The Locks Inn Community Pub

PARKING SHARE OFFER

AUGUST 2026

PARKING SHARE ISSUE

1. Introduction

Having formed a Community Benefit Society[1] to own and run the pub we are proud to report a very successful first five years of trading.

The huge amount of support for our community pub has enabled it to be bought outright and to have had massive improvements to the buildings and associated infrastructure. This success has brought with it the challenge of dealing with huge crowds on our busy days and our very limited car parking is now a limiting factor in the success of the business. Without a new car parking option we will struggle to maintain, let alone build on, the strength of the business.

[1] *The Locks Inn Community Pub Ltd (TLICP) registered with the Financial Conduct Authority under the terms of the Cooperative and Community Benefit Societies Act 2014, register number 8526 and the registered office is 2 Yarmouth Road, Hales, Norfolk, NR14 6SP.*

Please read the Business Plan and Annual Accounts, which are available on the website www.thelocksinn.com - and consider whether you are able to support the project through this share offer. Investments are welcome from £50 to the maximum £64,000 [subject to the number of shares available].

2. Our Continued Vision and Projected Benefits to the Community

Our vision remains for TLICP to be one the fairest, greenest and most democratically run community pubs anywhere, benefiting the residents of the Waveney Valley and surrounding areas by being an important social amenity secured for present and future generations. The pub continues to provide employment and youth training opportunities for local people. We will preserve the traditions behind its iconic status, and serve the needs of the local and wider community as well as visitors to the area.

3. Purpose of the Investment

This is an opportunity to significantly enhance the long term viability of our amazing pub. We are doing well, with the business in good shape and the building and associated infrastructure looking better than it has ever done. The future is already looking good but our Achilles heel will always be the parking issue on our busy days.

These busy days are vital at The Locks Inn Community Pub. We are a magnet for local people and holidaymakers alike when the sun shines, and the takings on a busy summer's day can easily exceed that of a whole month in the winter. It is clear we need to capitalize on them and “make hay while the sun shines”.

We have a Travel Plan and we actively promote non-car access to the pub. We have a canoe and paddle-board parking area which can cope with upwards of 50 small craft coming to the pub, we have extensive parking space for bicycles, we have good footpath links, particularly with the villages in Suffolk on the southern side of the river and we have the Big Dog Ferry which delivers a boat full of customers several times a day. But even with these alternatives we still attract a significant number of cars and this is a challenge that we need to deal with.

For the past three years we have rented a field at the end of our track and have been able to use it for 28 days a year as an overflow car park. This has proved to be enormously successful with most people happy to park and walk 900m along the track to the pub. The field is protected by a flood wall and stays dry throughout the year unlike the land closer to the pub. We have successfully used the overflow car park during wet weather on the Winter Solstice when the pub was surrounded by water. The impact of having an overflow car park in place has been dramatic. It has eliminated the anti-social parking on the track that previously could have prevented emergency vehicles from being able to reach the pub (or the river). The use of an overflow car-park has also removed the unpopular, and sometimes anti-social parking in the village.

Unfortunately, in early 2026, this land ceased to be available to us and it was eventually put on the market. During this time we struggled to cope but were saved on the busy bank holiday weekends by being able to rent a section of a field close to the pub. Whilst this "saved the day" over the hot, dry bank holiday weekends the land is not suitable for a car-park for much of the year as it is very prone to flooding and stays wet and boggy for months after a flood. It is also quite expensive to continue renting this land and is not really large enough for our long term needs.

With the land up for sale we tested the waters with our shareholders and had a huge number of offers to help. These consisted of short term loans to secure the land as well as longer term investments. With the backing of these offers we bid for the land but we underestimated the value and our bid was declined. Since then, we have been offered a slightly smaller plot of land and have an agreement to purchase this land for £60,000. This land measures 2.4 acres and is more than enough to accommodate our long term parking needs. The deal will include a path linking Three Rivers to Locks Lane, thereby potentially attracting more walkers to the pub. We are actively considering other uses for the land not set aside for parking thus increasing the value for money of owning the land.

This share issue aims to fund the purchase of this plot of land and also to pay for the legal fees and fencing costs. The share issue may qualify for tax relief under the Enterprise Investment Scheme (EIS) but this tax relief cannot be guaranteed and must be considered a bonus rather than a driving factor in any investment made. HMRC approval has not yet been obtained and individual eligibility may vary. If tax relief is granted we would not pay out interest on this share issue for the first three years and shares would need to be held for a minimum of three years.

<u>The Parking Share Offer</u>

a. <u>Maximums and Minimums:</u> There is no minimum target; the maximum target for this share offer is to cover the cost of the land purchase and its associated legal fees which is £64,000. The rules regarding community shares – including the minimum age and nominal value and the minimum and maximum investment allowed by one member can be viewed on our website.

b. <u>Financial Returns.</u> The Management Report for the trading period 1 May 2024 to 30 April 2025 can be found on our website. TLICP enters its sixth year in a healthy financial position.

The offer opens on 28 August 2026 and will close on 28 October 2026 unless the share issue is fully subscribed before this date.

As a member you will not only own your own share of TLICP but also have a say in its running and maintain its future as the best pub in the world!

TLCIPs constitution is set out in its Rules (please see www.thelocksinn.com), based on the Plunkett Foundation's Model Rules for Community Ownership and is run as a not-for-profit organisation. Any surplus generated by it must be used either to further the business through reinvestment or distributed to community organisations within its community.
The assets of the Society are, by law, subject to an 'Asset Lock'. This restriction on the use of surplus means that should the business be sold any residual surplus remaining after any debts have been repaid and all the members' share capital has been refunded must be transferred to one or more of the following: another prescribed community benefit society, a community interest company, a charity, a registered social landlord.

Individuals (aged 16 years and over), companies and organisations can apply for membership by subscribing for shares. Shares have a nominal value of £50 and the minimum investment is one share.

Each investor will have one vote regardless of the number of shares they buy. We follow guidance that prevents a member from owning more than 10% of the shares in the Society. This is to avoid control of the project being deemed to sit with a small number of investors and is in line with best practice in the sector.

If the share offer is oversubscribed the Management Committee reserves the right to refuse part or all of an application for shares.

Community Shares do not go up in value. And they do not go down in value unless the business folds and the sale of assets is insufficient to fully repay all shareholders.

You should be aware that this share offer is unregulated and not subject to the Financial Services and Markets Act 2000. Additionally, there is no recourse to the Financial Compensation Scheme nor to the Financial Ombudsman. This investment should be viewed as an investment in your community. Community Shares behave very differently from ordinary shares. Community Shares cannot be sold or transferred (except on death or bankruptcy), but may be withdrawn from the society after three years on application to the Management Committee, which at its discretion will repay the nominal amount of the shares to be withdrawn, subject to the conditions specified in the rules.

The Management Committee will have the authority to refuse a withdrawal request if it would endanger the viability of the Society. If it is not possible to repay at that time requests will be held in a queue.

By law Community Shares cannot pay dividends but they are able to pay interest. This would be subject to the agreement of shareholders at the AGM. The rate of interest to be paid in any year shall not exceed 5% or 2% above the base rate of the Bank of England whichever is the greater and will be paid gross. It will be each Member's responsibility to declare such income to HMRC if appropriate. Interest will only be payable once the investor has held shares for 3 years.

Profits will continue to be reinvested in the pub.

This share issue may qualify for tax relief under the Enterprise Investment Scheme (EIS) but this tax relief cannot be guaranteed and must be considered a bonus rather than a driving factor in any investment made.

If for whatever reason TLICP is sold, shareholders would be repaid their investment after repayment of all debts. Any resulting surplus would be paid to a charitable or community body.

It is important to note the value of the shares will not increase. The only financial benefit for members is any interest paid annually and any initial tax relief that may be obtained. As TLICP benefits from limited liability, the maximum that an investor could lose is the amount of the original investment.

If you are unsure whether to invest or not it is recommended that you consult with a professional advisor.

5. <u>Management of TLICP</u>

Community Benefit Societies are run on a democratic basis through a Management Committee, whilst each member has a single vote. The pub is run on a daily basis by the two pub managers, who report to the Management Committee. There is open and regular dialogue between the managers and the Management Committee; the managers attend each MC meeting and provide a managers' report. The employment contract sets out the obligations and responsibilities of the managers and TLICP (the employer).

The pub is run for the benefit of the community and the Management Committee are all volunteer shareholders and do not gain financially from the society.

TLICP Management Committee comprises of up to 10 people with 10 places currently filled. Interested members can put themselves forward at the AGM, when members vote to elect the Management Committee for the following next year.

Members of the current Management Committee are listed below

- Graham Elliott (Chair)
- Brian Medd-Sygrove (Company Secretary)
- Louisa Garamukanwa (Treasurer)
- Simon Squibb (Vice Chair)
- Nicky Elliott
- Christine Pinsent
- Nic Wincott
- Kris West
- Alys Duberley

If you have any questions please contact our Chair, Graham Elliott on 077 3334 8811 or members@thelocksinn.com

APPLICATION FORM

If you wish to purchase shares in The Locks Inn Community Pub (TLICP) and become a member of the Society, please complete the online form at www.thelocksinn.com or complete the form below and return it to:

The Secretary, TLICP, 2 Yarmouth Road, Hales, Norfolk NR14 6SP

Applicant Name ....

Address: ....

....

Email address: ....

Phone number(s) ....

Nominee: For corporate members this is the person with voting rights for the organisation's shareholding. For an individual member, the nominee will receive your shares upon your death

Nominee Name ....

Address: ....

....

Email address: ....

Phone number(s) ....

Shares cost £50 each. The minimum investment is 1 share = £50. The maximum investment is 1200 shares = £60,000
Value of shares you wish to purchase: £ ....

Tick the box if you are already a shareholding member: If you are an existing shareholder, the maximum number of shares you can hold from all share issues is 1200 shares = £60,000 ☐

Payment is separate from this application should be made:

• by direct transfer to TLICP's bank account, as follows:

Account Name:	**THE LOCKS INN COMMUNITY PUB Limited**
Sort Code:	**60-15-31** (NatWest bank)
Account Number:	**77889452**
Reference:	"**Your name**"

Please tick the box to confirm payment has been made directly to our account ☐

By requesting to purchase shares, I agree to my name, address, phone number(s), email address (where applicable) and the number of shares I wish to purchase being held on a computer database. I understand this information will be used for the purpose of maintaining a register of members as required by the rules of TLICP and for posting of notices regarding the activities of TLICP. This information will not be passed to third parties.

I confirm I am 16 years or older:

Signed: ....

Date: ....

It is important to read the share prospectus before deciding to buy shares.