The Railway Inn
Norton Bridge

Community Share Offer

Railway Inn Community Pub Limited R9677. May 2026

We have a once in a generation opportunity to purchase and re-open the Railway Inn and to secure it for the future.

We can preserve its historic character as a traditional pub but also ensure its future by making it more than just a pub.

We can make it a hub of the community, that we own together and have a stake in, and make it a place welcoming to all

.

Help to Make it Happen

Summary of Offer

This document outlines a community share offer promoted and sponsored by the Railway Inn Community Pub Limited, to raise funds to buy the Railway Inn pub. The Society is a community benefit society, registered by the Financial Conduct Authority, registration number 9677.

Our share offer is available to you, your family and friends, local groups, organisations, local businesses and other community supporters to invest in a once-in-a-generation chance to safeguard our pub at the heart of the community.

This document provides a summary of our ideas and guidance on the risks and opportunities involved in becoming an investor. Full details for the whole project, including the finances, are in our Business Plan, available at www.railwayinn.org , or on request.

If you are considering buying shares, it is important that you read the whole of this document and the accompanying business plan on our website www.railwayinn.org or email contact@railwayinn.org

The offer's main terms:

Minimum target: £225,000

Optimum target £275,000

Maximum target: £300,000

Minimum share investment: £250

Maximum share investment for individuals: £100,000

Price per share: £1

Our share offer opens on Wednesday 17th June 2026 and closes on 16th June 2027 unless the maximum target needed is achieved earlier. The Management Committee reserves the right to extend the offer period if it believes it will help achieve the funds required.

CAPITAL AT RISK WARNING: Community shares are fully at risk. You could lose some or all of the money you subscribe. You have no right to compensation from the Financial Services Compensation Scheme, nor any right of complaint to the Financial Ombudsman Service

Our Railway Inn – Owned by the Community

The Railway Inn in the 1990s

Community Ownership - Help us get on the right track

The Railway Inn is situated in the railway village of Norton Bridge Staffordshire around 3 miles from Eccleshall and 5 miles from Stone. It has been at the heart of our community since Victorian times and was one of the few remaining amenities left in the village. It has not traded for over a year and prior to that only traded on very limited hours, as it was the tap-room for a micro-brewery. There is no other pub in the village.

Named for the historic railway that shaped Norton Bridge, The Railway Inn is a living piece of our local history. It stands as a reminder of our village's unique identity and railway heritage. Losing the pub would mean losing an irreplaceable link to our past. We hope to revive The Railway Inn as a community pub to provide an invaluable resource to the area.

Sadly, the pub closed in January 2025 and has since stood empty. At a packed meeting at St. Luke's, Norton Bridge on 15th September 2025 there was unanimous agreement to try to buy the pub and run it for the community as a community pub.

The pub, and its car park was registered with Stafford Borough Council as an Asset of Community Value in April 2024, and this lasts until April 2029.

A short history of the Railway Inn

The Railway Inn in the 1940s

The Railway Inn pub is a building of two halves. The back of the pub was a farmhouse, built between 1775 and 1795, however an impressive Victorian frontage was added, possibly in 1845. We know it had become a public house by 1849, known as the Railway Inn.

Norton Bridge owes its existence to the opening of the Grand Junction Railway when a station was created at the intersection of the turnpike road from Stone to Eccleshall, named Norton Bridge station. Later, in 1848, the North Staffordshire Railway was opened, creating a busy railway junction to the south of the original station. An opportunity must have been seen to extend the farmhouse and to sell alcohol, possibly initially to navvies, and then to railway passengers and to provide accommodation, food and stabling to those who needed it.

The Victorian frontage could have been built by the Oddfellows Friendly Society who may have owned the pub as they had a strong presence in Norton Bridge and a strong association with the Railway Inn. The local branch of the Oddfellows Lodge met at the Railway Inn and continued to do so until the 1970s. A separate Oddfellows Lodge Hall once stood adjacent to the public house. For many years the pub was owned by Joules's brewery until it was sold in the 1980s.

The pub has had a lively and interesting past. In the 19th century it was the scene of many fights and drunken behaviour, but it was also the scene of many local events, including the Oddfellows Lodge annual meeting when fetes were held on the adjacent field. In the 1920s it hosted the Norton Bridge and District Horticultural Show and also a 'Heavy Vegetable Show'.

In Victorian times it was the venue for many local inquests and was even proposed as a smallpox vaccination centre. Local politicians would come and speak at the pub, especially during election campaigns and in 1912, a large saleyard for the sale of farm animals and farm implements called Norton Bridge New Smithfield was built on the site of the Railway Inn.

The Railway Inn when it was owned by Joule's Brewery

The pub has retained its Victorian character and before it closed for the first time in 2016, it had brief periods of being a restaurant, held regular music events, quizzes, and for a time in 2013/14, it was a shop. In 2021, it reopened as the home of Izaak Walton Brewhouse and resumed its place as a hub of village life in Norton Bridge and the surrounding area, however it closed its doors again in January 2025. During this time, the local community and their relatives and friends commemorated the big historical events of the time; Royal deaths, Coronations and Jubilees, at the Railway Inn, just like others before them did over a century ago.

The Railway Inn Community Pub Limited

We believe that community pubs under community ownership are the future. As businesses they are a more resilient business model as they have lower running costs, independence, they can support the local economy, provide more services, create a sense of community and reduce social isolation. The facts bear this out, as since the first community pub opened in 2004 none have yet closed and there is a 94% success rate for community shops too. We have local examples of successful community pubs, so we know it can be done. Our model of community ownership is to set up a Community Benefit Society.

We have formed a Community Benefit Society, called the Railway Inn Community Pub Limited, so we can raise funds from, and be accountable to, our members. It is a new independent autonomous legal structure set up to own and run the Railway Inn. It gives supporters the chance to invest directly in the Society by buying shares, becoming members and genuine part-owners of the building and its activities, giving a sense of connection in the project.

Members are not liable for any risks related to the project beyond the amount of their investment. The community investment is a vital proof for grant-givers and funders that our community wants this project.

Community Benefit Societies are registered by the Financial Conduct Authority (FCA) and listed on the FCA's Mutuals Public Register, and democratically run by their members. Every member will have one vote, regardless of how much they invest, on decisions affecting the running of the Society.

Membership gives you the right to:

- Attend AGMs and other members' meetings and have your say on the running of the organisation.
- Elect the Management Committee at the AGM.
- Stand for election to the Management Committee.

The purpose of a community benefit society is to serve the broader interests of the community. It can have no secondary purpose, including any that may preferentially benefit members.

No profit can be distributed to members and interest on share capital is an operating expense.

In addition, community benefit societies must only use their assets for the benefit of the community.

The Management Committee (Steering Group)

The Management Committee was set up after the initial open meeting in September 2025 and since then we have been on a steep learning curve. If we are able to purchase the pub at the first AGM we will step down and a new Committee will be elected by the members (everyone who has bought a share can stand and have a vote at the AGM). Further details of the membership can be found as an Appendix in our Business Plan, to be found at www.railwayinn.org.

Management Committee Members

Sue Wardle (Chair)
David Wills (Vice Chair)
Rachael Drinkall (Secretary)
Sylvia Burdon (Treasurer)
Kris Douglas (Data Protection Officer)
Marg Ainsworth-Hickman
Andy Burdon
Neil Butler
Holly Douglas
Fran Drinkall
Ian Willshaw

The Management Committee

Invest in the future – Buy Community Shares

Full Steam Ahead - what we want to do

We intend to buy and refurbish the Railway Inn to provide a local community hub for the villagers of Norton Bridge and the surrounding areas and create a sustainable community business.

We will provide more services than a traditional pub, for example a coffee shop/tearoom. We also want to house a meeting space, event space, a space to hold quizzes or craft activities, book clubs or knit and natter. Later on, we would like to have business space and develop the upstairs rooms. We hope to create a place that you can visit on your own to have a quiet drink and read a book, or to have a fun night out with friends. Our pub will be a welcoming and safe space for all. We miss our pub and reopening will strengthen the community and reinforce community spirit.

We want to support local businesses either by hosting their activities, for example local food vendors or by purchasing local, thereby stimulating the local economy.

We intend to make the most of the railway history of the pub and village and also celebrate its local link with Izaak Walton.

The Railway Inn once housed a shop – it could do again.

What are Community Shares?

Community shares are withdrawable shares that cannot be sold, traded or transferred between Members, unlike shares in a typical company.

When you invest in community shares, you will become a Member of the Railway Inn Community Pub Limited, and thus an owner of the pub and its assets, alongside other Members.

All Members are entitled to one vote – regardless of how many shares they hold. Members can withdraw their shareholding subject to the approval of the Management Committee.

We are offering £1 shares in the Railway Inn, with a minimum purchase of 250 shares.

Community Benefit

The main reason why people buy shares is for a social rather than a monetary return on their investment, in this case to reopen the Railway Inn and run it for the benefit of the community. Community ownership of the Railway Inn will encourage community cohesion by providing a reasonably priced, accessible and community driven space for all. It would be far more than a pub: it would be a community hub in an area which really needs one, and you (our members) can decide how profits are spent locally.

By owning the building, we will make money from managing the pub. After covering our costs and building up a contingency fund, this will leave an annual profit. Our members will decide how to use this profit to benefit the community.

To make sure that we understand our community's needs, we undertook a questionnaire based survey, hand delivered to all residents in the parish and also available on line. We found that live music, coffee/cakes available, a social area for events and that other enterprises, such as a village shop, café /tea room, space for small businesses and space to hold events were needed.

Tax Relief

This share offer is eligible for Seed Enterprise Investment Scheme (SEIS) and Enterprise Investment Scheme (EIS) which will enable investors to claim between 30-50% of the value of what they invest back against their tax return (provided they are personally eligible).

SEIS will apply to the first £250,000 of investment we receive, so anyone who invests before we reach this threshold will be eligible for 50% tax relief. EIS will apply to any investment we receive above the first £250,000, up to our maximum target of £300,000. Investments that qualify for EIS will be eligible for 30% tax relief.

So, if you invest £1,000 before our total raised reaches £250,000, you'd get £500 knocked off your tax due either this current tax year, or backdated to the last tax year. If you invested £1,000 after we've reached £250,000, you'd get £300 knocked off your tax bill. Investors can claim tax relief via Self-Assessment or through PAYE.

The Challenge (Full Steam Ahead)

What is the condition of the pub?

The current condition of the pub, 2026

The Railway Inn has lacked investment for many years and needs renovation work. The front part of the pub retains its Victorian features and could be restored relatively quickly. The back part of the pub needs more work, especially the upstairs which has been neglected for a long time. However, there is much potential, and our plan is to concentrate on the downstairs rooms to begin trading within three months of purchase, whilst tidying up and making the upstairs rooms safe. These rooms will be the second phase of the project.

We will tidy up the beer garden which has been an underutilised space and also the car park so we have space for outdoor activities. We will make the pub attractive from the roadside to encourage passing trade. Note: Although the car park is under separate ownership, our Community Benefit Society has permission to use it on an ongoing basis. This gives us a unique advantage over other potential purchasers of the pub who would not benefit from this arrangement.

What work is needed?

A detailed Pre Acquisition report gives a detailed schedule of the condition of the pub and recommended works. We also commissioned a 'Red Book' survey which is the Royal Institute of Chartered Surveyors (RICS) Survey and gives the value of the building in its present condition and the value if it were trading, both the sale and the lease value. Therefore, we have comprehensive information on what the property is worth and what essential work needs to be done and in what order.

It is estimated that £40,000 is needed for essential works and a further £40,000 for recommended works. However, our community consultation showed that there are many people who would be willing to volunteer their time to help with renovating the pub. We have also been in talks with Volunteer it Yourself, an organisation providing apprenticeships who are interested in using the Railway Inn to train their apprentices under supervision.

Therefore, we are confident that we will be able to reduce this figure to around £50,000 for renovations to get the pub into a condition to start trading.

How will it be run?

We will open initially with volunteer bar and other staff. However, as soon as possible, we will find a manager with existing hospitality experience to run the premises. The management committee will oversee this arrangement and look after other requirements of managing the property (e.g. insurance, repairs, accounts). It is possible that the upstairs front rooms could be converted to accommodation for a manager if required.

What is the business model?

We are looking to open the pub as a local wet-led with a good cask ale offer and to add value to the business by introducing a coffee shop/tearoom, simple food, a meeting/event space and later the upstairs rooms could be converted to accommodation and/or work space rooms.

We intend to work with a tenant who will operate a tearoom in the back rooms of the pub to generate an income stream and to increase the pub offer to the community. This was one of the businesses asked for in the community consultation and we have had preliminary discussions with an interested tenant who would complement our business model well.

What will it cost?

We need to raise £225,000 - £300,000. This consists of £270,000 - £260,000 to buy and renovate the building, and £50,000 of stock and start-up costs before a we can open the new business.

This is based on the vendor's estate agent's view of an acceptable purchase price, our own 'Red Book' RICS Survey and our own Pre Acquisition Survey giving refurbishment costs. We have lots of local volunteer help and this is factored in.

How will we fund it?

To fund the purchase of the pub we are looking at a community share issue, donations and fundraising activities to raise the capital to buy the pub and run it as an asset to the local community. We are selling shares directly and also through a Crowdfunder platform to increase our membership potential. We have also set up a GoFundMe page for donations and are running regular fundraising events.

https://www.gofundme.com/f/the-railway-inn-community-pub-norton-bridge-fundraiser

We would then be in a position to purchase the freehold while continuing to fundraise to renovate the pub and pay down any loan.

Once we have purchased the pub we will be able to apply for and hopefully secure grants to refurbish or to enhance the offer of the pub.

Revenue will come from rent from the coffee shop and also once refurbished room hire for workspace/ meetings or community events.

In the event of our not reaching our full target for the Share Issue we have the option of an interest-free loan from a Society member. With share capital of, for example, £125,000 and the offer of an interest-free loan from a member of our Society of £150,000, we can buy and return the Railway Inn to the condition where it will function as a pub. We will negotiate the terms of the loan with the lender but it is likely to be around a maximum ten-year payback period with a minimum of £10,000 pa. Any higher amount will be dependent on trading profits and will be discussed with the Management Committee and the lender at the time. The larger the Share Issue funding we can secure, the lower the amount of loan we would need. In this scenario we would not be in position to pay interest to community share investors as the funds needed for this will be needed to pay back the lender. The lender would take security on the freehold and have priority over investors/shareholders. If the venture should fail then the lender would have the right to foreclose on the debt and force a sale of the freehold of the property to recover the loan. In this instance shareholders may lose some or all their investment.

In these circumstances, the withdrawal of capital is also likely to be delayed beyond year 4 and until such time as we were able to refinance over a longer term through a commercial mortgage. If our ability to enable withdrawal of capital were compromised by our indebtedness, we may also launch a further share issue up to the value of the pub as a trading entity to create liquidity for investors, and our policy would be to use at least 50% of new capital introduced to allow some existing shares to be withdrawn, with up to 50% for ongoing capital investment in the business. This would all dependent on the net-profitability of the pub and the take-up of any new share issue. Interest may be paid to the shareholders after the 4th year of trading. Interest can only be paid from trading profits to comply with HMRC Rules. This is dependent on the trading profitability of the pub after all expenses and loan repayments are made. Interest, if any, will not be more than 3% in any one year and will not be retrospective.

Any monies contributed to the appeal will be held by the Community Benefit Society pending a mutually agreed sum for the purchase of the building. Those who have generously made a pledge will not become investors/shareholders until we have secured ownership of the building when a share certificate will be issued. Investment through the Crowdfunder platform will remain in the Stripe account as cash, not shares, for three months if not drawn down by the Society. If they are drawn down after three months Crowdfunder will only refund 95% of those funds. In the event that the purchase fails investors will receive only 95% of their investment because of fees charged by Crowdfunder/Stripe.

What are the timescales?

The Railway Inn, in the snow, 2026

We estimate the following phases and timescales from the purchase of the pub. We see the priority being the purchase and completion of the most urgent work identified in the Pre-Acquisition report in order to save the pub building from further deterioration.

In order to generate income we will start trading in one of the downstairs bar areas as soon as possible, initially using volunteer staff.

<table>
<tr><th></th><th></th><th>Estimated time to complete</th><th>Completion timescale from purchasing</th><th>Ongoing</th></tr>
<tr><td>Phase 1</td><td>Complete essential works downstairs and begin trading in at least one of the downstairs bar areas. Essential work includes the area designated for our coffee shop</td><td>3 months</td><td>3 months</td><td rowspan="5">Continue selling shares, seeking out grant opportunities and fundraising</td></tr>
<tr><td rowspan="2">Phase 2</td><td>Continue to refurbish ground floor and make upstairs space safe</td><td rowspan="2">6 months</td><td rowspan="2">9 months</td></tr>
<tr><td>Regenerate the beer garden and tidy up the outside space, including, with the owner's permission the car park.</td></tr>
<tr><td rowspan="2">Phase 3</td><td>Refurbish upstairs front rooms, possibly for accommodation,</td><td>3 months</td><td>12 months</td></tr>
<tr><td>Refurbish remaining rooms and explore options for use, for example workspace or event space</td><td>3 months</td><td>15 months</td></tr>
</table>

Funding and Finance

See our Business Plan for details of our actual financial projections which reflect our intent to establish and manage a commercially successful business for the benefit of the local community in the long term and are based on achieving a sustainable business model within that time frame.

Costs to date to cover a surveyor, marketing and applications have been incurred. This has partly been paid for by donations from the Management Committee in lieu of shares.

Financial forecasts

In Year 1, we will have sales income and also look to secure grants to pay for our costs. The sales income means we should be able to dedicate some funds to activities for community benefit, to be decided on by the membership.

By the end of Year 2, we'll have cash to cover a year of costs, should we lose our rental income.

This means that from Year 3 we may be able make interest payments to shareholders and allow them to withdraw some or all of their shareholding, however, our priority is to pay back any loan to our agreed repayment schedule (to be agreed)

Profit and Loss Forecast

We estimate sales of £143,000 net of VAT in the first year.

We estimate a net profit of around £22,000 in the first year which will be ploughed back into the business.

After purchase we will give ourselves around three months to get the pub back into a basic trading position. We will then invest in the business from profits to add value to the offer.

Community Shares FAQ

How can I invest?

By completing our Share Application form which can be obtained from www.railwayinn.org or by completing the form in the pack sent to everyone who pledged to purchase shares. When you invest in shares, we will take payment immediately using bank transfer, credit or debit card and will hold the funding until the project is either successful, or unsuccessful in which case we will refund your payment.

What is the minimum and maximum investment?

The minimum investment is £250 and the maximum is £100,000.

Who can invest?

Anyone 18 and over can invest.

Can organisations and businesses subscribe for Community Shares?

Yes. A representative of that organisation will need to become a member of the society as a nominee for their organisation/business.

Can people or families club together to buy shares?

Yes, but as with organisations, you'll have to nominate a member of your group or family to be the named shareholder in our share register. The named shareholder would be entitled to one vote on decisions taken at the Annual General Meeting (AGM)

Can I buy Shares as a gift for someone else?

Yes! You can buy shares on behalf of someone else over the age of 18, but in order for them to actually become a shareholder, the gift recipient will have to fill out an application form themselves and consent to becoming a member of the society and accepting the rules.

What happens if we don't raise our minimum target?

If we don't raise our minimum target, we have the option of an interest free loan (see page 9) and we can extend the deadline of the share offer for a limited period. In the event that we are still unable to raise the required amount of capital by the extended deadline, we will hold the share capital we have raised for around six months to allow us to seek additional loan funding or grant funding to make up the shortfall in our capital requirements. If we are unable to secure alternative funding, we will refund everyone's investment in full.

What happens if we raise more than our maximum target?

Shares will be allocated on a first come first served basis, and once we hit our maximum target, we will close the share offer. Any share pledges received over the target will be refunded in full.

What if the society isn't financially successful enough to survive?

Because of the evidenced work done on our detailed business plan, and the precedent set by the robust community-business sector, we're confident that we'll be able to be financially successful.

However, if we did become insolvent, the ability of investors to recoup the funds they have invested would depend on firstly 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.

In the event of our insolvency or orderly winding up, the proceeds from the sale of those assets and our cash would firstly pay off all our creditors, including any loan, and if there were any funds left at that point, would be used to pay back shareholders as much of their investment as they have outstanding as possible, on a pro-rata basis.

As we are a society with a statutory asset lock should there be any surplus after returning funds to investors this would have to be given to another organisation with similar aims and a similar asset lock. This cannot be changed by members and is enforced by law.

What happens if I don't get all 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.

Investors who have claimed tax relief would also be eligible to claim loss relief against their tax liability for the difference between what they invested less any tax relief already claimed and what was returned to them.

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 Management Committee will rely on the instructions given by your executors. Bequests of shares should be exempt from Inheritance Tax, provided the society is still trading.

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 once we purchase the pub that may be printed or digital form.

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 of 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) but the society will not share, sell or provide details to any other individual or organisation and will ensure compliance with the GDPR regulation in accordance with its responsibility as a data controller.

GDPR Statement

This information will be used for maintaining a register of members and shares as required by the rules of The Society and for communicating the activities of The Railway Inn Community Pub Limited, Community Benefit Society. The sum invested will be confidential to the society officers only and no information will be transferred to a third party.

Article 5 of the GDPR requires that personal data shall be:

a. Processed lawfully, fairly and in a transparent manner in relation to individuals.

b. Collected for specified, explicit and legitimate purposes and not further processed in a manner that is incompatible with those purposes; further processing for archiving purposes in the public interest, scientific or historical research purposes or statistical purposes shall not be considered to be incompatible with the initial purposes.

c. Adequate, relevant and limited to what is necessary in relation to the purposes for which they are processed.

d. Accurate and, where necessary, kept up to date; every reasonable step must be taken to ensure that personal data that are inaccurate, having regard to the purposes for which they are processed, are erased or rectified without delay;

e. Kept in a form which permits identification of data subjects for no longer than is necessary for the purposes for which the personal data are processed; personal data may be stored for longer periods insofar as the personal data will be processed solely for archiving purposes in the public interest, scientific or historical research purposes or statistical purposes subject to implementation of the appropriate technical and organisational measures required by the GDPR in order to safeguard the rights and freedoms of individuals; and

f. Processed in a manner that ensures appropriate security of the personal data, including protection against unauthorised or unlawful processing and against accidental loss, destruction, or damage, using appropriate technical or organisational measures.

Our named person as Data Controller is Kris Douglas and can be contacted at contact@railwayinn.org

Share Application Form

Please complete and return, or complete the online form at www.railwayinn.org

1. Share details

Amount you are investing (min. £250, max. £100,000): £________________________

2. Your details (please complete section a or b)

a) I am applying as an individual:

Full name ____

Address ____

Postcode ____

Phone number ______________________ Email __________________________________

If buying on behalf of a child or young person (under the age of 18):

Child/young person's full name ____

Child/Young person's date of birth _______ / ________ / __________________________

Nominee for child (if different from above) ___________________________________

- or -

b) I am applying as a group or corporate body:

Name of group / corporate body (Company, Society or names of joint members):

____

Name of Representative acting on behalf of the body ____________________________

Position of Representative acting on behalf of the body __________________________

Full name ____

Address ____

Postcode ____

Phone number ______________________ Email __________________________________

Share application form continued overleaf

3. Payment details (please complete section a or b)

a) · I have paid via electronic bank transfer and put my name & post code as the reference.

Account Name: ______________________________

Sort Code: ____ / ____ / ____

Account number: ___________________________

- or -

Our bank details:

The Railway Inn Community Pub Limited

Sort Code: 08 – 92 - 99

Account number: 67499560

b) · I enclose a cheque made payable to The Railway Inn Community Pub Limited.

All funds will be held on deposit in the Society's account until the Share Offer closes and the minimum target has been achieved.

4. Confirmation

I confirm that I have read and understood the Share Offer Document. I am aged (18) years of age or over, and I agree that the following may be kept in an electronic data base: my name, address, phone, email & number of shares purchased.

This information will be used for maintaining a register of members and shares as required by the rules of The Society and for communicating to me, the activities of the Railway Inn Community Pub Limited Community Benefit Society. The sum invested will be confidential to the two joint treasurers and no information will be transferred to a third party.

Signature ____

Name ____

Date _______ / ________ / ___________________________

· Please tick this box if you wish to receive an SEIS3 certificate to claim tax relief

5. Returning your application

Please send to: The Secretary,
Railway Inn Community Pub Limited,
8 Prince Albert Terrace
Norton Bridge,
Near Stone,
ST15 0NU

Or send a scanned copy to contact@railwayinn.org

Receipts will be issued by email wherever possible to reduce administration costs. Share certificates will be issued in due course.

Transfer of Shares on Death – Expression of Wish

You can use this form to advise how you would like us to treat your shares in the event of your death.

You can nominate a person (aged 18 or over) or an organisation to whom you wish your shares to be transferred on your death. The Railway Inn Community Pub Limited Community Benefit Society will respect your wishes insofar as the law and our Rules permit.

Nominations only apply to the first £5,000 of share capital: any proportion of your share capital over £5,000 must be handled by your executors with reference to probate.

If you choose not to nominate anyone, or for the proportion of share capital above £5,000, your executors will deal with these shares as part of the administration of your estate and can apply to have them transferred on the same terms as other members.

A member may choose to nominate that their shares are bequeathed/surrendered back into the society which would in effect make it a beneficiary under your will. A written statement should be made to the Railway Inn Community Pub Limited (the Society) or the member can fill in a Nomination Form stating their preference which can be obtained from the Society's registered address at 8 Prince Albert Terrace, Norton Bridge, near Stone, ST15 0NU.

1. Nomination details (please complete section a or b)

a) · I nominate my shares to go to:

Full name ____

Address ____

Postcode ____

Phone number ____________________ Email ______________________

- or -

b) · I wish to bequeath my shares back to the society upon my death.

(Only tick this section if you wish for your shares to be bequeathed back into the society.)

Expression of Wish form continued overleaf

2. Your details and Confirmation

I understand that it may not be possible for the Society to action this request and I and my heirs will not hold the Society responsible for its actions. I understand that these instructions can only be revoked or amended by my giving clear written instructions to the Society's Company Secretary at its Registered Address.

This form will be held by the Society Secretary in accordance with the society's GDPR policy.

Signed ____

Name ____

Shareholder No ______________________

Date ______ / ______ / ________________

Witnessed by:

Signature of witness ____________________________________

Name of witness ______________________________________