

# Kingsbarns Community Hub

## Community Share Offer



Creation of a Community Hub to benefit residents & visitors located in the historic inn at Kingsbarns

This document has been created by the Kingsbarns Community Development Trust and Kingsbarns Community Benefit Society Ltd.

It explains how you can become a community shareholder in the Kingsbarns Community Benefit Society Ltd, to keep the Inn at Kingbarns open and providing a warm welcome & vital services for residents and visitors.



## Dear Supporter

We are inviting you to be part of the **Kingsbarns Community Hub** - the creation of a vibrant and environmentally conscious, community-owned hub, welcoming to all, in the heart of the village. This will be based in the Inn at Kingsbarns, a very special, Grade B listed building. The plans include preservation of the Inn's historic functions of a pub, restaurant and accommodation, providing a new daytime café, basic shop provisions from the bar and, in the longer term, opening a dedicated community shop and larger restaurant in the building.

To date, Kingsbarns Community Development Trust (KCDT) has raised £590,000 through grants and ca. £75,000 via donations, to purchase the Inn at Kingsbarns building and will continue to operate as the landlord, securing the building in community ownership in perpetuity.

Now that the building has been secured, we have established Kingsbarns Community Benefit Society (KCBS) to run the Hub enterprise within the building. **We now need to raise a final £60k to contribute towards initial stock purchase, marketing and working capital to ensure that Kingsbarns Community Hub operations get off to a flying start.**

**We have decided to raise this final £60k using community shares.** Community shares are a social investment that allow local people to purchase a share in a community led venture. By investing in Kingsbarns Community Hub you are investing in a community owned and run business which will benefit local residents, businesses, and visitors. Each investor will become a member of Kingsbarns Community Benefit Society (KCBS) and will have a say in how the Hub is run. Residents of Kingsbarns will always make up a majority of shareholders and all members receive an equal vote regardless of the scale of their investment.

**We would love you to play a key role in the future of Kingsbarns Community Hub by purchasing community shares.** The minimum investment for Kingsbarns residents is £25 (1 share). The minimum investment for non-residents is £50 (2 shares). We ask that if you can afford to invest more than you do so. We are aiming to offer 4% interest from Year 5 (2028/29) and to start to offer share withdrawals from Year 6 (2029/30). Longer term we also hope to use surplus profit to offer a Community Benefit Payment to KCDT to spend on community initiatives.

This share offer document contains additional information related to the community shares offer but please also reach out if you have any questions – [kingsbarnsdevtrust@gmail.com](mailto:kingsbarnsdevtrust@gmail.com)

**With your help, we can make Kingsbarns Community Hub Project a great success. You will be investing in a community enterprise which aims to ensure the survival and revival of the Inn at Kingsbarns as a community hub and pub.**

With thanks,  
'The founding KCBS Committee

<https://kingsbarnsdevtrust.org/community-share-offer/>



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# 1. Community Share Offer Summary

## What are community shares & why are they needed?

Community shares are a form of investment crowdfunding that allows people to come together to raise the finance for a shared community venture that they care deeply about and do not want to lose.

Community shares are withdrawable, meaning a shareholder can request to withdraw their money at a later date once the society has built reserves. While shareholders may also benefit from modest interest payments in due course, community shares are a social investment and wider community benefit is prioritised over private financial gain. Shareholders will become members of the Kingsbarns Community Benefit Society, the organisation who will run the Hub enterprise, and have a say on the election of the Board of Directors and other important issues.

The Kingsbarns Community Development Trust, the community-owned landlord, has raised enough grant funding and donations to purchase the Inn premises. However, Kingsbarns Community Benefit Society, who will run the Hub enterprise, now needs working capital to start up and ensure a smooth transition of the operation of the Inn under community ownership. By buying shares you will not only be helping with this funding but you will also be demonstrating to current and future grant providers the strength of your support for what the community is trying to achieve.



# Community Share Offer - Key Headlines & Dates

<b>Share offer target raise</b>	<b>Minimum - £30,000 Maximum - £60,000</b>
<b>Minimum Investment for Kingsbarns residents</b>	<b>£25 (1 community share)</b>
<b>Minimum investment for non residents</b>	<b>£50 (2 community shares)</b>
<b>Maximum investment</b>	<b>£9000 (15% of target raise)</b>
<b>Target interest rate</b>	<b>4% from year 5 (2028/29)*</b>
<b>Target withdrawal terms</b>	<b>10% of total share capital per year from year 6 (2029/30)*</b>
<b>Share Offer Opening Date</b>	<b>Friday 24th May 2024</b>
<b>Share Offer Closing Date</b>	<b>Sunday 30th June 2024</b>
<b>Shareholder Eligibility</b>	<b>Individuals over 16 &amp; organisations</b>

**\*share interest and share withdrawals are never prioritised before the long term financial health of the community owned enterprise and are at the discretion of the Board of Directors.**

**RISK WARNING - The Kingsbarns Community Benefit Society Ltd is registered with the Financial Conduct Authority but 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 the Community Shares Unit to offers that meet national standards of good practice. For more information about community shares, the Standard Mark and the Unit please see the relevant FAQ on page 21 and visit [www.communityshares.org.uk](http://www.communityshares.org.uk)



## 2. Safeguarding our Community Asset

The creation of the Hub will safeguard the Inn from closure and/or conversion to residential accommodation. It will add significant value to the Kingsbarns community and help us address some of the challenges that we face within our rural village, which include:

- A population whose age and number of single person households is above average, resulting in potential social isolation & loneliness
- Lack of local activities and facilities
- Limited local employment opportunities

Under community ownership, it is intended that the Kingsbarns Community Hub will generate the necessary revenue to pay staff, maintain/improve facilities, and provide services that will empower our community to make Kingsbarns a better place to live, work and visit for all.





### 3. Satisfying our Community Needs

The objectives of the Hub are social in nature with three primary intentions:

1. To run the social enterprise in an efficient and sustainable manner to ensure that the Hub, café, pub, restaurant and accommodation facilities remain open for current and future generations
2. To make effective use of the Hub facilities, resources and income to provide additional services that benefit the local community
3. To operate in a manner that supports the activities, services, aims and sustainability of other community facilities and organisations

In addition to safeguarding the services that the Inn already offers, community ownership is committed to providing the following:

- Create a much-needed social area and community space for the whole village
- A café, basic shop provisions from the bar and in the future a dedicated community shop

The aim is to align the Hub opening hours and services to ensure that there is a welcoming place for villagers to go, to enhance quality of life.

## 4. Project History & Next Steps

### The Kingbarns Community

Kingsbarns is a small, rural coastal village located on the Northeast coast of Fife. The village is one of the stops on the Fife Coastal Path, attracting many walkers and cyclists throughout the year. The village has no shop or other amenities for locals or visitors, aside from the Inn at Kingsbarns.

Demographically, the village has an ageing population with a higher-than-average proportion of people over the age of 65. There are also higher than average numbers of people living alone in the village. The loss of centres in community life puts people at risk of becoming increasingly isolated, especially those who live alone and in rural areas.

Although Kingsbarns Community Hub project will serve both locals and visitors, the community of Kingsbarns will be the main beneficiary, and local people will have ultimate control over the venture and therefore will have the greatest stake in its success.

### How did the Kingsbarns Community Development Trust develop the Kingsbarns Community Hub project?

The Kingsbarns Community Development Trust (KCDT) is a Company Limited by Guarantee with Scottish Charitable Status which was set up in 2012 to raise money for village projects, take over community assets where appropriate and develop facilities for residents and visitors. All residents of the village - as delineated by postcodes and within a 2-mile radius of the centre of the village (former post office) - may become members of the Trust and there is no membership fee. The Board is elected by members at the AGM.

Details of the KCDT's longstanding record of working for the benefit of the community can be found on their website at <https://kingsbarnsdevtrust.org/>. Further records on KCDT's objects, financial performance and most recent annual accounts can be found via the Scottish Charity Regulator at <https://www.oscr.org.uk/about-charities/search-the-register/charity-details?number=SC044166> and via Companies House at <https://find-and-update.company-information.service.gov.uk/company/SC438679/filing-history>

The Inn at Kingsbarns went on the market in 2020 and for some time no buyers were forthcoming. With retirement in mind, planning permission had been sought by the owners to convert most of the Inn into stand-alone accommodation. In August 2022, Kingsbarns Community Development Trust decided it was time to act to safeguard this beautiful asset for the community. Informal consultation was held to gauge support for a community buyout - the response was overwhelmingly in favour.

## Community purchase of the Kingsbarns Inn

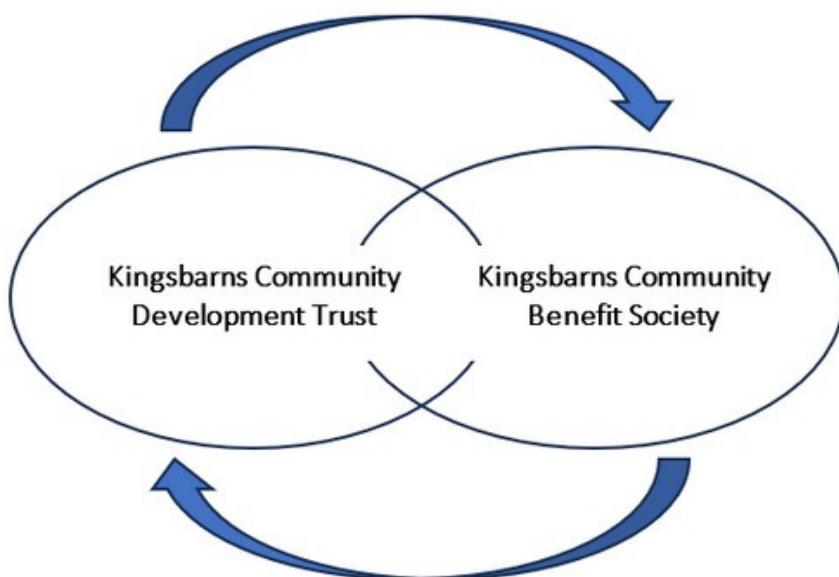
Over the last 18 months a team of dedicated local volunteers has been working tirelessly, with support from many others, to make community ownership of the Inn at Kingsbarns a reality. Carrying out surveys, engaging with consultancy support teams, business planning, finance planning and submitting grant funding applications, building our social media presence and spreading the word.

This work led to a Scottish Land Fund award of £590,000. Together with the overwhelming generosity of residents, local businesses, and visitors this has brought us to where we are now. By late May 2024 the Kingsbarns Community Development Trust will be the legal owner of the Inn at Kingsbarns.

## Operating the Hub enterprise

*Now that the building purchase has been secured under ownership of Kingsbarns Community Development Trust we have turned our attention to the crucial matter of ensuring that the business that will operate within the building is appropriately resourced and funded.*

As a charity, Kingsbarns Community Development Trust, wanted to ensure that there was a sensible separation between the asset owing charitable landlord (KCDT) and the enterprising organisation trading as a tenant within the building. Therefore a separate organisation, Kingsbarns Community Benefit Society Ltd (KCBS), has been set up to run the Hub enterprise. Like KCDT, KCBS is a community owned organisation with the key aim of providing social benefit to the community of Kingsbarns. The KCBS committee will have overall responsibility for running the Hub in line with the direction set by KCBS members. It will lease the Inn from the KCDT and will appoint a professional, salaried manager to run the Inn on behalf of the Community. **Both organisations are jointly responsible for the Community Hub – both entities are not-for-profit, asset locked and are democratically accountable to the Kingsbarns community.**



## 5. Governance & Member Engagement

The Kingsbarns Community Benefit Society (KCBS) is a legal entity registered with the Financial Conduct Authority (FCA) (number 9063). Purchase of one or more community share(s) will confer membership of the KCBS, subject to the terms outlined below. The Society is owned and managed by community shareholders for the community and run on a democratic basis. Each member has a single vote regardless of the number of shares they purchase.

Any member is eligible to stand to be on the Board of Directors and members will appoint the majority of the Board of Directors at each AGM. Up to three of Board of Directors seats are reserved for designated members of the Kingsbarns Community Development Trust.

Kingsbarns Community Development Trust, the community led landlord, also hold an Anchor Share in the Society - this will confer ability to block changes that would fundamentally alter the nature of the Society.

Members who are Kingsbarns residents must comprise at least **75%** of the total membership at all times. Residents must also form a majority of those present at any members meeting and the majority of the Board of Directors.



## Member Engagement & Volunteering

We will actively encourage all our members to engage with the Society and the Hub enterprise. Community run businesses are often significantly strengthened by volunteer effort and we anticipate there will be several important volunteer roles offered including:

- Volunteer coordinator for the café
- Café staff
- Some bar staff
- Financial coordinator, liaising with the manager and KCDT
- Media & marketing person
- Shop staff in the future if & when a dedicated community shop is realised



## 6. The Current Committee



### Sue Jenkins

#### Chair

Sue Jenkins is the current Chair of the KCBS and a founder member of the KCDT. She has lived in the village for the past 25 years, brought her son up here and now teaches yoga here, as well as running a small B&B and looking after her labrador, Bundle, eight chickens and a very large garden. Sue is also the current Chair of the Community Council.



### Kathy Mayo

#### Vice Chair

Kathy Mayo is the Vice Chair of the KCBS. She is a retired secretary with experience of bookkeeping and VAT. She moved to Kingsbarns in 2017 and is involved in many local community groups, including being secretary to the Board of Crail Museum.



### Samantha Nisbet

#### Treasurer

Samantha Nisbet is the Treasurer of the KCBS and also currently holds the same role within the KCDT. She is a certified account professional with a business development business. She lives just outside Kingsbarns and has a long association with 'The Barns', with her mother having managed the Kingsbarns Inn for many years.



## Iona Macphie

### Secretary

Iona Macphie is the current Secretary of the KCBS. She was educated in Scotland but thereafter followed her husband South, spending most of her working life in the NHS in London. In 2019 she returned North to live in Kingsbarns, where her daughters are frequent visitors. After two years as a home carer, she now enjoys gardening, taking part in citizen science projects and volunteering for the RSPB.



## Sharon Makin

### Board Member

Sharon Makin is a board member of both the KCBS and KCDT. She has over fifteen years leadership experience in communications and stakeholder relations. She has held senior roles across a wide variety of sectors including finance, TV production, and digital healthcare in the UK and internationally. She's passionate about the environment, wildlife, and collecting music on vinyl.

It is also relevant to mention here the current KCDT Chair, who has been influential in securing the Kingsbarn's Inn purchase and will continue to be so in the relationship between KCDT and KCBS going forward:



## Frances Andrews

### Joint Chair

Frances Andrews has lived in Kingsbarns since May 1997 and is currently one of the joint Chairs of KCDT. Born in Sydney, she moved to the UK as a child and spent many happy childhood holidays in Scotland. She has over 30 years' experience in Higher Education, has made numerous successful grant applications, has taken a lead on diversity and inclusion within and beyond the workplace, and has trained and served as a charity trustee.

## 7. Operations & Finance Summary

Based on information from the current owners and our own research we have produced a business plan with financial projections and determined to our satisfaction that this can be a viable business - generating a small surplus to cover maintenance of the building, while providing significant community benefit. The business plan can be downloaded from <https://kingsbarnsdevtrust.org/community-share-offer>

We have summarised the key highlights and figures below.

### Hub Operations - Summary

#### Opening times

The Community Hub will be closed on Monday and Tuesday and open the remaining 5 days a week all year round, for meals, the café and the bar. The bed & breakfast offering will be available 7 days a week all year round.

We have estimated a low season from October-March and a high season from April-September. This has been accounted for accordingly in our income projections from the accommodation, restaurant, bar and café and we have also benchmarked this against current figures from the Inn and industry averages.

#### Staffing Plan

There will be a need for an experienced, full-time live-in community hub manager to run the business. The skills and experience of this manager will be vital to the success of the project. Other paid staffing positions include cleaners, cooks, KP's and bar/waiting staff. Full details on the manager role and other staffing can be found in the business plan.

In the long term, we will also work with partners to offer training placements within The Inn at Kingsbarns enabling young people to gain qualifications in hospitality along with experience in the industry.

**Volunteers** As a social enterprise with a clear income stream, the business will operate the large majority of the pub/hub and accommodation on a fully staffed basis. However, the Café, bar and the future shop will make use of volunteers. Over 20 people came forward in the community survey and said they would be interested in volunteering to support the project as non-trustees. In addition, some of the founding KCBS board members have relevant skills and experience for various volunteer and coordinator roles

#### Operating and administrative costs

Our financial model includes thorough detail covering rental payments to KCCT, business rates, utility costs, insurance, cleaning and recycling plus repairs and maintenance. It also details administrative expenses covering telephone and internet, office expenses, marketing, accounting & book-keeping plus a contingency allowance.

## **Key risks and mitigation**

A full risk assessment with appropriate mitigation has been completed and is summarised in our business plan

## **Future ambitions and community benefit**

Future ambitions to be considered at a later date once the community hub has reached operational sustainability, include expanding the services provided at the community hub, as suggested in the community research already undertaken by KCDT and also following future KCBS member consultation. We envisage developing a dedicated community shop and also a larger restaurant, following some reconfiguration within the property undertaken together with the community-owned landlord KCDT. In addition, we would like to see electric-vehicle charging points, parcel pick-up and delivery services and the organisation of entertainment and charitable events as part of the community hub offering.

We are also hopeful that in the long term the Hub will generate surplus profits that can be gifted to Kingsbarns Community Development Trust for local community initiatives.

## **Capital Needs and Finance Projections - Summary**

### **Total capital requirements for Kingsbarns Community Benefit Society**

To date Kingsbarns Community Development Trust has raised £590,000 from the Scottish Land Fund (SLF), including £5,000 for legal fees and £15,000 to cover the initial costs of a Community Hub manager, towards acquisition of the asset. In addition, ca. £75,000 has been raised in donations, including ca. £23,000 via a successful crowdfunding campaign, from residents, local businesses, and visitors, also towards the asset purchase price.

Now that the building ownership has been secured, Kingsbarns Community Benefit Society requires working capital to support the Kingsbarns Community Hub in its first year of operations. We need to cover start-up costs while we build- up business goodwill and revenue, ensuring healthy financial reserves exist during this initial period to cover any unexpected costs/situations until we reach a sustainable operating position. This also includes extra costs budgeted for a new website and booking system for the Community Hub, in order to make this more attractive and efficient for the future.

Short-term liquidity is also required to cover essential upfront costs, including stock purchase, staff salaries and other operating expenses during the first few months of trading.

<b>Capital Requirement for KCBS</b>	
Short term liquidity	£30,000
Working Capital	£60,000
Total capital required	£90,000

## Sources of capital

KCBS will secure investment through a community share issue as outlined in this document.

KCDT has also agreed to provide a very short-term interest free bridging loan of £30,000 to cover pre-trading and early-stage costs. In addition, the community hub manager will be employed and paid directly by KCDT for the first 5.2 months of operations, in accordance with the conditions of the £15,000 SLF grant funding towards initial staffing costs. After this time the community hub managers employment and salary payments will be transferred to the KCBS.

The table below shows the total sources of capital raised, for the optimum, minimum and stretch share issue targets:

<b>Source of capital (narrative detail below)</b>	<b>Optimum Share Offer Target</b>	<b>Minimum Share Offer Target</b>	<b>Stretch Share Offer Target</b>
Community Shares	£60,000	£30,000	£90,000
KCDT Bridge Loan	£30,000	£30,000	£30,000
Total Sources of capital	£90,000	£60,000	£120,000

If we only raise our minimum target of £30,000 then we will be able to proceed but be in a much riskier position and have very minimal contingency funding for any unforeseen circumstances. If we manage to raise our stretch target of £90,000 then the additional £30,000 will be spent, where necessary, on purchasing extra stock and also on the renewal/replacement of some fixtures & fittings and equipment used throughout the property.

Should the stretch target of £90,000 be reached, will not accept any further investments in excess of this amount.



## Narrative summary of the 5-year forecast financial performance

Our business plan and financial model outline in detail our projected income streams and forecast profit and loss over the next 5 years. There is a predicted loss of ca. £16k in the first year 2024/25, but subsequent years show a profit each year – ranging per year between ca. £8k and £10k per year.

5 Year Summary Forecast Profit & Loss Accounts	2024-25	2025-26	2026-27	2027-28	2028-29
<b>INCOME</b>					
Sales	302,013	391,652	413,586	435,973	457,488
Less cost of sales	<b>-89,812</b>	<b>-128,381</b>	<b>-134,645</b>	<b>-140,872</b>	<b>-146,929</b>
<b>Gross profit</b>	<b>212,201</b>	<b>263,271</b>	<b>278,941</b>	<b>295,100</b>	<b>310,558</b>
<b>EXPENDITURE</b>					
Staffing costs	164,296	188,322	197,528	206,733	215,939
Lease rental to KCDT	0	4,800	9,600	14,400	16,800
Property costs	38,094	39,579	41,464	43,348	45,233
Administration costs	26,941	23,738	25,264	26,484	27,687
General expenses/contingency	6,000	6,300	6,600	6,900	7,200
Less VAT reclaim	<b>-10,040</b>	<b>-12,428</b>	<b>-13,120</b>	<b>-13,760</b>	<b>-14,402</b>
Interest on members' shares @ 4%	0	0	0	0	2,400
Depreciation	3,067	3,067	3,067		
<b>Total Expenditure</b>	<b>228,358</b>	<b>253,377</b>	<b>270,402</b>	<b>284,106</b>	<b>300,857</b>
Profit/loss before tax	<b>-16,157</b>	9,894	8,539	10,994	9,701
Corporation Tax (19%)	0	0	433	2,089	1,843
<b>Profit/loss after tax</b>	<b>-16,157</b>	<b>9,894</b>	<b>8,107</b>	<b>8,905</b>	<b>7,858</b>

Our cashflow position is healthy throughout the first 5 years with a gradual build-up of appropriate reserves. Due to seasonality-related income assumptions, the cashflow position increases per month during the high season (April-September), then reduces per month during the low season (October-March) each year.

5 Year Summary Cashflow Forecast	2024-25	2025-26	2026-27	2027-28	2028-29
<b>INCOME</b>					
<b>Sales</b>					
Sales	302,013	391,652	413,586	435,973	457,488
Less cost of sales	- 89,812	- 128,381	- 134,645	- 140,872	- 146,929
<b>Gross profit</b>	<b>212,201</b>	<b>263,271</b>	<b>278,941</b>	<b>295,100</b>	<b>310,558</b>
<b>KCDT loan</b>					
Community shares	60,000	-	-	-	-
<b>Total Income</b>	<b>272,201</b>	<b>263,271</b>	<b>278,941</b>	<b>295,100</b>	<b>310,558</b>
<b>REVENUE EXPENDITURE</b>					
Stock purchase	3,000	-	-	-	-
Staffing costs	164,296	188,322	197,528	206,733	215,939
Lease rental to KCDT	-	4,800	9,600	14,400	16,800
Property costs	38,094	39,579	41,464	43,348	45,233
Administration costs	26,941	23,738	25,264	26,484	27,687
General expenses/contingency	6,000	6,300	6,600	6,900	7,200
Less VAT reclaim	- 10,040	- 12,428	- 13,120	- 13,760	- 14,402
Corporation Tax	-	-	-	433	2,089
Share Withdrawals	-	-	-	-	-
Interest on members' shares @ 4%	-	-	-	-	2,400
<b>CAPITAL EXPENDITURE</b>					
Computer equipment	1,200	-	-	-	-
Website inc online booking	8,000	-	-	-	-
<b>Total Expenditure</b>	<b>237,491</b>	<b>250,310</b>	<b>267,335</b>	<b>284,539</b>	<b>302,946</b>
<b>Net cash inflow/outflow</b>	<b>34,710</b>	<b>12,961</b>	<b>11,606</b>	<b>10,562</b>	<b>7,612</b>
Opening balance	-	34,710	47,671	59,277	69,838
<b>Closing balance</b>	<b>34,710</b>	<b>47,671</b>	<b>59,277</b>	<b>69,838</b>	<b>77,450</b>

### Impact on community shares interest and share withdrawals

Our financial model includes our wish to offer 4% interest on community share investment from year 5 (2028/29). We also aim to start to offer share withdrawals from Year 6 (2029/30). Withdrawals will be offered annually – with a 3 month notice period. A limit of 10% of the Society's share capital will be offered for withdrawals in any one year. Withdrawals will be offered on a fair pro rata basis. Withdrawals will be funded through additional share capital or reserves where appropriate. Withdrawals and interest payments will always be at the discretion of the Board of Directors, having regard to the long-term interest of the Society

## 8. Community Shares FAQ

**What are community shares and why are they needed?** Community shares are an equity investment in a Community Benefit Society. They are withdrawable and non-transferable. Put simply, they are a form of investment crowdfunding that allows community enterprises to raise patient and affordable money.

The Kingsbarns Community Development Trust has raised enough grant funding to purchase the Inn premises. However Kingsbarns Community Benefit Society, who will run the Hub enterprise, now needs working capital to start up and ensure a smooth transition of the operation of the Inn under community ownership. By buying shares you will not only be helping with this funding but you will also be demonstrating to current and future grant providers the strength of your support for what the community is trying to achieve.

### **How can I purchase community shares?**

To purchase shares, please visit <https://kingsbarnsdevtrust.org/community-share-offer> and download and complete the relevant application form. This can then be emailed to suejenkins27@hotmail.com or posted to The Yards, 11 Back Stile, Kingsbarns, KY16 8ST

**What is the minimum and maximum investment?** The minimum investment is £25 (1 share) for Kingsbarns residents (Eligible postcodes - KY16 8QA, KY16 8QD, KY16 8QE, KY16 8QF, KY16 8SL, KY16 8SN, KY16 8SP, KY16 8SR, KY16 8SS, KY16 8ST, KY16 8SU, KY16 8SW, KY16 8SX, KY16 8SZ, KY16 8TA, KY16 8TB, KY16 8TD, KY16 8TE, KY16 8TG, KY16 8TH, KY16 8TQ, KY10 3XQ, KY10 3XH, KY16 8AU, KY16 8DG).

The minimum investment is £50 (2 shares) for non-Kingsbarns residents.

The maximum investment is £9000 which is 15% of our target raise of £60,000.

Regardless of the level of investment, each shareholder receives one vote.

### **Who can invest?**

Anyone over the age of 16 can invest. Organisations can also invest - although a representative of that organisation will need to become a member of the society as nominee for their organisation or business

### **How much are you aiming to raise through community shares**

Our target raise is £60,000. We also have a minimum target of £30,000 – if we do not raise this amount then all share investment shall be returned and the project will be at risk of failure. We also have a stretch target of £90,000 - should this target be reached, will not accept any further investments in excess of this amount.

## **Can people buy shares as a group?**

Yes; although one person from the group will need to become a member of the society as nominee for their group.

## **Will I get a share certificate?**

Yes we will issue digital share certificates after the share offer has closed.

## **What if the community share issue is successful, but the purchase of the asset by the Community Trust doesn't go ahead?**

In the very unlikely event that purchase of the Inn by KCDT, currently planned for the end of May, is unsuccessful for whatever reason, all invested funds held on the bank account of KCBS will be returned to each and every Investor within a 4 month time frame.

## **What if the society becomes insolvent?**

Our Society has an asset lock which means that in the event of our insolvency or winding-up, the proceeds from the sale of assets and our cash would first pay off all our creditors. Any leftover funds would then be used to pay back shareholders' investments on a pro-rata basis. If there is any surplus after returning funds to creditors and investors, this would be given to another asset-locked community body within the defined area of community benefit. Note that shareholder personal liability is restricted to the value of your shares.

## **Can I sell my shares?**

No; unlike shares in a typical company, community shares cannot be sold, traded or transferred between Members. However, the value of shares of a deceased shareholder may be transferred to another person in accordance with his or her wishes and up to a limit of £5,000. The person to be nominated must be included on the share application form and any shares above this limit must be dealt with via probate. See application form for further details.

## **Can my shares increase in value?**

No, community shares do not increase in value.

## **When will I be able to withdraw my shares?**

We aim to start to offer share withdrawals from Year 6 (2029/30). Withdrawals will be offered annually – with a 3 month notice period. A limit of 10% of the Society's share capital will be offered for withdrawals in any one year. Withdrawals will be offered on a fair pro rata basis. Withdrawals will be at the discretion of the Board of Directors, having regard to the long-term interest of the Society

## **Can I give community shares as a gift?**

Yes; although applications made on behalf of other individuals will only be fully processed when we have secured the agreement of the person for whom the investment is being made. If you apply on behalf of someone else who will receive this as a gift, please give the name and address of the recipient, and also state who is making the application on their behalf on the application form.

## **Will tax relief on share investment be available?**

Any investment in shares will NOT be eligible for Social Investment Tax Relief because this scheme was withdrawn by the Government in March 2023. Furthermore, due to the type of business, investors will not be able to claim Enterprise Investment Scheme (EIS) tax relief.

## **Why do we need two organisations – the Community Trust and the Community Benefit Society?**

If the Hub business were to enter financial difficulty for any reason, having two separate organisations ensures that the community's ownership of the Kingsbarns Inn building will not be threatened. Additionally, Kingsbarns Community Development Trust is a charitable body, which limits the income it can generate through trading activity. And finally only a community benefit society is permitted to raise finance using community shares.

## **What is the Community Shares Standard Mark?**

The Community Shares Standard Mark is awarded to community share offers that meet national standards of good practice. It provides a framework for societies to develop high quality share offer documents with support from practitioners accredited by the Community Shares Unit at Co-operatives UK.

The Community Shares Standard Mark ensures that community share offers are clear, honest and transparent. They also ensure that investors are presented with all the facts they need to make an informed decision and these facts are supported by annual accounts and/or the business plan.

## **Where can I get further information?**

A full business plan, plus our governing document (our 'Rules') can be found on our website – <https://kingsbarnsdevtrust.org/community-share-offer>

## **What are the key risks?**

A full risk assessment can be found in our business plan on our website – <https://kingsbarnsdevtrust.org/community-share-offer>

## 9. Invest Now

We have been fortunate to receive a grant of £590,000 from the Scottish Land Fund (including £5,000 for legal fees and £15,000 to cover the initial costs of a community hub manager) and ca. £75,000 in donations, to purchase the Inn at Kingsbarns building.

**We now need to raise £60,000 through community shares to kick start the operations within the building – which will be managed by Kingsbarns Community Benefit Society.**

This offer document has outlined how you can help us by investing as little as £25 through community shares. We hope, if you can, that you may consider investing more than the minimum. **We have until 30th June 2024 to raise our target. This is crucial final step to full community ownership of Kingsbarns Community Hub.**

**Please invest now via <https://kingsbarnsdevtrust.org/community-share-offer>**

With thanks to:

**Scottish Land Fund**  
Ionmhas Fearainn Na H-Alba



**AHF** Transforming Heritage



# Thank you!

[kingsbarnsdevtrust.org](http://kingsbarnsdevtrust.org)

2024



