

The Railway Inn Community Pub Limited

Share Launch Meeting

June 2026



Welcome and Introductions



Norton Bridge needs the Railway Inn!









What are you buying shares in?

This?



Or this?



Or Something New



A Community Pub

- Hopefully this meeting will show you how, if we can purchase the pub as a community, we will be able to turn the sorry building it is now into something we haven't had before, which is a thriving community pub that caters for everyone and provides much more than just a traditional pub, whilst not losing its traditional pub charm.

Outline of the Meeting

- Brief Recap – Sue
- Community Shares – Sue
- Business plan – Sue
- Q&A
- Vision for the Pub – Andy
- Q&A

The story so far (briefly)

- *Started our campaign in September 2025*
- *Set up as a Community Benefit Society called The Railway Inn Community Pub Limited*
- *Launched our Share Pledges in January 2026*
- *Since then raised over £ 101,000 in pledges + £4,000 in donations and fundraising*
- *Thanks to everyone who has pledged, donated, come to an event, bought a raffle ticket, shared our posts or helped in any way*

The Railway Inn Community Pub Limited

A Community Benefit Society

What is a Community Benefit Society?

- A CBS operates as a democratic one-member-one-vote organisation (regardless of the number of shares purchased)
- Membership is by purchasing shares
- Profits must be invested into the business or the community
- Registered with the FCA and allow funds to be raised via community shares

Our application to register as a Community Benefit Society was approved in January and we can now operate as the Railway Inn Community Pub Limited and raise share capital

Converting Pledges to Shares

- Now we have reached over £100,000 in pledges, it's time to start converting the pledges into actual shares in the pub and this meeting is to outline how we will do that and to outline what it means, so that everyone investing in buying shares knows exactly what it means to be an investor in a community benefit society.

Community Share Offer

Shares are available to individuals, family, friend groups, organisations, businesses and other community supporters


Please read the share offer document

Minimum target £225,000

Optimum target £275,000

Maximum target £300,000

Max investment £100,000



**The Railway Inn
Norton Bridge**

Community Share Offer

Railway Inn Community Pub Limited R9677. May 2026

Purchasing Community Shares (1)

- Offer opens 17th June and closes 16 June 2027 (some flexibility to extend).
- Tax Relief – You can claim 50% of the value of your investment back against your tax return (provided you are personally eligible) up to £250,000 of investment.
- Members are not liable for any risk beyond the amount of their investment, which should be seen as a social investment in the pub rather than for financial return. Remember – no community pubs have closed since the first one opened in 2004.

Purchasing Community Shares (2)

- Shares are £1 with a minimum investment of 250
- Buying shares gives you the right to:
 - Attend AGMs and have your say on running the pub
 - Elect the Management Committee at the AGM
 - Stand for election to the Management Committee

To purchase your shares:

- Fill in the shares application form on the back of the share document. This is also available online to download. Then send to us either with a cheque or fill in your bank details
- Alternatively go to our website www.railwayinn.org and complete the process online

Purchasing Community Shares (3)

- We are hoping to set up a Crowdfunder site to purchase shares.
Further details on this to follow
- Be aware of scams – only use our own website or buy via Crowdfunder shares when set up

Business Plan

What's the condition of the pub?

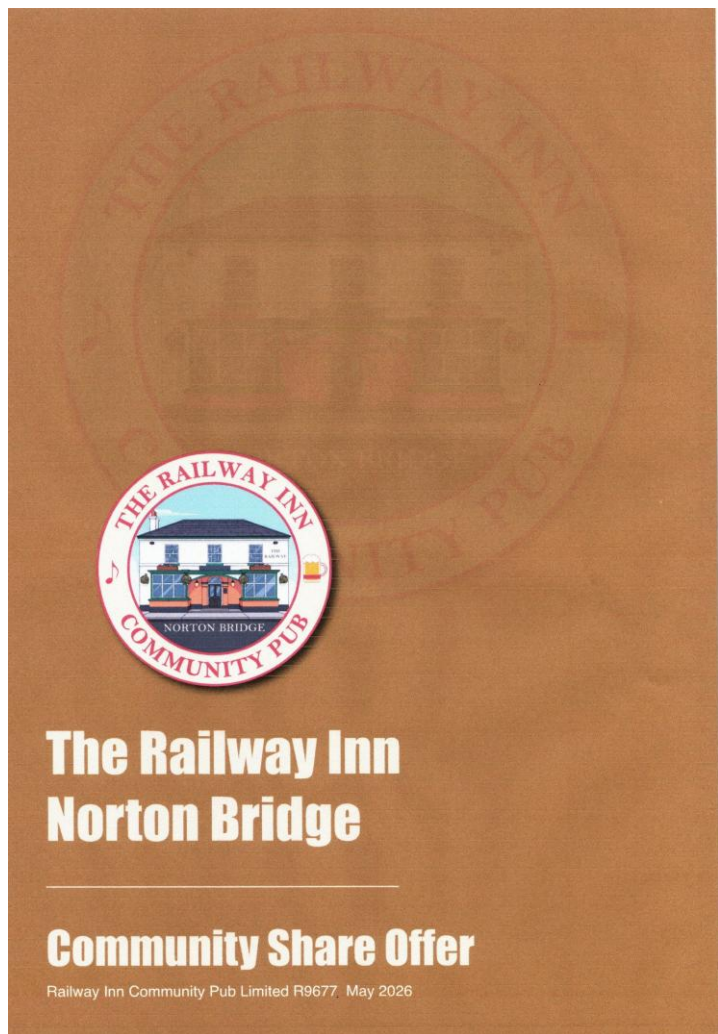
What's it worth?

How will it be run?

What's the business model?

What are the timescales

Funding and finance



What is the condition of the pub?



- Lacked investment for many years
- The Victorian front part could be restored relatively quickly, but the back needs more work, especially upstairs

Condition and Valuation Surveys

Detailed Pre Acquisition
Report carried out
Red, Amber and Green rated
issues
Estimate (with volunteers)
£50,000 needed to address
most urgent (Red and
Amber) issues

Red Book' Royal Institute of
Chartered Surveyors (RICS) Survey
Gives the value of
The building
The building if it were trading

What's the business model?

- The overall plan is to open the pub as a local 'wet led' pub with a good cask ale offer with simple bar food. We will:-
- Have a coffee shop/tea room at the back of the pub and an informal meeting space. Later on we will convert the upstairs rooms
- Be inclusive to the local and wider community and be able to host a wide range of activities and services
- Concentrate on the downstairs rooms and begin trading as soon as possible – within 3 months
- Tidy up beer garden and car park and make the pub attractive from the road to encourage bypassing trade
- Use the car park and field for events
- We are talking with a potential tenant for a tea room/coffee shop in the old brewery rooms
- Upstairs is phase 2

How will it be run?

- Open initially with volunteer bar and other staff.
- As soon as possible we will find a manager with existing experience to run it
- Management Committee will oversee the arrangement
- Upstairs may be converted into accommodation.

What are the timescales

		Estimated time to complete	Completion timescale from purchasing	Ongoing
Phase 1	Complete essential works downstairs and begin trading in at least one of the downstairs bar areas. Essential work includes the area designated for our coffee shop	3 months	3 months	Continue selling shares, seeking out grant opportunities and fundraising
Phase 2	Continue to refurbish ground floor and make upstairs space safe	6 months	9 months	
	Regenerate the beer garden and tidy up the outside space, including, with the owner's permission the car park.			
Phase 3	Refurbish upstairs front rooms, possibly for accommodation,	3 months	12 months	
	Refurbish remaining rooms and explore options for use, for example workspace or event space	3 months	15 months	

Funding and finances

- See business plan for more details of funding and finances

The Railway Inn Community Pub Limited Projected Profit and Loss Accounts 2026 to 2028

	2026 (9 months)*	2027	2028
Projected Sales	£143,720	£202,844	£218,844
Cost of Sales	£82,451	£87,648	£85,000
Gross Profit	£61,269	£115,196	£133,844
Expenses	£39,075	£53,274	£75,140
Net Profit	£22,194	£61,922	£58,704
	14.90%	15.49%	18.76%

* April to December

Note :

All figures are estimates

There is no allowance for Depreciation or Corporation Tax in these figures

Weekly turnover will fluctuate throughout the year and seasonally

Trading hours - 54 hrs per week

Minimum wage 12.71 per hour

Why buy shares?

1. Main reason is usually **Social Return on Investment**

ie to preserve or create a local amenity. In this case to save the Railway Inn and run it as a community pub and local community space. Something for you and for future generations to enjoy. It's an extremely worthwhile use of money

2. There may be **interest paid** if the business can support it. This should not be assumed and will be at the discretion of the Management Committee and reviewed annually

3. Tax relief

Final comments from the Chair

- *The Railway Inn was one of a dying breed of old traditional pubs that had retained much of its character. It could be again – but also much more. This is a once in a generation chance to save it, but we now need the support of local people and all those who value traditional pubs, heritage and community to consider pledging to buy shares in the pub or donating to our **GoFundMe page**.*
- *It's our chance to save our pub and run it the way we want it, for the benefit of the whole community.*
- *So much of our heritage has already been lost, so let's save this small part for the future. Your support is much appreciated.*

A Vision for the Pub

Andy Burdon



The Izaak Walton Bar - now



The Izaak Walton Bar - after



The Izaak Walton Bar - after



The 'fish' alcove



The Railway Lounge - now



The Railway Lounge - after



The 'Blue Room' - before



The 'Blue Room' - after



The Games Room



The Beer Garden - before



The Beer Garden - after



The Coffee Shop - before



The Coffee Shop - after







Questions?

