

Frequently Asked Questions

1	Why should I buy shares?	We need your investment to reopen The King William. Without sufficient Community investment, we will be unable to move ahead and reopen the building to create the benefits we are planning, meaning the opportunity to create a worthwhile Community facility would be lost.
2	Who will benefit from this project?	The residents of the Polden Hills will benefit directly from having a vital amenity preserved for future generations, through use of the facility itself, but also because The King William will play a part in making the area a stronger, more vibrant and cohesive Community in which to live.
3	Is this a good business proposition?	We have carefully evaluated the business, and our projections show that we believe we can establish a successful business.
4	Why have you registered as a community benefit society (CBS)?	This structure provides several advantages not least because it ensures liability is limited, in that individual investors will not be responsible for any losses that the enterprise might incur and means we can manage the pub collectively as a Community and raise the required capital in a way which is both completely legal and above board as well as cost-effective.
5	Who are the people behind this project?	The Committee representing the Community in this process consists of a group of local residents who care passionately about The King William and the benefits it can bring to our area. They will have no personal financial interest in the project beyond their own investment in community shares.
6	Who will run the King William and make the day-to-day decisions about the business?	The Committee will oversee the business and ensure that it meets the goals set down in the vision statement. We intend to recruit two managers to oversee the day-to-day running of the King William business. The Committee will collaborate closely with the managers without interfering with their ability to execute their duties and governance and reporting arrangements will be in place to monitor financial and other performance.
7	Do my shares give me voting rights?	Yes. Voting rights attach to the Membership share.
8	What happens to my shares if I die?	You can simply allow your shares to be transferred as part of your estate, identical to any other assets you hold. Alternatively, you can name one or more beneficiaries to whom your shares can be transferred, subject to a legal maximum of £5,000. The share application form allows you to nominate one or more such beneficiaries.
9	What is the process if the share offer is over-subscribed?	In the event that applications reach the stretch target of £70,000, the offer will close and no further applications will be accepted.

10	What is the process if the share offer does not meet the required amount?	If alternative additional top-up funding cannot be secured to reach the minimum target, the project cannot proceed; All remaining funds from share subscriptions and any direct donations received would be returned to investors.
11	Are interest payments on shareholdings guaranteed?	No. The Society can pay interest on any trading surpluses achieved. Our Rules (available at www.catcottcbs.co.uk) state that the maximum amount that can be paid is 5% or 2% above the Bank of England base rate, whichever is greater. The Committee will make a proposal to shareholders at each Annual Members' Meeting as to whether interest should be paid and at what rate.
12	How do I get my money back?	See "Withdrawal, Transferring, selling or disposing of your shares" in the section on "Important legal information".
13	What happens if the opening of The King William falls through?	In the event that we are unable to complete the reopening, the Society will return any funds received and not yet used, proportionate to your investment.
14	Will I get my investment back if The King William fails?	It depends. If the business fails permanently, all of the Society's assets would be sold. After paying any creditors from the sale proceeds, any remaining amount will be divided pro rata among the shareholders according to each shareholder's holding. If any remaining amount is available, it would be donated to a charitable or similar body, preferably one operating in the local Community. No one can receive more than their original investment.
15	What redress do I have if the business fails and I lose the value of my shares?	None. The share offer is unregulated, as it is exempt from the Financial Services and Markets Act 2000 and subsidiary regulations. This means there is no right of complaint to the Financial Ombudsman, nor can you apply to the Financial Services Compensation Scheme.
16	Are investments eligible for tax relief?	This may be possible. The Society is lodging an SEIS Advance Assurance application to HMRC. If successful, this would mean that, subject to being an income taxpayer, an investor could offset an amount equal to 50% of the investment against their income tax bill for the year. We will advise if our application is successful.