

SHARE OFFER PERIOD:
15TH MAY 2023 - 31ST JULY 2023



The Chandos Arms

OAKLEY

A Community Share Fund

Help us ensure the survival and success of our
Grade 2 listed, 17th Century country pub

After a hugely successful 1st year of the pub being in community ownership and thriving, you are invited to invest in Oakley Village Pub Limited, a Community Benefit Society established to manage the community interest of the Chandos Arms Oakley.



Individual Share Price:

Minimum investment 1 share, £25

Maximum Investment:

Lower of £25,000 or 10% of total raised



What are community shares?

Community shares allow ordinary people to invest and take ownership in organisations and services that they care about, while providing a small financial return and big social return.

Shares are 'withdrawable' (shares that cannot be sold, traded, or transferred between members, unlike shares in typical companies).

All Members, regardless of how many shares they hold, have ONE vote. This includes investments from larger organisations or businesses.

To purchase shares and make an investment you will need to be 18 years of age and over.

Member benefits include:

The opportunity to make an investment in your community

Attendance to the Annual General Meeting and other key members' meetings to have your say

Elect the Board at the Annual General Meeting

Stand for election to the Board

Be informed about the project through our members communications

Input into the future plans for the Chandos Arms

CONSIDER INVESTING IF YOU...

- ✓ Want to ensure the beating heart of Oakley continues to pump the lifeblood of conviviality around our community with a thriving village pub at its heart
- ✓ Want to be a part of a community where you know and are known by your neighbours and have a pub where you can meet new people and socialise
- ✓ Are concerned about loneliness and isolation for people living within rural areas
- ✓ Have birthdays and family celebrations – and want to have a great place to celebrate them
- ✓ Want to support the preservation of historic buildings
- ✓ Are keen to sustain property prices
- ✓ Want to be part of Oakley's biggest community project and support the village and surrounding area to thrive and prosper



About OVPL

Oakley Village Pub Ltd (OVPL) is a Community Benefit Society (CBS), registered with and regulated by the Financial Conduct Authority.

In April 2021, Punch Taverns (who at that time owned the Chandos Arms) informed Oakley Parish Council of their intention to apply to close the pub. With support from the Plunkett Foundation, Oakley Parish Council applied for and successfully achieved a Public Works Loan – enabling them to buy the pub on behalf of the village.

During the purchase process, the Council defined different potential operating models, and it was through this that OVPL was born.

The financial planning assumptions are built on the following assumptions:

- We have a fully operational pub, trading successfully – mitigating the major concern that our pub could close forever.
- We have a 5-year lease with our tenants, with an expectation of renewal at the end of that period.
- We have known required works that need to be carried out within the next 5-6 years

The full Business Plan should be read alongside this prospectus and is available from www.oakleyvillagepub.ltd

If you are unable to access it and would like a copy printed for you, please contact secretary@oakleyvillagepub.ltd or please collect a copy from the Chandos Arms pub.

Our 2025 vision

- Create accessible facilities, including disabled toilets, to **ensure the whole community can enjoy the pub**
- Develop the bar into a more **dedicated drinking area** to support the desires of the community
- Increase the capacity for food covers to develop the **financial viability** of the pub

The Chandos 2025 vision would require OVPL to:

- **Create a new kitchen area** outside of the current footprint of the building
- Transform the existing kitchens into toilet facilities, **fully accessible for disabled guests**
- **Extend the dining capacity** utilising the area currently used as ladies' toilets and storage rooms.

Financial prudence is a priority within the current economic uncertainty.

Invest today and help us
achieve our £250,000 target!



Support your local pub by investing with us

HOW TO PURCHASE SHARES

Fill in the attached application form and email to **secretary@oakleyvillagepub.ltd** or deliver to OVPL, 9 The Turnpike, Oakley, Aylesbury HP18 9QB

With either...

1. A cheque made out to Oakley Village Pub Limited.
2. BACS transfer to our bank account with your surname as the reference. (Details on application form).
3. Paypal payment via **oakleyvillagepub.ltd/cbs-share-offer**

Thank you for your support!

CONTACT OVPL TO FIND OUT MORE
hello@oakleyvillagepub.ltd

OR VISIT
oakleyvillagepub.ltd