

A COMMUNITY INVESTMENT PROSPECTUS

THE STAR

CHURCH LEIGH

SHARE OFFER

Opens TBC 2026

Close TBC 2026

Minimum Target £300,000, Maximum Target £400,000



A Bond • A Pledge • A Commitment
SAVE THE HEART OF OUR VILLAGE

The Vision & Opportunity

Built in 1715, The Star is the cornerstone of Church Leigh. Our mission is to ensure this historic landmark remains its rightful place as a sustainable community-owned asset.

"Bringing the historic heart of Church Leigh into community ownership for a sustainable future."

Why Save The Star?

The Star has been a cornerstone of the medieval village of Church Leigh for centuries. Originally built around 1715, it was listed in the 1841 census as the Star Inn. Over its long and storied history, its walls have housed a saddlers shop, a fish and chip shop in the 1930s, and even a tyre repair service operated by local legend Mick Mower in the 1980s. Though temporarily renamed the Lord Nelson in 1998, to us, it has always been The Star at Leigh.

As the last remaining public houses in the parish struggle against modern pressures, we saw the perfect opportunity for our community to step in. We are launching this Share Offer to secure the freehold and ensure The Star remains in its rightful place at the heart of Church Leigh.

A Vital Village Asset

The Star is more than just a public house; it is the social center of Church Leigh. Without community action, we risk losing this historic landmark forever.

- ✓ Social hub for local residents
- ✓ Preservation of village identity and ultimately house prices
- ✓ Creating a sustainable local asset owned by the community



Why a Community Benefit Society?

A Community Benefit Society (CBS) is a social enterprise where the emphasis is on the benefit of the wider community rather than just the shareholders. As a legal entity, a CBS is registered with the Financial Conduct Authority, featuring limited liability and a democratic structure.



One Member, One Vote

Democratic governance ensures every investor has an equal say in the future of the pub.

An annual AGM will appoint a team of directors who will manage the day to day running of the pub



Asset Lock

Legal safeguards will be put into place to prevent the building from ever being sold for private capital gain.



Not-for-Profit

After dividends any surpluses will be reinvested into the pub's upkeep and local community initiatives.

Investment Risk & Fund Protection

Standard Practice Disclosure: We maintain absolute transparency regarding your investment.

RISK WARNING: Community shares are a long-term investment. They are not regulated by the FCA. Your capital is at risk, and you could lose some or all of the money you invest. Unlike bank deposits, community shares are not covered by the Financial Services Compensation Scheme (FSCS).

- ✓ **Asset Lock:** Legal safeguards prevent private capital gain from the sale of the asset.
- ✓ **Escrow Protection:** Funds held in a dedicated account until the minimum target is achieved.
- ✓ **Democratic Control:** One member, one vote structure.

Project Financing & Capital Costs

Investment Requirement	Estimated Cost
Purchase of The Star (Freehold)	£300,000
Legal Fees, Surveys & Stamp Duty	£10,000
Re furnishment & Equipment (Phase 1)	£40,000
Total Capital Fundraising Target	£300,000 - £400,000

Figures based on current market valuations and detailed architectural tenders.

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5-Year Financial Projections

The Star P&L		3% yoy inc	5% yoy inc	5% yoy inc	5% yoy inc
	Year 1	Year 2	Year 3	Year 4	Year 5
Income/Sales					
Beverage	187,000	192,610	202,241	212,353	222,970
Food	14,333	14,763	15,502	16,277	17,090
Event Hire	5,625	5,794	5,968	6,266	6,579
Food and Beverage sub Total	206,958	213,167	223,710	234,895	246,640
Cost of Sales					
Beverage (50%)	93,500	96,305	101,120	106,176	111,485
Food (30%)	4300	4429	4,650	4,883	5,127
Sub Total	97,800	100,734	105,771	111,059	116,612
Rent	7,200	7,200	7,500	7,500	7,800
Gross Income	116,358	119,633	125,439	131,336	137,828

The above projections are based on detailed market research and the performance of similar community-owned rural pubs.

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5-Year Financial Projections

Overheads		Inc 3%	Inc 3%	Inc 3%	Inc 3%
	Year 1	Year 2	Year 3	Year 4	Year 5
Electric	3,500	3,605	3,713	3,825	3,939
Oil	1,250	1,288	1,326	1,366	1,407
Logs (Winter Months only)	700	721	743	765	788
Council Tax (Flat)	2,000	2,060	2,122	2,185	2,251
Business rates (100% Rural Relief)	0	0	0	0	0
Water Rates	300	309	318	328	338
Insurance	2,672	2,752	2,835	2,920	3,007
Licensing Cost	70	72	74	76	79
Phone and Internet	720	742	764	787	810
TV License	175	180	186	191	197
Repairs and Replacements	3,000	3,090	3,183	3,278	3,377
Refuse	500	515	530	546	563
Loan Repayment Interest		0	0	0	0
Marketing/Printing etc	2,000	2,060	2,122	2,185	2,251
EPOS System	500	515	530	546	563
Accountancy fees	1,000	1,030	1,061	1,093	1,126
PRS/PPL	1,000	1,030	1,061	1,093	1,126
	19,387	19,969	20,568	21,185	21,820

The above projections are based on detailed market research and the performance of similar community-owned rural pubs.

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5-Year Financial Projections

Salaries		3% sal inc + 10p ph NLW	3% sal inc + 10p ph NLW	3% sal inc + 10p ph NLW	3% sal inc + 10p ph NLW
	Year 1	Year 2	Year 3	Year 4	Year 5
Labour (Fixed Salary)	45,000	46,350	47,741	49,173	50,648
Temporary Staff (£13.25/hr) 30hr pw	20,670	20,826	20,982	21,138	21,294
Cleaning Services	1,500	1,500	1,500	1,500	1,500
NI	9,926	10,128	10,337	10,551	10,773
Pension	1,985	2,026	2,067	2,110	2,155
Sub Total	79,261	81,038	82,863	84,737	86,662
Potential Profit/loss	17,710	18,626	22,008	25,414	29,346

The above projections are based on detailed market research and the performance of similar community-owned rural pubs.

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Investment Opportunity

£250

Minimum Shareholding

Investment Targets

- i Minimum: £300,000 (Secure Purchase)
- i Optimum: £350,000 (Purchase + Minor Refurb and working capitol)
- i Maximum: £400,000 (Additional Refurb - Beer Garden)

Reaching our **Optimum Target** ensures the purchase plus minor refurbishment without additional future borrowing.

Tax Relief Incentives

Boost your investment with Government Tax Relief:

- ⚡ **SEIS (Seed Enterprise Investment Scheme):** Eligible taxpayers can apply for **50% Income Tax relief** on the amount invested.
- ⚡ **EIS (Enterprise Investment Scheme):** Eligible taxpayers can apply for **30% Income Tax relief** on the amount invested once SEIS limits are met.
- 🛡️ **Capital Gains:** Reinvestment relief and deferral options may also be available.

Advance assurance being sought from HMRC. Consult a financial advisor for eligibility.

The Star Experience

Community at the Heart of The Star



A welcoming gathering place where neighbour's can come together to socialise.
A central hub for traditional pub games:
darts and cribbage

Celebrating Local Ales & Hospitality



A warm and welcoming bar celebrating Staffordshire's brewing heritage through quality local ales and independent brews.

A Space for Village Gatherings & Events



An adaptable community space bringing people together for celebrations, gatherings, and special village events.

The Vision: More Than Just a Pub

In rural communities, it is hugely important that people have somewhere to socialize, meet new people, and stave off rural isolation.

Our goal is to transform The Star into a fully inclusive social hub that will support Church Leigh and the surrounding areas.

Our planned community benefits include:

- Providing a central point for community events, clubs, and societies (like our local darts, crib and football teams).
- Serving affordable, locally-sourced food and high-quality ales on a regular basis.
- Hosting subsidized coffee mornings, lunches, and events for older or isolated residents.
- Creating a warm, accessible space with reliable Wi-Fi for locals working from home.



Daytime Uses

Coffee mornings, book swaps, and a small essentials shop area.



Destination Dining

Developing a food-led venue with locally sourced Staffordshire ingredients.



Modern Space

High-speed connectivity for those wishing to work locally in a warm hub.

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Expertise Behind The Mission



Governance

TBC



Finance

TBC



Operations

TBC

People invest in people. Our team brings years of combined of professional experience to The Star CBS including commercial hospitality, finance, marketing, legal and general business acumen

A Unified Community Voice



"The Star Community Project has my absolute support. It is the vital social hub for Church Leigh. Losing it would mean losing the soul of the village. This project is the only way to ensure its survival."

— Local Resident at recent fund raising event

Over 100 pledges already received from residents, proving the deep desire to preserve our community's primary meeting place.

Standard for Excellence

DRAFT UNDER
APPLICATION

The Community Shares Standard Mark: Awarded to offers that meet national standards of good practice. We follow the strict guidelines set by Co-operatives UK.

- ✓ **Transparent Reporting:** Annual accounts shared with all members.
- ✓ **Regulated CBS Structure:** Registered with the Financial Conduct Authority (FCA).



STANDARD MARK
PENDING

PLACEHOLDER

COMMUNITY STANDARD MARK

The Community Shares Standard Mark is awarded by the Community Shares Unit to offers that meet national standards of good practice. For more information about the community shares, the Community Shares Standard Mark and the Community Shares Unit, visit:

uk.coop/support-your-co-op/community-shares



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Project Timeline

Our Roadmap

Action	Timing
Share Offer Opens	TBC
Share Offer Closes	TBC
Target date for Purchase	TBC
Target date for Minor Refurbishment	TBC
Target date for the Star Reopening	TBC

Strategic Contingency Plans

Scenario A: Minimum Met

If we reach only the £300,000 minimum, the Society will secure the purchase but delay any refurbishment. Trading will begin as a "wet-led" pub while further investment is sought.

Scenario B: Under Target

If the minimum target is not reached by the advised closure of the share offer, all share applications will be cancelled, and 100% of funds will be returned to investors.

How to Invest

Full Name	
Address	
Email	
Shares to Purchase	£_____ (Min. £250)
Payment Ref	Initials + Surname + 'StarCBS'

Bank Transfers to: **Church Leigh Community Pub Scheme Ltd Share Account** | [SORT CODE] | [ACCOUNT NO]

1. Investor Declarations & Confirmations

Place these checkboxes just above the signature line. It is crucial that the investor actively ticks these boxes to confirm they understand the terms of their investment.

Please tick to confirm:

- **Age Requirement:** I confirm that I am over 18 years of age. *(Note: Change to 16 if your specific CBS rules allow).*
- **Terms & Conditions:** I confirm that I have read and understood the Share Offer Document and Business Plan, and I accept the terms of the Share Offer set out within them.
- **Risk Acknowledgment:** I understand that this is a long-term investment, that my capital is at risk, and that community shares are not covered by the Financial Services Compensation Scheme (FSCS).
- **Society Rules:** I understand and agree that these shares are subject to the Rules of The Star Church Leigh Community Benefit Society.
- **Identification Checks:** I understand that the Management Committee may ask to conduct identification checks as they deem necessary to comply with Money Laundering Regulations, and that applications are accepted at the Management Committee's discretion.

2. Tax Relief Opt-In

Make this a distinct, separate section so investors do not miss it, as it requires subsequent administrative action on your end.

Tax Relief Eligibility (SEIS / EIS):

- I am a UK taxpayer and I wish to apply for SEIS/EIS tax relief. Please send me the relevant SEIS3/EIS3 certificate once the Society has completed the necessary qualifying period. (If you fail to make a choice, you will be considered to have replied 'no').

3. Data Protection (GDPR) Consent

This should be clearly boxed or separated near the signature line to ensure legal compliance regarding how you handle their personal data.

Data Protection Statement: By purchasing these shares, I agree to the personal information disclosed on this form being held on a secure computer database in compliance with the Data Protection Act 2018. I understand and agree that:

- My name, address, phone number, email, and the number of shares purchased will be used solely for maintaining a legal register of members and shares, as required by the Rules of the Society.
- The exact sum invested will remain strictly confidential to the Society's Treasurers.
- This information will be used by the Church Leigh Community Pub Scheme Ltd only and will **not** be passed on to or sold to any third parties.
- **Communication Consent:** I consent to receiving communications concerning the Society, invitations to members' meetings, and updates on the project via the email address provided.

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1	Your details	Name Address
		Email Phone
2	How much do you want to invest?	My application is for Shares at £1 per Share for a total price of £..... The minimum is 250 Shares (£250) The maximum is 10% of the amount raised in the Share Offer
		<p>I confirm that:</p> <ul style="list-style-type: none"> • I am over 18 years of age <input type="checkbox"/> • I have read the Share Offer document dated September 2024 and accept the terms of the Share Offer set out in it <input type="checkbox"/> • I understand that the Shares are subject to the Rules of the Society referred to in the Share Offer <input type="checkbox"/> • I understand that the Management Committee may ask to conduct such identification checks as they deem necessary or advisable. Applications will be accepted at the Management Committee's discretion. <input type="checkbox"/>
3	Confirmation (please tick)	
4	Notices by email (please tick)	I consent to communications concerning the Society being sent to the email address set out in this form and via links to documents on the Society's website <input type="checkbox"/>
5	Payment for your Shares	You should pay the amount for your Shares specified in item 2 to the following account with Barclays Bank plc. Payment should be made via a UK bank (unless you are resident overseas) within five working days of the date of this application Account Name: Robsons Accountants Limited Sort Code: 20-06-72 Account number: 13688224 Please include the reference of your initial and surname and 'Swan CBS' Alternatively a cheque should be sent to Robsons FAO GBL, 19 Montpelier Ave, Bexley DA5 3AP made out to 'Robsons Accountants Ltd'. Please write 'Swan CBS' on the back.

6	Tax Relief	If the minimum amount under the Share Offer is not raised by the Closing Date specified in the Share Offer document your payment will be refunded.
		I am a UK tax payer and wish to apply for SEIS/EIS tax relief If you fail to make a choice you will be considered to have replied no. <input type="checkbox"/> YES/NO
6	Your Bank details for receipt of payments	Please provide your bank details for: <ul style="list-style-type: none"> • the return of funds if the minimum amount is not raised by the Closing Date specified in the Share Offer • payment of interest or amounts due on withdrawal of your Shares Name of Bank..... Account Number Name of Account..... Sort Code..... I confirm that all payments to me in respect of Shares in the Society may be made to this account unless I instruct otherwise (please tick). <input type="checkbox"/>
		Corporate investors/joint investors should nominate a person who will represent the corporate investor/joint investors Name of nominee
7	Corporate Investors/Joint Investors	
8	Data Protection (please tick)	By buying these shares, I agree to all the information disclosed here being held on a computer database in compliance with the Data Protection Act 2018. I understand that this information will be used by The Swan Community Project Limited only and will not be passed to third parties. <input type="checkbox"/>
9	Signature
10	Date
<p>Note Bequests: If you want to nominate someone to inherit up to £5,000 of shares on your death without the need for probate please complete the Bequest Nomination Form available on our website www.theswancommunityproject.com/documents</p>		



Frequently Asked Questions

Who will manage the pub?

The committee will appoint a Manager for the day-to-day running of the pub but will have the overall responsibility for the management and overall direction of the business; as an interim measure the committee intends to operate the business on a voluntary basis until the right candidate can be appointed.

What will be the new opening hours?

Following the community consultation there was a clear direction to review current opening hours. Whilst we cannot make any promises at this stage, the intention is open earlier on a Friday afternoon as well as from 12:00 on a Saturday and Sunday.

What are the future operational plans for the pub?

Owing to the success of the Gilmore nights and other themed events there is an obvious demand for a food offering at the Star. An in-house offer is the long-term goal but until that time we intend to increase the number of themed food events during the year, using outside catering. In addition, owing to the success of the breakfast event we intend to make this a permanent Sunday offer as well as serving coffee/cakes on weekday mornings if the demand is there.

Will the scheme allow overseas investors?

Absolutely – anyone is welcome to invest through our crowd funding page – we intend to honour all overseas investors by paying an annual rent of one pint of beer, a souvenir keychain and a certificate if they turn up in person at the Star to claim; we will also celebrate all overseas investors with their names and nationality on a overseas members board.

Frequently Asked Questions

Will I get tax relief on my investment?

We are applying for advance assurance from HMRC for Seed Enterprise Investment Scheme (SEIS) and Enterprise Investment Scheme (EIS) tax relief. If approved, eligible UK taxpayers may be able to claim up to 50% income tax relief on their investment. Please note you should always seek independent financial advice regarding tax.

What happens if we don't hit our target?

If we fail to reach our minimum target of £300,000 by the closing date, the project will not proceed, and your investment will be returned to you in full.

Can I withdraw my shares?

Community shares cannot be sold or traded. However, they can only be withdrawn or gifted to family. To ensure the financial stability of the pub, shares are subject to an initial lock-in period of 3 years. After this, withdrawals can be requested, subject to the approval of the Management Committee and the availability of sufficient trading surpluses.

Will any dividend be paid on my investment?

After the initial investment period of 5 years, providing we are in profit, we intend to pay an annual dividend of 3%, with the remaining profits being reinvested into the pub as well as local community initiatives.

Ready to invest or have questions?

Contact us at: info@thestar.beer

The Star, Church Leigh Community Benefit Society.

Please read our full business plan and terms before investing. Your capital is at risk.

Full Business Plan available at: www.thestar.beer/invest

The background of the entire image features three ornate, faceted crystal chandeliers hanging from above. They are set against a dark, out-of-focus background with soft, bokeh-style light spots in shades of blue and yellow, suggesting an indoor setting like a restaurant or a grand hall. The lighting is dramatic, highlighting the intricate facets of the glass.

Invest Today

SECURE THE STAR FOR GENERATIONS TO COME

OFFER CLOSES: TBC 2026