



COMMUNITY SHARE OFFER

OCT | NOV | DEC 2026

OWN YOUR BOOKSHOP & CREATIVE COMMUNITY HUB

SHARE OFFER OPENING DATE: 23 October 2026

SHARE OFFER CLOSING DATE: 31 December 2026

(The board of the society may choose to extend the period of the share offer by up to 12 weeks if they believe that by doing so they increase the chances of reaching the maximum target)

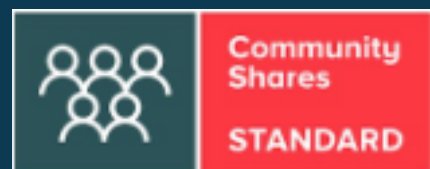
- Optimum target to be raised: £300,000
- Minimum share subscription: £100 (£25 for students or those not waged)
- Minimum target to be raised: £250,000
- Maximum target to be raised: £655,000
- Maximum share subscription: 10% of total capital raised, or £30,000 whichever is greater.

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

The Community Shares Standard Mark is awarded by Co-operatives UK 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





Goldfinch Community, established in 2026, born of Goldfinch Books, is an inclusive, creative community hub with an independent bookshop at its core. Its purpose is to provide a space to foster inclusion and connection, debate and discovery, around a beating heart of literature and the arts.

It's all connected. Our culture, our community, creativity, the protection of our environment, climate change, our wellbeing, mental health and our standard of living are all interdependent and intricately linked.

At Goldfinch, we believe in the power of community and human connection to effect positive change. The hollowing out of our high streets is not an inevitability. The extraction of wealth from our community for the commercial gain of people who don't live here is something over which we can regain control if we fight for it.

Do we want our kids and grandkids to read, create, talk and argue together, disagree and come to compromises in third spaces that enable and foster human connection – or do we want them to learn how to do these things through the iPad and the billionaire stronghold on what they consume? Do we think that a space for broad, inclusive intergenerational connection and arts-inspired experiences are part of the answer? We do, too.

We currently service thousands of visits per month in the bookshop, but we are at capacity and the financial model is one of extraction - extracting the town's resources to pay the 'owners', like many shops on many high streets in the country. Let's see if we can change that record, let's see if we can put ownership in our hands, in your hands, and then let's see if we can increase those thousands of monthly visits to tens of thousands.

Whether you are a local user of the current or future Goldfinch, a supportive and community-minded friend from afar, or an artist, musician or writer keen to see a project like this show that it can be done, please consider joining the Goldfinch family and investing in Community, and let's see what's possible. ❤️

Gary

Goldfinch-Gary

This offer of shares is made by Goldfinch Community Limited, a Community Benefit Society registered under the Co-operative and Community Benefit Societies Act with the Financial Conduct Authority (registration number 9817) and whose registered address is 48 Anstey Road, Alton GU34 2RE.

Goldfinch Community is undertaking a community share issue to raise capital to

buy and fit out an arts, performance and cafe-bar space with expanded trading premises.

By subscribing for shares issued by the society in this share offer you will become a member of it and thus owner of the society and its assets along with other members. Our rules and other supporting documents are available on our website: <https://www.goldfinch-books.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 believe 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.



WHY GOLDFINCH?

When we opened Goldfinch Books in November 2022, it was always about more than a bookshop.

Come for the books, sure, but stay for the creative environment full of people like you. Then stay for the coffee. And stay for the band. Or poetry night.

As we put it at the time, a place to help us remember to enjoy the journey, and relax our focus a little on the destination.

And we did it – all of us, not just the founders, the family, but all the people who gave their custom, time, energy and attention.

The bookshop has thrived despite the harsh competition of enshittified online retailers and the enshittified doomscrolling apps. We've sold 50,000 books to 10s of

thousands of people, and hosted over 800 events in these last 4 years or so. Those events can be sold out 70-person ticketed performances, or a meet-up of a club for board gamers – and they happen nearly every day.

We don't think it's too grandiose or arrogant to say we've become part of what makes Alton the place it is, because that's what we hear all the time. We're incredibly proud of this and honoured to be thought of as part of the social infrastructure of the town, a place where the bonds of community get made, reinforced, tightened and strengthened. We're a business that arose out of the lessons of the Covid pandemic, and so we think we've played a part in helping Alton build back, better.



Goldfinch - watercolour by @ati_javadian

From the Alton Town Centre Masterplan Report (2024) - not yet formally adopted



But success creates its own problems. Our current shop is lovely, and just too small. Every time we have an event, we undertake a transformation, unstacking chairs, building staging, pushing away the cafe stuff, and then doing the same thing in reverse afterwards. Did you know that our front till area folds down into a performance stage for events? A design and build project executed by the kids!

But we think there's more to this. We love being a mild-mannered bookshop by day and a super arts space by night, but as we sometimes say, whilst we may look under control from the outside, we are paddling like mad beneath the surface to keep the

thing alive, and mostly to fund a remote landlord.

We think we can take what we've learned and go up a notch. A permanent performance space AND a cafe with bar, all while retaining an independent, personally and carefully curated bookshop at our core – and bring a deteriorating heritage building back to life at the same time.

But the other reason to do this, the main reason, is to give us, with the community, control of our destiny – a little bit of agency. It's possible that what we collectively think might be good for the town is something we can make happen.

Like many towns in the UK, the high street is in the hands of private individuals who own the fabric of the town but don't live in it and are not significantly impacted whether it thrives or dies. Our viability as a business is in the hands of landlords who could raise the rent to levels which could kill us.

Landlords consistently drive out good long-term community businesses in pursuit of higher short-term gains. Visit pretty much any Alton-sized town and it will be full of shops who thought their landlord wouldn't be so short-sighted. Landlords don't care about the values and community ethos of their tenants. They just care about the rent and the value of their portfolio.





Can we regain some agency?

So, if the threat to our existence as an arts and community space is from commercial pressure and extractive practice, the opportunity and strength are more powerful: passion, commitment, care, love and hope. The passion and commitment people have to volunteer and advocate for the business. The care people have for each other in creating and curating a space that's sensitive to community needs. The love people have for a space

where they feel like they belong, whatever shape or flavour they come in. The hope people have for seeing what else could be done if we only had the space, the time, the security and the capacity.

We've tended this little tree from a seed. We now need to plant it in a bigger space where it's able to grow to something much stronger and more robust in our changing climate. We can't do it on our own. We need you. And in return, we'll give you the business – not just a part of it. All of it. Forever.

OUR JOURNEY TO COMMUNITY OWNERSHIP

Goldfinch began in 2022 as a family-led vision to build a literary community space in Alton that would enable people to "take a bit of time to focus on the journey rather than just the destination..."

In the four years since, it has transformed into a thriving engine of community life, welcoming thousands of individuals through our doors for books, coffee, and creative events. Yet, operating a community hub within a traditional, extraction-focused commercial high street rental model has left us vulnerable to the whims of remote property owners who have no stake in whether Alton thrives or dies. To safeguard this asset for the long term, we knew we had to evolve.

We've already taken the step of converting the limited company into a community benefit society in preparation for this share offer. That's a permanent and irreversible step which puts the assets of the business - everything for which we've worked for nearly 5 years - into a legal form where it must operate for the benefit of the community, not of its shareholders, and its assets cannot be used for private gain or profit.

We are launching this share offer not to rescue a failing business, but to democratise a successful one—shifting from a model where our team paddles beneath the surface to fund a landlord, to one where every regular patron, volunteer, and local resident owns an equal stake and a democratic voice in our part in the town's cultural future.

"...Saturday was quite possibly one of the nicest shows we've ever played"

— Artists 'Memorial' after a live show at Goldfinch for the Alton Arts Festival 2026.

"...people talk about 'safe spaces' all the time, but this was the first time i've seen it in action."

— customer talking about an incident where a group of trans kids in our community felt threatened and took refuge at Goldfinch (March 2026)

"...we were looking at various places and Goldfinch was a big reason we chose [to move to] Alton"

— A customer commenting on why they recently moved to Alton from outside the area (June 2024)

"...thank you so much for letting me come here. Sometimes I just need some space for my head."

— 14 year old customer navigating their neurodivergence (June 2026)

"...this is the Alton I thought I lived in. This gives me faith."

— customer talking about inclusivity and compassion between neighbours (March 2026)

"...so happy I found this place.. .Spent a lovely half hour with my son playing a game.."

— online review of Goldfinch (Feb 2026)





ALL ABOUT ALTON

We think we need to do some hard thinking – and hard work – about the kind of environment we’re slowly creating every day, with small decisions incrementally hurtling us towards the seemingly inevitable. That world, as one survey or poll after another says, is one in which we’re all deeply opposed to living in – screen dominated, AI-driven, increasingly divided, atomised and lonely. Our kids are getting ill, and we are becoming depressed and despondent at the thought of how powerless we are in the face of this inevitability.

We truly believe that we can build something better, something more hopeful, something that’s giving rather than always extracting, by working together. And, whilst this share offer and hopefully a thriving new space in Alton isn’t going to deliver it on its own, we think it’s a very big and important step on that road.

We’ve been part of conversations that have been taking place across the community that are leading to a vision of the kind of place we can really make happen. Many of the challenges we face

are practical, and that means they can be fixable – but only if we work together.

If we think about our concerns about screens and kids, we might fret about what their impact is, but we also recognise that part of the reason screens are attractive is because it’s where kids meet their friends and socialise. They don’t have the spaces we may have had back in the day. They don’t play out so much because parents are filled with anxiety about cars, about strangers and a multitude of other dangers. And parents don’t meet each other so much, because there are fewer and fewer ‘third spaces’ – pubs, clubs, decent parks, youth clubs.

Buying a building won’t transform this, but it will move the needle. It will give us the confidence to assert that we aren’t passive in the face of a world that’s too big for us. We can be powerful actors who can make changes we want to see which will benefit the whole community. Community power is a muscle we seem to have stopped using. The good news is that’s it’s a very easy muscle to get toned.

So, today a bookshop, tomorrow....

Our Commitments

- **Community First:** We will place community benefit at the core of every decision: programming, hiring, finance, and asset acquisition & use. The building purchased through the Society fundraising and its operating organisation will exist to benefit Alton. No private owner will ever extract its value and take it out of our town.
- **Accessible Programming:** We will continue and expand free and low-cost events, deepen schools partnerships, step up volunteering schemes, and support artists.
- **Governance Safeguards:** We will embed a member-elected board, a conflicts policy, and capped member returns to prevent private extraction.
- **Impact Metrics:** We will measure and annually report on metrics covering community reach, events, volunteering, educational outcomes, and financial resilience.

Why we exist

Goldfinch Community exists to secure and sustain an independent bookshop and creative community hub as long-term social infrastructure for Alton. Our vision is a high street anchored by locally owned culture: a welcoming place where people of all ages meet, learn, create and take part in civic life. The Society will use trading income, community investment and partnership funding to keep the venue affordable, programme-rich and accountable to members. Community ownership will protect the asset from speculative market pressures and enable the shop to prioritise public benefit over short-term commercial gain through literacy, arts access, intergenerational connection and neighbourhood resilience.

Our Objects

The objects of the goldfinch community benefit society are written into our rules: our society will work for the benefit of the community by operating an independent bookshop and creative community hub. **We will foster inclusivity, community connection and engagement with the arts.**

Our Vision

We define our vision as being to anchor **a high street where culture, learning, and neighbourliness are public infrastructure.** We seek to build a place of safety and belonging where people meet, children read, people explore and argue, artists find a home, and civic life is nourished by a community-owned creative hub.

Our Mission

Our mission is to **protect and grow a community-owned asset base that serves the people of Alton.** Governed democratically by our Members, the society uses resilient trading income and community investment to sustain inclusive cultural programming, literacy and education, local creative enterprise, and broader community resilience.

THE PROJECT



What we're doing

Our vision for the project is based on a particular high street building which we are not yet able to name, but hope to announce before the end of the share scheme. Our plan is for a number of distinct spaces.

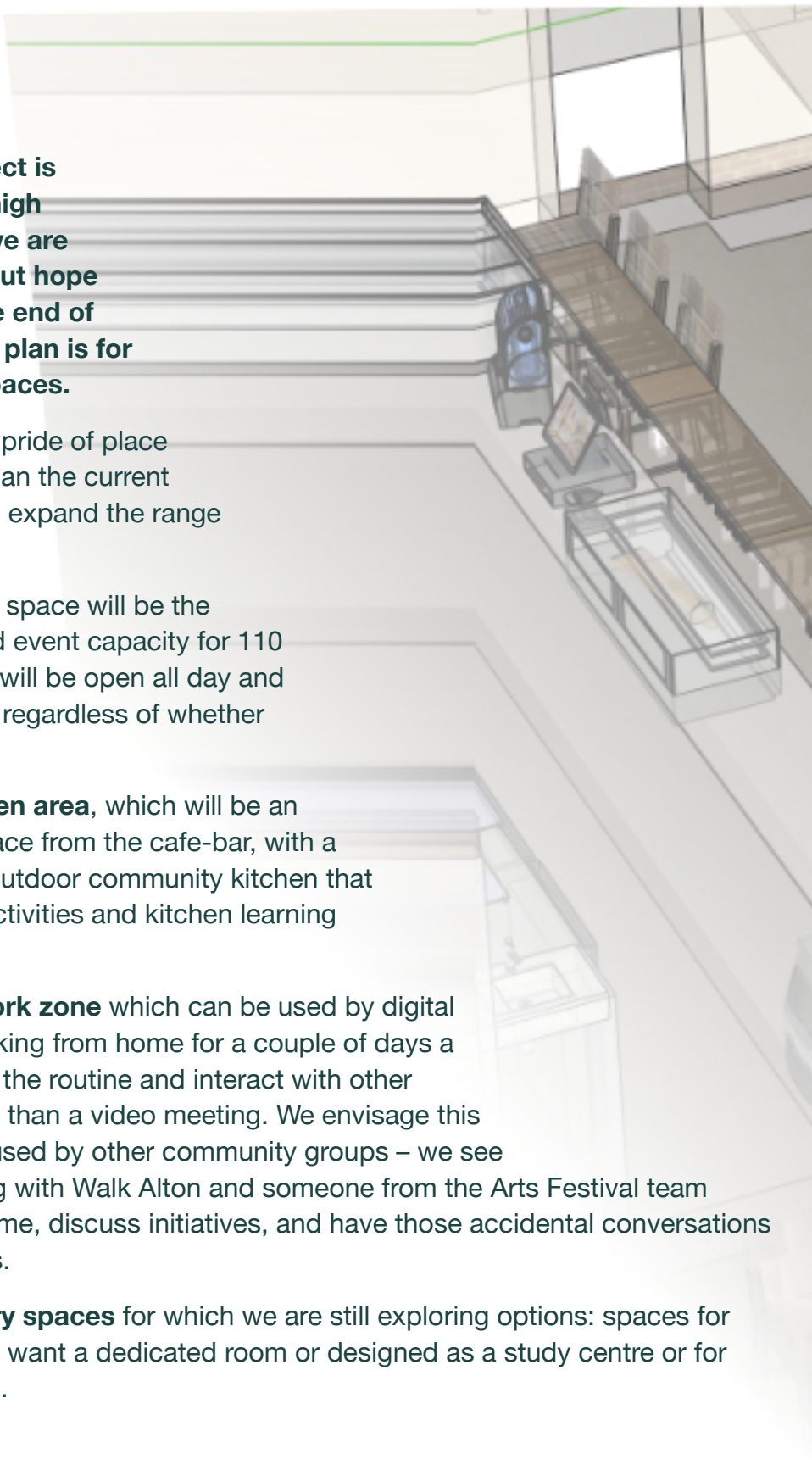
The **bookshop** will take pride of place with a bigger footprint than the current shop allowing us to both expand the range and increase the space.

The **cafe, bar** and event space will be the largest area with planned event capacity for 110 seated guests. The cafe will be open all day and the bar into the evening, regardless of whether there are events.

That flows into the **garden area**, which will be an overflow and seating space from the cafe-bar, with a firepit, benches and an outdoor community kitchen that can host BBQs, family activities and kitchen learning opportunities.

We're also planning a **work zone** which can be used by digital nomads and people working from home for a couple of days a week who want to break the routine and interact with other people in the flesh rather than a video meeting. We envisage this space may be regularly used by other community groups – we see members of ACAN sitting with Walk Alton and someone from the Arts Festival team whilst they work from home, discuss initiatives, and have those accidental conversations that lead to brilliant ideas.

Then there are **secondary spaces** for which we are still exploring options: spaces for meetings for groups who want a dedicated room or designed as a study centre or for sound recording facilities.





FINANCIALS

PROFIT & LOSS

What it costs

Our target building is under negotiation. The total budget for the project is £655,000 to secure the freehold and undertake a major internal refurbishment.

The freehold purchase will be facilitated in the coming weeks by a combination of a short-term bridging loan from a supportive local business team and a £125,000 Goldfinch Director Loan from Gary Clark. This will secure the building in Goldfinch's ownership and enable a series of refurbishment works funded by a mix of community share capital, other sources and a possible £45,000 social investment loan.

We'll have a year to pay back that bridging loan (and interest and legal setup fees) and we'll be doing that as soon as possible using the share capital. Gary's loan will be owed to him by the business and needs to be paid back, either with funds raised through the community share scheme (if we raise enough) or supplementary funds raised through social investment loans, trading or through further community investment. If, for whatever reason, sufficient funds are not raised to pay back this loan in the

timeframe of the project, the loan repayments will be serviced by the business (no interest or benefit to Gary) until Goldfinch is able to fully repay the loan. This approach offers a buffer to Goldfinch Community to manage risk related to the fundraising by deferring repayment of the Director loan until affordable to the business.

We've applied for (or are applying for) additional grants, including from the Arts Council, the Ministry of Housing, Communities and Local Government, Historic England and the Architectural Heritage Fund among others.

We have set our share capital targets based on different potential outcomes of the grant applications. Success in the Arts Council bid and a successful share scheme will get us a building with the creative spaces but there's more we'll need to do, from the remodelling of the spaces to the quality of the finish. We'll be looking for grants to help us with this.

At this stage, we've not been able to even discuss details with grant funders because we don't yet own the building but we believe that once we do, we'll have a compelling proposition for them to support our further applications.

The total project funding required:

Freehold and associated Costs: £380,995

Refurbishment Costs: £274,825

£655,820

Community Shares: £300,000

Grant funds: £310,820

Social Investment Loan: £45,000

£655,820



We have advisors and volunteers who have the skills to undertake a fair bit of this work and to help maximise our grant capital, but the more we can raise in the share issue, the more we de-risk the grant fundraising and the closer we can get to the building being in a state where it can maximise the kind of turnover we want to generate and give people the experience we'd like them to have.

If we don't reach our specified minimum target to move forward and make the purchase work, we'd retain the investments for a period and assess options for supplementing the funds from other sources. If after 12 months we cannot map a pathway to reaching our objectives we would return the money to investors. If we identify a revised plan that we deem meets our objectives, then we will consult with investors on the new plan before pressing ahead. If we are forced to abandon the project and return investments, we will endeavour to return as much of the original investments as possible, less any fee paid to Crowdfunder and any amounts deployed in the exploration of the alternative options which will be kept to an absolute minimum. We commit to sending regular updates to pledged investors as things develop, so you're as in the loop as its possible to be.

The Table shows the financial track record of Goldfinch over the past three years showing the point of conversion to a CBS earlier this year, projections through the remainder of this year in our current building, and projections for the coming four years in the new building with increased turnover.

More detailed projections and scenarios are provided in the business plan.

The projections below are representative of our central modelled case including a share raise of £300,000, grant income of £310,000

and a social investment loan of £45,000 (a total income of £655,000).

The spend represented in the figures include £380,000 capital purchase (repayment of bridging) and £275,000 refurbishment costs (a total spend of £655,000). The low-interest social investment loan will remain as debt to be repaid.

The figures include a projected proportion of share withdrawals (after three years) of 10% of total capital each year and interest paid on shares of 5% (after three years) paid not as cash but an increased shareholding.

Aug to July	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Turnover	£158,598	£163,088	£174,556	£176,429	£293,433	£306,395	£308,395	£312,523
Cost of Sales	-£108,176	-£80,420	-£92,592	-£81,158	-£134,542	-£140,902	-£140,902	-£143,720
Gross Profit	£50,422	£82,668	£81,964	£95,271	£158,891	£165,493	£165,493	£168,803
Gross Profit %	32%	51%	47%	54%	54%	54%	54%	54%
Overheads	-£67,448	-£76,104	-£79,764	-£95,184	-£123,598	-£123,598	-£123,598	-£126,070
Operating Profit	-£17,026	£8,564	£2,200	£86	£35,293	£41,895	£41,895	£42,733
Loan Interest	£0	£0	£0	-£9,891	-£12,020	-£4,565	-£4,263	-£3,941
Share Interest	£0	£0	£0	£0	£0	£0	-£15,000	-£14,250
Profit before tax	-£17,026	£8,564	£2,200	-£15,798	£29,192	£43,249	£28,551	£30,836
Net Profit	-£17,026	£8,564	£2,200	-£15,798	£23,013	£34,399	£22,494	£24,345
Fixed Assets	£7,075	£5,307	£5,144	£634,963	£612,896	£590,828	£568,760	£546,693
Net Current Assets	-£55,779	-£47,447	-£45,084	£25,731	£56,095	£97,543	£111,764	£131,080
Net Worth	-£48,704	-£42,140	-£39,940	£266,702	£289,715	£324,115	£331,609	£340,204
Cash at Bank	£3,940	£468	£4,508	£107,995	£58,693	£103,444	£115,195	£131,076
	Old Building			New Building				

Conversion to CBS

Figures from previous years are in the accounts under our former guise as a limited company (Gary Clark Ltd, then Goldfinch Books Ltd) which are available at Companies House.

NOTE on Director Loans: Gary has provided three Director Loans to the business:

- **Startup loan for stock 2022: Balance remaining £50,653 (at September 2026).**
- **Equipment upgrade loan 2025: Balance remaining £9,000 (at September 2026).**
- **Building purchase loan 2026: £125,000 (at September 2026).**

Terms are being drawn up for the repayment of these loans to respect the following high-level principles:

- No monetary gain to be provided to Gary – the business repays the loans without additional interest or fees paid to Gary.
- Loan capital to be repaid when affordable to the business and agreed by the Board (without Gary voting on this matter if he is a member of the Board). Until then, the cost of the loans is borne by the business (repayment mortgage-type basis).
- The £125k building purchase loan is in the budget for the current purchase and refurbish project (part of the £655k budget). If sufficient funds are raised in the project, as planned, this loan is to be paid off as part of the project.



WHAT ARE COMMUNITY SHARES?

Community Shares is a snappier name for withdrawable shares in a community benefit society. Over £200M has been raised in community shares in the last 15 years, from community-owned energy projects to community-owned pubs, sports teams, leisure centres, and even a TV station (The Community Channel).

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 the way a bank account does, as you get your money back through withdrawing it from the society. We can give it back to you, but only if we're doing well as a business.

Similar to a bank account, we pay interest each year on the investment, which we plan to be 5% from the third year after the investment. We will pay the interest to you every year in new shares (so your investment will compound like it does in a bank account).

Each year, the Board will decide how much interest to pay, whether they can afford to allow shares to be withdrawn, and if so, how many. Our financial projections show that we can allow 10% of our capital to be withdrawn each year, and will communicate this to all investors along with instructions on how to make withdrawal requests. Those will be processed on a first-come, first-served basis.



This is an invitation to invest and become a Member of Goldfinch Community which is issuing withdrawable Community Shares. Membership is on the basis of one-person, one-vote, irrespective of level of share investment.

There are many ways you can help this project reach its goal and come to life. As well as investing, you can make others aware of the scheme and persuade others to buy in to the vision. Once you are a member of Goldfinch Community, you can influence decisions at our AGM or stand for election to the board, and volunteering is always encouraged!

Individuals over the age of 16, charities and other organisations may invest in this offer.

What do investors get?

- 5% interest on share capital per year (after 3 years)
 - Choice of how much interest they want to receive (up to 5%) - with the remainder being invested back into the business
 - Interest accrued as new share capital
- A vote at the AGM on important issues facing the society
- A vote for the Board of Directors

The chance to stand for and be elected to the Board of the society

The chance to get their money returned on a first-come-first-served basis if share capital is available for withdrawal from year 4 onwards

30% tax relief

Investment Tax Relief

We have received Advance Assurance from HMRC that investment in this share issue will be eligible for Enterprise Investment Scheme relief, which gives significant tax benefits:

- Be able to reduce the Income Tax they are due to pay by 30% of the value of their investment.
- Be able to defer any Capital Gains Tax liability until the shares are repaid to them, if they use the proceeds of a capital gain to make the investment.
- Be eligible for loss relief in the event of the business's insolvency in subsequent years.

In order to benefit from the tax relief, you must be a UK income and/or capital gains tax payer with tax due to pay equal or greater than the amount of relief you're seeking. You can claim the relief on the tax due for the current tax year ending on 5th April 2027 or you can backdate it to the previous tax year. Tax relief can be claimed by people on both PAYE and who make self-assessment returns.

We cannot give tax advice, and can only vouch that the investment is a valid investment for tax relief. Anyone considering investing with tax relief in mind should contact a financial advisor to establish whether they themselves would be eligible.

WHO

WILL RUN US?

How we are run

Goldfinch Books Limited – the trading company which owns the bookshop - converted into a community benefit society earlier this year. We are run by a Founding Board of Directors who have developed these plans and this share issue, with a support team, and who will serve until the first AGM of the new society which must be held before the end of March 2028.

At that AGM, the board will establish a three-year cycle which starts with everyone currently in position offering themselves for election in which any other member can also stand. After the election, the top two candidates will be in post for three years, the next two for two years, and the lowest-ranked candidate will be up for election the next year. Thereafter, every person elected

will serve for three years, and each year, a third of the seats available on the board are up for election.

The members who invest in this share issue are the ultimate authority. They exercise their main powers through the election of people to the Board, who will agree budgets and appoint the key staff members who will make day-to-day decisions over things like event programming and running the bookshop.

Goldfinch has been run in a very hands-on way by its founders – they were responsible for every aspect of the business large and small. The move to a CBS has created a new board which starts the journey from where we are right now, to where we want to be in 3 years' time, where the Board is responsible for strategy, and a shop management responsible for delivery.



We want our board to look like our community, not a corporate boardroom.

Because Gary has been steering this ship for so long, with his family, running everything from the bookshop to the bar, it may be easy for people to feel a bit reticent about stepping up to a Board role next to him. Please don't be!

We need brilliant, passionate everyday people to feel like they belong. We want your unique perspective, your energy, and your voice. We're keen to use a system of 'Policy Governance' which we think provides several key benefits. We want a Board which doesn't try to second guess the staff or offer operational suggestions. We need them to do something the staff can't do,

which is to define what the point of Goldfinch is, and what that means. We want the Board to be looking outwards into Alton to identify what needs we can and should serve, rather than looking over the staff's shoulders with a critical eye.

The Board will own the 'mission' of Goldfinch and set the overall framework within which the business will operate in terms of the key targets we have to hit, and what the staff team can and can't do in order to achieve that target. It requires the board to be clear about what they believe the mission and values to be, and to have good connections with members and the wider community. The skill set to be good in that role is subtly and importantly different from role specification that's the norm in the not-for-profit sector.

BOARD

Director	Director ex officio holding the post of General Manager	Director
----------	---	----------

STAFF

Cafe/ Bar Manager	Bookshop Manager
Support Staff	
Volunteers	



LEADERSHIP

THE DREAM TEAM!

There are so many people who have helped us get to this point, and that group of lovelies is very likely to include YOU in some way. Thank you!

Here are the Founding Members and the team running Goldfinch. The Founding Members are managing the business through this period, with the shop staff and volunteers continuing to run the day to day. This is the team to take us through to the opening of the new building next year.

Founding Board



Gary - Founder

Gary created Goldfinch Books in 2022 and has led the project to explore and implement Goldfinch Community as viable community-owned piece of social infrastructure for Alton. Gary is a Chartered Civil Engineer and part-time Director for a specialist engineering design organisation.

He will hold the post of General Manager of Goldfinch Community which will make him a Director ex officio and Board Member.



Jeff - Founder

Jeff is a public sector employee specialising in people-focused digital products. A former bookseller and library worker with extensive literary knowledge, he is committed to helping Goldfinch further enrich the bustling community hub that has already been created.

He is a trusted and valuable contributor to the community ownership project development and will continue as a member of the Board to take us through community purchase, refurbishment and opening of the new business.



Mel - Founder

Mel is an accomplished artist, author and creative practitioner. At the heart of her work is a belief in the power of creativity to connect people and create meaningful experiences.

As a Founding Member, Mel has worked with the team to guide the project towards successful conversion to a CBS and the launch of the community share offer. She provides strategic direction on arts and creative development.

Staff Team



Ella - Manager

Runs everything. Sociology scholar, kick-boxer and stand-up comedian. Ella is our non-fic interviewer and was one of the founders of precursor Goldfinch Books.



Lou - Books

Our lead bookseller, author interviewer and manager of our book clubs. Lou is a published author now on novel number 4 with Penguin RH.



Evan - Technical

Maths & tech genius and leader of data, spreadsheets, code, and audio-visual - he was also one of the original founders and helped Gary build and fit out the original bookshop.



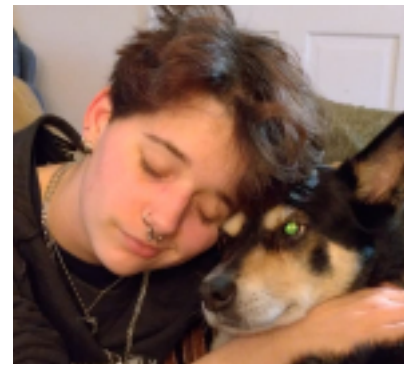
Jude - Wellbeing

Dr Jude, one of the founders of precursor Goldfinch Books, reads more crime than is healthy. She is a counsellor and our community support lead.



Reid - Staff

Starting as a volunteer and rapidly taking to running the day to day in the cafe, Reid is our main cafe staffer and bookshop support.



Rain - Staff

Our first non-family staff member and still with us! Rain is an artist, a student, and Goldfinch original.

Our Advisors

Dave Boyle, Director, the Community Shares Company (communityshares.co.uk)

Matt Otridge, CEO, Music Venue Properties (musicvenueproperties.com)

Dane Pollard, Co-operative Governance Advisor, Co-operatives UK (uk.coop)

Dee Lalljee, Mentor, Booksellers Association (booksellersassociation.com)



CO-OPERATIVES UK



Support from



QUESTIONS

ABOUT THE SHARE ISSUE

How can I invest?

We are running this share offer through the Crowdfunder website. Once you commit to investing, Crowdfunder will take the money from you via credit or debit card, where it will be held by the Stripe payment platform.

What if your target building doesn't work out?

We're trying to buy a building and so if we can raise the money to make a viable purchase happen at our preferred site, we will move forward. The money will be passed to us (less the 5% fees to be paid at this point) so we can execute the plan.

However, if that building falls through and/or we think another site could be used to execute our vision, we can hold funds (less the Crowdfunder platform fees which will be paid on those funds) for 12 months. We will be able to call on those funds to explore other properties, by commissioning surveys and the like. By definition this will only happen in cases where we believe that both a purchase is likely and the premises are viable for us at the scale we want to trade at.

If we've not been able to move forward 12 months after closing the share issue we will return the funds to you at that point (less any fees paid out as described above). We commit to keeping you as in the loop as possible so you have as much visibility of what's happening as possible, and anyone who is unhappy about how things are going can contact us and we will repay them their portion of the sums left at that point.

Can I nominate someone to inherit my shares in case of my death?

Crowdfunder's system does not allow us to capture information about any nominees for shares after your death, or identify who will be acting on behalf of a group or organisational nominees if you're applying on their behalf, so after making your investment, please follow this up with an email to us at gary@goldfinch-books.com with these details and we will record these along with Member

details.

What is the minimum and maximum investment?

The minimum investment is £100 (special purchase option at £25 for students or unwaged investors) and the maximum is 10% of our total capital or £30,000 whichever is the greater. We do this so that we're protected from the impact of large investments needing to be paid back in the event of the investor resigning or dying. We also want to make sure any can contribute and levels are set accordingly – if you are struggling with the options, please get in touch – we are open to a conversation.

Who can invest?

Anyone over the age of 16 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 its nominee.

Can people club together to buy shares?

Any group of people or unincorporated association can also invest. Someone from the organisation will have to nominate a member of the group to be the named shareholder in our share register.

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.

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.

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, and if there were any funds left at that point they would be used to pay back shareholders as much of their investment as they have outstanding as possible, on a pro-rata basis.

Any surplus left after doing that will be passed to another not-for-profit organisation with a similar requirement as we have to not allow surpluses to be given to members on dissolution.

What happens if I didn'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.

If we ever did go bust, insolvency practitioners would find a buyer for our assets to pay off as many of the people we owed money to. Depending on what we raise, that list could include repaying any grant finance we had received if the funding requires a charge to be placed on our assets, Directors loans and trading debts.

Although our assets would include the property we'd have bought, those insolvency practitioners are focussed on getting value for those people who we owe money to, and covering their fees.

Once those creditors are paid in full, if there is money left, it will be split pro-rata amongst our investors. If after paying off the community share investors there is any remaining funds, those would be passed to a similar not-for-profit body with a restricted on giving surpluses to members if they ever were wound up.

If you claim tax relief on your investment, you would be able to get 'loss relief' where the difference between what you'd originally invested, less the tax relief you'd received thus far, and what you got back from us, as an allowable expense to reduce your tax liability.

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.

Can my investment be gift aided?

No we have to be a charity,

Can I donate rather than buy shares?

Yes, if you want to just donate to us instead of investing, we'd be delighted to receive it, outside of the crowdfunder. Please contact us for how to do this.

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 or bankruptcy.

If you have invested £5,000 or less, you can tell us in advance who you wish to transfer your investment upon your death, and this will happen outside of the probate process. If you do not nominate anyone, then the Management Committee of the society will transfer your investment to whom they think is most obviously entitled to it (and will take advice from any instructions or your will). Any sums over £5,000 must be handled in accordance with the provisions of your will.

Transfers of your shares is exempt from the value of an estate when computed for Inheritance Tax.

Will I get a Share Certificate?

Everyone who invests will receive a community share certificate.

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 my details to any other individual or organisation and will ensure compliance with the GDPR regulation in accordance with its responsibility as a data controller.

Thank You!



gary@goldfinch-books.com
www.goldfinch-books.com
instagram @goldfinchbooks



CO-OPERATIVES 

