



## **Stratford Regeneration CBS Limited**

### **Investor Frequently Asked Questions**

#### **Version 1 – Public Release**

---

## **About the Society**

### **What is Stratford Regeneration CBS Limited?**

Stratford Regeneration CBS Limited is a Community Benefit Society registered with the Financial Conduct Authority. The Society exists to acquire, regenerate and steward land and buildings in Stratford-upon-Avon for long-term community benefit.

The Society is asset-locked, meaning its assets can only be used to benefit the community.

---

### **Why is the Society a Community Benefit Society rather than a charity or a company?**

A Community Benefit Society (CBS) allows local people and organisations to invest directly through community shares while ensuring democratic control and an asset lock.

Unlike a charity, a CBS can raise community share capital. Unlike a company, it cannot distribute profits for private gain. Any surplus is reinvested for community benefit.

---

## **Structure and Long-Term Stewardship**

### **How does this relate to Community Land Trusts (CLTs)?**

The Society may, where appropriate, work alongside or transfer long-term stewardship of assets to a Community Land Trust or similar asset-locked body.

At present, Stratford Regeneration CBS Limited acts as the acquisition and delivery vehicle. Long-term stewardship arrangements will be considered on a project-by-project basis in the best interests of the community.

---

### **Will councils or public bodies be involved?**

The Society is independent and community-led. It may work in partnership with local councils or public bodies where this supports community benefit, but no external organisation controls the Society.

---

## Investing and Membership

### What are community shares?

Community shares are withdrawable shares issued by a Community Benefit Society. They provide long-term, patient capital to support community-owned enterprises.

Community shares are **not savings products** and are **not regulated investments**.

---

### How many shares will I receive?

Shares are issued at a nominal value of **£1 per share**.

If you invest £1,000, you will be issued **1,000 withdrawable community shares**.

---

### How many votes do I get?

Regardless of the number of shares held, **each member has one vote only**.

Voting power is completely separate from the amount invested.

---

### What is the minimum and maximum investment?

- **Minimum investment:** £50
- **Maximum investment (initial phase):** £100,000 per member

The maximum is intended to encourage broad community participation.

---

### Can children or grandchildren invest?

Members must be aged 18 or over.

Parents or grandparents may invest in their own name and earmark the investment informally for children or grandchildren. Shares cannot be held directly by anyone under 18.

---

### Can businesses or organisations invest?

Yes. Businesses and organisations may invest through community shares and become members of the Society.

This is an investment, not a donation.

---

## Returns, Risk and Withdrawal

### Will I receive interest on my investment?

The Board may, at its discretion, pay a **modest rate of interest** if the Society performs well.

Interest is **not guaranteed** and is not the primary purpose of investment.

---

### Can I withdraw my investment?

Community shares are withdrawable subject to the Society's Rules and Board approval.

- Withdrawals are **not permitted in the early years**
- Partial withdrawals may be allowed in future
- Withdrawal requests may be deferred to protect the Society's financial stability

Community shares are intended as **long-term, patient capital**.

---

### Is my investment protected?

No. Community shares are risk capital.

They are:

- not savings
- not covered by the Financial Services Compensation Scheme
- not guaranteed

Members should only invest money they can afford to leave invested long-term.

---

## Grants and Match Funding

### What grants or public funding is the Society seeking?

The Society intends to pursue grant and public funding where this supports specific projects and enhances community benefit.

Potential sources may include local authority funding, community or environmental grant programmes, and regional or national community, heritage or place-based funds.

Grant funding is expected to play a **supporting or match-funding role**, complementing community share investment rather than replacing it. No grant funding is guaranteed.

---

## **Governance and Safeguards**

### **Who runs the Society?**

The Society is governed by a Board of Directors who are accountable to the membership.

Directors are responsible for strategy, financial stewardship and delivery of the Society's objects.

---

### **What financial controls are in place?**

The Society operates:

- dual bank signatories
  - Board-approved spending limits
  - independent professional oversight
  - annual accounts reported to members
- 

### **What happens to any surplus or profit?**

Any surplus is reinvested in further regeneration activity or held in reserves for the benefit of the community.

No profits can be distributed for private gain.

---

## **Community Involvement**

### **How can I get involved beyond investing?**

Members may:

- contribute skills or experience
  - support specific projects
  - stand for election to the Board
  - participate in general meetings
- 

### **Final Note**

Community shares are designed for people who wish to support long-term community regeneration, not short-term financial returns.



Prospective members are encouraged to read the Share Offer Document and the Society's Rules before investing.