

The Railway Inn Community Pub Limited



Community Share Scheme – Pledge Offers for the Railway Inn Community Pub, Norton Bridge

14th January 2026

Dear Supporter,

The Railway Inn Community Pub needs YOU!

Are you willing and able to pledge financial support to secure the Railway Inn as a community pub?

We are moving forward with our efforts to re-establish the Railway Inn, Norton Bridge, as a viable and sustainable community pub and now need your help to take the next step.

Since the initial public meeting in September 2025, there has been an increasing amount of support for the campaign. Generous donations through our crowdfunding have allowed us to make good progress, with the support of Plunkett UK, and we are now registered by the Financial Conduct Authority (FCA) as a Community Benefit Society (registration number 9677). This provides the governance structure for a Community Share Scheme to be developed and launched.

Our business planning indicates that we need to raise a minimum of £275,000 from the community. We have already received a lot of support from both our local community and the wider community as well, and with this support we have every confidence that the pub can succeed and thrive.

Being registered with the FCA means that member liability is limited to the value of their shares and that any trading profits will either be re-invested in the business or distributed for social or charitable purposes within the community. Our Community Share Offer will enable individuals (aged 18 and over) and corporate bodies to buy shares in the Society, making them a member of the society and giving them a vote at the Annual General Meeting.

The Community Share Scheme

The structure of the Share Offer is as follows:

- Share value: £1
- Minimum shareholding: 250 (£250)
- Maximum shareholding: 100,000 (£100,000)

Investors must be aged 18 years or over or corporate bodies.

The minimum shareholding has been kept at an affordable level to encourage as many people as possible to invest. The maximum shareholding is set by law.

It is possible for a group of people to come together to meet the minimum shareholding, for example if a family wanted to come together to pledge £250 between them, then they can do so. In the case of a group, the group or family members would elect a named representative to attend meetings with one vote. Minors cannot be voting members.

We hope you invest as much as you feel comfortable to give us the best opportunity to bring the Railway Inn into community ownership. The community shares will be withdrawable, subject to the rules of the Society. Dependent on the performance of the business, modest interest payments may be paid annually (after the third year of trading) against each share.

Your pledge

Pledge amounts will remain confidential. No money is taken now.

While those pledging support will be under no obligation to purchase shares once the Community Share Offer is issued, we do ask that you think carefully about the amount you wish to pledge, as we will use this information to assess the viability of our plans; we do not want to risk misleading stakeholders about the level of support from within the community.

Any questions?

For more information, please see the FAQs in the attached document or visit our website by scanning the QR code below or visiting www.railwayinn.org. You can also speak to any of the steering group committee members, or email us at contact@railwayinn.org.

Thank you for your support,

Kind Regards

Sue Wardle

Sue Wardle
Chair, Railway Inn Community Pub Limited



PLEDGE FORM



Please complete and return this page by **28 February 2026** to the address at the bottom of the form, or you can complete a pledge form online at www.railwayinn.org.

Your details

Full name _____

Please tick to indicate if you are pledging to purchase shares as:

An individual; or:

A group or corporate body

If so, the name of the group/body _____

(eg 'The Smith family' or 'ABC Limited')

Full address _____

Post code _____ Telephone no: _____

Email address _____

Number of shares you wish to acquire

Shares cost £1 each. The minimum investment is 250 shares.

Number of shares:

By pledging to invest I agree to my name, address, phone number, email address (where applicable), amount invested and number of shares allocated to me being held on a confidential database.

The amount pledged and invested by individual members will be held in strictest confidence and this information will only be known by the 4 officers on the steering committee.

I understand that this information will be used for the purpose of maintaining a register of members as required by the rules of the Society. The information held will be treated in accordance with UK GDPR regulations and will not be passed to third parties.

Signed _____

Date _____

Please return completed forms by

28 February 2026 to:

The Railway Inn Community Pub Limited

8 Prince Albert Terrace

Norton Bridge

Stone, Staffordshire, ST15 0NU