission is secured, we will seek development capital, equity investment and construction lending, to fund the build. This may include a further community share offer. No development capital is currently committed. If it cannot be raised, the return of your investment will depend on the value of the land rather than housing sales revenue. For further details, see [Business Plan](#) Section 3.

How returns are generated

This section applies only if our bid is accepted. Returns depend on the Society raising development capital, completing construction and selling homes at sufficient value. Interest of up to 5% per annum may be credited at the Board's discretion. Withdrawals may be requested by investors from Year 5, subject to Board approval and available surplus. Returns are targets, not guarantees.

What “not guaranteed” means

We use the phrase “not guaranteed” deliberately and consistently, because it matters:

- Interest payments are subject to Board discretion and depend on available funds
- Share withdrawals require Board approval and sufficient retained earnings
- The Society must raise significant further development capital, both equity investment and construction lending, to fund the build. If this cannot be secured, homes will not be built and returns will depend on land value rather than sales revenue
- If homes are built but sales are slower or values lower than expected, withdrawals and interest may be delayed or reduced
- In a worst-case scenario, you could lose some or all of your investment

This is not a savings product or a bond. It is a high-risk investment in a complex regeneration project. The returns described are targets and projections, not promises.

The CBS will own the Saxonvale site. To fund its acquisition and development, other parties — expected to include Resonance and Somerset Council — will hold security or priority interests over it, on terms that are yet to be finalised. These would only ever be called on in a worst case, such as the project being unable to proceed, in which event they rank ahead of community shareholders and are met first from any sale. The value available to shareholders is whatever the site and scheme are worth above them — limited at the outset, but expected to grow as the scheme secures planning and delivers homes and workspace, and rising and falling with the property market. **AMENDED**

CBS liabilities

Other creditors, including the Resonance Community Developers Fund loan and any deferred payment to Somerset Council, rank ahead of community shareholders.

Directors have funded approximately £400,000 of development costs through unsecured loans, subordinated to community share capital during the pre-construction phase. Further details of creditor ranking and ownership structure are set out in the [Business Plan](#).



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Key risks

Community shares are high-risk investments. You could lose some or all of your money. The risks below apply if the bid is successful and development proceeds.

The principal risks are:

Site Acquisition Risk

The competitive bid may not be accepted; if accepted, legal completion may still fail.

Planning Risk

Amended outline permission or detailed planning for Phase 1 could be refused or delayed.

Development Finance Risk

The Society must raise significant equity and construction lending; this is not yet committed and may not be available on acceptable terms.

Construction Risk

Cost overruns, delays, or contractor insolvency could affect the project.

Market & Sales Risk

A housing market downturn or slow sales would reduce and delay returns to investors.

Investor Returns Risk

Interest payments are not guaranteed and depend on Board discretion and available funds; capital return depends on successful development and sales.

A risk register is set out in the [Business Plan](#).



Mayday supporters in Saxonvale – Credit: Garfield Austin

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About Mayday Saxonvale

We are Mayday Saxonvale, a not-for-profit social enterprise incorporated as a Community Benefit Society.

Mayday was formed when proposals for Saxonvale failed to reflect what our town needed. Not to block development, but to offer a credible alternative – a plan that puts homes, jobs, public space and long-term community benefit at its heart, with ownership and control rooted locally.

Over several years we have developed a viable masterplan, built professional partnerships, secured planning support and created a delivery model that allows a community to compete credibly alongside private developers.

Mayday exists to turn that vision into reality.

Our vision

A thriving Saxonvale owned and shaped by our community, building long-term resilience, opportunity and belonging for Frome – setting a national blueprint for community-led placemaking and local control.

Our values

Stewardship – Long-term custodianship of land and assets on behalf of the community.

Community – Social, economic and environmental value beneficial outcomes.

Democratic – One member, one vote.

Inclusion – Broad participation in ownership and governance.

Environment – Climate adaptation, biodiversity and low-carbon design integrated into decision-making.



Mayday Dawning — singing on the Saxonvale site at first light on May Day. Credit: Tamara Stubbs

Legal structure

We have established Mayday Saxonvale Community Benefit Society, registered with the Financial Conduct Authority as a Community Benefit Society under the Co-operative and Community Benefit Societies Act 2014 (Registration Number: 9666, registered on 8th December 2025) as our primary operating entity (which means it's not for profit).

The project was conceived and initiated through Mayday Saxonvale Development Limited (Company Number 13234864), a not-for-profit company limited by guarantee (CLG) incorporated in 2021. Whilst the CLG itself is not a suitable corporate entity for raising investment it remains in place and may be used for specific development functions where its structure may be advantageous. Both entities share the same Board of Directors. Director loans that funded the project's development to date are being transferred to the CBS, please see The [Business Plan](#) for further details. Annual accounts for Mayday Saxonvale Development Limited are publicly available on [Companies House](#).

The FCA states that "the conduct of a community benefit society's business must be entirely for the benefit of the community." Any surplus made in the future must be reinvested for the benefit of the community in line with our objects.

This structure enables us to:

- Launch a community share offer to raise capital from local investors
- Provide democratic governance with one-member-one-vote regardless of investment size
- Access grant funding and social investment only available to community benefit societies
- Ensure long-term community ownership through a statutory asset lock (legal protection ensuring assets stay in community hands)

The CBS will acquire and oversee the development of the Saxonvale site. As the development progresses, the CBS may establish subsidiaries or Special Purpose Vehicles (SPVs) to deliver specific phases of construction. This is standard practice in development finance and provides important protections for community investors. See the [Business Plan](#) for further detail on the development structure.

Governance

Good governance ensures the Society is run properly, stays financially sound, and gives members a real voice. The Board is responsible for managing the Society's affairs on behalf of members and reporting back at General Meetings.

Our Board includes both executive and non-executive directors. Executive directors are involved in the day-to-day management of the Society and may receive remuneration for their work. Non-executive directors provide independent oversight, challenge, and expertise but are not involved in daily operations. This structure ensures both effective delivery and robust governance oversight.

The composition of our Board, the election process, and the full governance framework are set out in the Society's Rules, which can be downloaded from maydaysaxonvale.co.uk/rules. Further governance detail including founder member provisions, conflicts of interest policy and impact reporting is set out in the [Business Plan](#).

Membership

You must be 16 or over to invest in this share offer; under-18s require an adult (18+) to complete the Crowdfunder application on their behalf. Organisations can also invest, they nominate one person to vote on their behalf. The Board must approve all membership applications.

Each member has one vote at General Meetings, including the Annual General Meeting (AGM). The AGM takes place annually at a Frome venue, with proxy voting available for those who cannot attend.

Members exercise their membership rights by electing members to the Board and members can stand for election onto the Board. Corporate bodies and associations who support our objectives can also become members.

Our team and partners

Delivering a project of this scale requires experienced leadership and professional support.



Paul Oster

Executive director –
commercial strategy and
governance



Holly Lawton

Executive director –
communications and
community engagement



Brigid Clarke

Chair – finance,
governance, sustainable
and community-led
development



Anita Collier

Non-executive – civic
leadership and community
engagement



Caroline Wajsblum

Non-executive –
regenerative design and
local systems



Hannah Stopford

Non-executive –
participatory development



Kerry Smith

Non-executive – strategic
fundraising and
governance



Peter McGuinness

Non-executive – finance
and investment



Ross Hughes

Non-executive –
regeneration and housing

Key partners

Resonance Community Developers Fund (social impact lending), Abri (registered provider), Frome Area Community Land Trust (long-term affordable housing ownership), Stories (development management), Studio Saar (architects) and a full professional technical team including planning, cost consultancy, engineering, valuation and legal advisors. Full bios and partner details are provided in the [Business Plan](#).



**Resonance Community
Developers Fund**
Social impact lending



FACLT
Long-term affordable
housing ownership



Stories
Development management



Studio Saar
Architects



**Andrew Kirby
Architects**
Architects



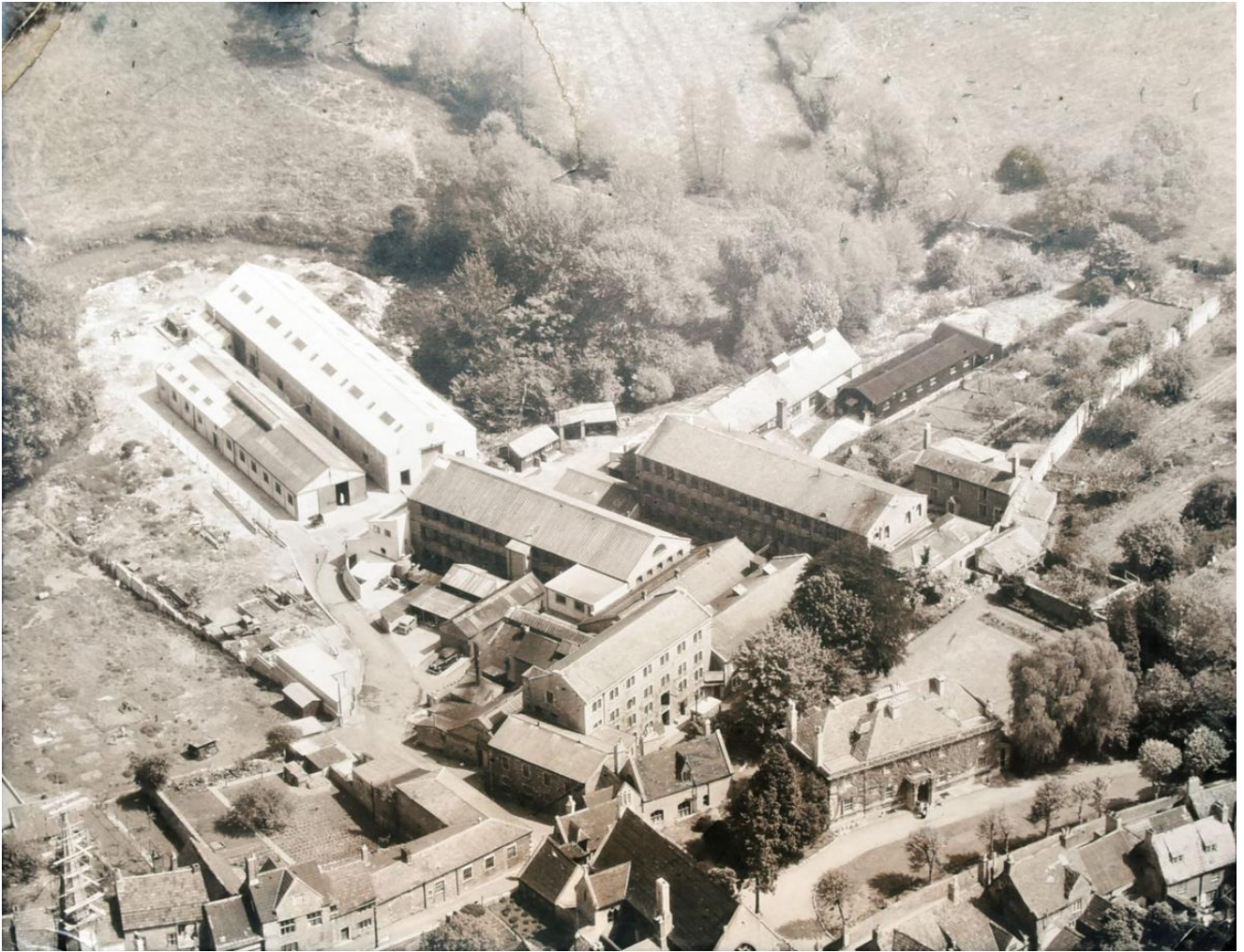
Landstory
Landscape architects



Abri
Registered provider



Macegreen
Cost consultants



Aerial view of Notts Industries in Saxonvale c1950s

Share offer terms

Please read these terms carefully before investing. Community shares are different from ordinary company shares, and they cannot be sold to others. Your only exit is requesting withdrawal from the Society, subject to funds being available and Board approval.

Summary of offer terms

Term	Details
Type of investment	One non-withdrawable member share of £1, plus withdrawable shares of £1 nominal value per share
Offer opens	3 June 2026
Offer closes	30 September 2026 (the Board may extend by up to 3 months – see below)
Share issuance	Shares are issued upon completion of site acquisition (if bid successful), not before. Until acquisition completes, your payment is held as an investment application.
Minimum target	<u>£900,000</u> AMENDED — below this the offer does not proceed
Optimum target	£2,500,000 — strengthens our bid with an increased upfront payment
Maximum target	£3,500,000 — maximum community share capital the Society can effectively deploy at this stage alongside the Resonance facility
Minimum individual investment	£250 (250 shares)
Maximum individual investment	£50,000 (50,000 shares)
Maximum organisational investment	£100,000 (100,000 shares)
Target interest rate	5% per annum (compound interest), subject to Board discretion. Not guaranteed.
Interest accrual start	From the date of site acquisition completion
Interest payment	The Board reviews annually whether to credit interest at up to 5% per annum. The Board may credit less than 5%, or no interest, in any year. Interest is paid together with share capital upon withdrawal and depends on development performance. It is not guaranteed.
Share repayment (withdrawal)	Not guaranteed, depends on sales performance and Board approval. Withdrawals may be requested from Year 5 when Phase 1 sales are substantially progressed.

Target: approximately 20% of total share capital available for repayment each year over 5 years (Year 5 to Year 9), full repayment by Year 9. Shares repaid at par value (£1). Requests processed first-come-first-served. First £1 member share is non-withdrawable. In community share offers, repayment of your investment is technically known as 'withdrawal'.

Tax on interest	Interest is taxable income. UK residents receive interest gross and must declare to HMRC. Non-UK residents will have tax deducted prior to payment.
Offer extension	The Board may extend the offer by up to 3 months beyond the closing date if it believes this would enable the raise to be successful.
If bid not accepted by Somerset Council	Full refund.
If minimum not reached	Full refund.
If minimum reached but acquisition fails	Funds returned minus pro-rata share of costs incurred, including fees already deducted by Crowdfunder.

About community shares

Community shares are different from ordinary company shares. Community shares are designed to support community benefit rather than to maximise financial return. The shares cannot be sold to others – your only exit is requesting withdrawal from the Society, subject to funds being available and Board approval.

While “community shares” isn’t a legal term, your rights are set out in this document and the Society’s Rules.

Feature	Community shares	Company shares	Savings account
Can increase in value	No	Yes	N/A
Can decrease in value	Yes	Yes	No (FSCS protected)
Can be sold	No	Yes	N/A
Voting rights	One member, one vote	Proportional to holding	None
Guaranteed return	No	No	Yes
FSCS protection	No	No	Yes

Children and young people

Ages 16–17: Young people aged 16–17 can become shareholders, but an adult must complete the application on their behalf. Shares are registered in the young person’s name. Minimum £250, maximum £50,000. Full membership rights apply immediately.

Under 16: Cannot invest. The minimum age for membership is 16.

Organisations

Incorporated organisations such as companies, charities, community interest companies, and other corporate bodies can invest in the Society in their own name. The organisation must nominate one individual to exercise membership rights, including voting at General Meetings. Notice of any change of nominee must be received in writing and acknowledged by the Society. The maximum organisation investment is £100,000.

Withdrawing your investment

Withdrawal of shares (capital return) is subject to:

- **Timing:** Withdrawals may be requested from Year 5, with a target of 20% of share capital per year over 5 years
- **Availability:** Depends on development surplus from sales
- **Board approval:** Required for all withdrawals
- **Processing order:** First-come, first-served
- **Value:** Par value (£1 per share) — you receive what you invested, plus accrued interest

Your first £1 member share is non-withdrawable while you remain a member.

How to request withdrawal

1. Submit written request to the Board
2. Board assesses available funds
3. If approved, 3 months' notice applies
4. If funds insufficient, request carried forward

If you change your mind

Before shares are issued, you may withdraw your application and receive a full refund. After shares are issued, withdrawal is subject to the terms set out above.

Eligibility

You can become a shareholder if you are:

- Aged 16 or over
- UK resident (or international investor, excluding USA/Canada residents)

Organisations (companies, charities, community groups, and other legal entities) can invest up to £100,000 and must nominate a representative to exercise voting rights.

Anti-money laundering and data protection

All personal data on your completed application will be processed in accordance with our [Privacy Policy](#).

Where the Society credits interest of £250 or more to a member's share account in any tax year, we are required to report this to HMRC. Your name, address and interest amount will be shared with HMRC for this purpose.

The Money Laundering Regulations 2007 do not apply to societies when they issue withdrawable share capital. However, Crowdfunder may carry out identity checks as part of their standard verification process. Please be aware that you may be asked to provide identification: photo ID and proof of address.

Further detailed member provisions including share transfers, shares on death, nomination rights, inheritance tax, tax on interest, and reduction in share value are set out in the [Business Plan](#).



Studio Saar visualisation — green corridor cross-section

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How to invest

This share offer is being delivered through the Crowdfunder platform, which manages applications, payment processing and identity verification on our behalf.

Before investing, please read this share offer document in full, together with the [Business Plan](#). Community shares are high-risk investments and you should only invest money you can afford to lose.

01 Read the documents

Review this share offer and the [Business Plan](#) carefully. If you are unsure about any aspect of the investment, you may wish to seek independent financial or legal advice.

02 Complete your application

Visit our Crowdfunder page when we are open to investment — make sure you are registered to invest and we will email you when it is live.

03 Make payment

Payment is made securely through Crowdfunder. Your funds are held as an investment application until the outcome of the competitive bid is known. You are not a shareholder at this stage.

04 Bid outcome

If our bid is not accepted, your investment is returned (see section 4 for possible deduction of payment fees). If the bid succeeds and acquisition completes, shares are issued and you become a member of Mayday Saxonvale Community Benefit Society. Interest, if credited, accrues from the date of acquisition completion.

Platform fees

Crowdfunder charges a minimum of £7,500 platform fees and payment processing fees of 2.4% + 20p. These are deducted only if funds are drawn down following a successful bid. If acquisition fails after funds are drawn down, costs incurred, including platform fees, will be deducted on a pro-rata basis before refunds are made.

Donations

Crowdfunder also provides the option to make a donation instead of an investment. Donations do not create shares, do not accrue interest and are not eligible for withdrawal.

If our bid is not accepted by Somerset Council, both investment applications and donations will be returned (see section 4 for possible deduction of payment fees).

If the bid is successful, donated funds will be applied towards the delivery of the Saxonvale project, as determined by the Board, in line with the Society's objects. Donations do not form part of withdrawable share capital.

Crowdfunder tips

Crowdfunder may also invite applicants to leave an optional tip to support the Crowdfunder platform. This payment is entirely discretionary and is paid directly to Crowdfunder. It is not part of your investment or donation to Mayday Saxonvale and is not refundable if the bid is not successful. You do not need to leave a tip in order to invest.

Investors aged 16 or 17

Crowdfunder's platform is only available to users aged 18 or over. Young people aged 16 or 17 may become members of the Society, but their application must be completed by someone aged 18 or over using the Crowdfunder platform on their behalf. The shares will be issued in the young person's name.

If you experience any difficulty completing your application, please contact us at info@maydaysaxonvale.co.uk.

Contact

General enquiries

Email: info@maydaysaxonvale.co.uk

Website: www.maydaysaxonvale.co.uk

7 Selwood Crescent, Frome, BA11 2HX

Press and media

Holly Lawton, Director

holly@maydaysaxonvale.co.uk

Complaints

Write to the Board at info@maydaysaxonvale.co.uk. If unresolved, contact the Community Shares Unit: complaints@communityshares.org.uk

Application support

If you have any questions about the application process or experience any technical difficulties with the online form, please contact us at info@maydaysaxonvale.co.uk.

Social media

Facebook: facebook.com/maydaysaxonvale

Instagram: [@maydaysaxonvale](https://www.instagram.com/maydaysaxonvale)

YouTube: youtube.com/@maydaysaxonvale

Bluesky: [@maydaysaxonvale](https://bsky.app/profile/maydaysaxonvale)

Twitter/X: [@maydaysaxonvale](https://twitter.com/maydaysaxonvale)

LinkedIn: linkedin.com/company/mayday-saxonvale



The Community Shares Standard Mark is awarded by the Community Shares Unit to offers that meet national standards of good practice.

For more information about community shares, the Community Shares Standard Mark and the Community Shares Unit go to: communityshares.org.uk

Read the Business Plan

This share offer is accompanied by the Business Plan. Read it for detailed information about the development, financials, governance, and risk register.

[View Business Plan](#)

Ready to invest?

Join [our community](#) and help shape the future of Saxonvale. Together, we can show that community-led development works.

Community shares are a high-risk investment. Only invest what you can afford to lose.