



Stratford Regeneration CBS Limited

Community Share Offer – Phase 1

1. Introduction

Stratford Regeneration CBS Limited is a Community Benefit Society established to acquire and regenerate property in Stratford-upon-Avon for long-term community benefit.

This document invites applications for **withdrawable community shares**.

2. About the Society

- FCA-registered Community Benefit Society
 - Asset locked
 - One member, one vote
 - Surpluses reinvested for community benefit
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3. The Project

The Society's first project is the proposed acquisition and regeneration of a vacant property on **Greenhill Street**, bringing it back into productive use for housing, workspace and community benefit.

Target capital requirement: **c. £530,000**

4. How the Money Will Be Used

- Property acquisition
 - Legal and professional fees
 - Surveys and design
 - Initial refurbishment works
 - Insurance and setup costs
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5. The Share Offer

- Minimum investment: **£50**
- Maximum investment: **£100,000**

- Share type: Withdrawable community shares
 - Voting: One vote per member
 - Interest: Up to a modest rate set annually by the Board
 - Withdrawals: Not permitted in first 3 years
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6. Risks

Community shares are **risk capital**:

- They are not savings or deposits
- Capital is not guaranteed
- Withdrawals are discretionary
- Property values and costs may vary

Investors should only invest what they can afford to leave invested long-term.

7. Governance

The Society is governed by a Board of Directors accountable to members, supported by professional advisors including local accountants.

8. How to Apply

- Complete the Share Application Form
- Transfer funds to the Society's bank account
- Shares are issued only after Board approval