

BECOME AN IVY HOUSE SHAREHOLDER

Open Share Offer

The Ivy House has been trading as London's first co-operatively owned pub and performance space for nearly five years. In that time, we have had many requests for us to reopen our share issue to new members. From 19th March 2018 you can apply to become a member of the Ivy House Community Pub by buying community shares in the pub.

Before buying shares, please read our FAQs below to ensure you understand the nature of the community share offer (click the icon to expand). The section on financial details, also below, has detailed information about the financial status of the pub business, including links to the last three years' accounts. You can read about our data protection policy in the Privacy Notice below.

You can apply to buy shares by downloading the application form (right sidebar). Once your application is processed you will be contacted and if successful you will be given the opportunity to purchase shares or by **bank transfer** using your bank's online banking facility. You can read the Rules of the Society (right sidebar).

Background

The Ivy House pub in Stuart Road, SE15 was London's first Asset of Community Value and the first community-owned pub in London. It had been closed in April 2012 and sold to a property speculator. After a campaign run by locals with the support of CAMRA and The Plunkett Foundation, it was purchased on 15 March 2013 with funding from an Architectural Heritage Fund (AHF) loan and a Social Investment Business Group (SIB) grant. Further funding for working capital came from a community share offer, which attracted widespread support and 371 member shareholders. The pub reported its first profit as a community-owned venture in the year to February 2017. You can read more about the history of the building and the campaign to save it in the **About Us** section of this website.

The initial aim of saving the pub for the benefit of the community has been achieved but, nearly five years on, we want to refresh our membership. Some members have moved away from the area and have withdrawn their share capital while, at the same time, people moving into the area and taking an interest in their local pub have been unable to become members. We now propose an open share offer that will enable people to become new members and become involved in the future of the pub.

FREQUENTLY ASKED QUESTIONS

How does it work?

If you want to join us by buying shares in the Ivy House, the minimum investment is two shares at £100 each (£200). There is a maximum investment of £20,000 per individual or organisation (i.e. 200 shares). The shares we are offering are referred to as "A" Shares in our Rules (see 5 below). Each member has one vote regardless of the number of shares held and, if you choose to hold shares in joint names with another person, you will still have one vote between the two of you. You must be 18 years of age or over. You can apply

electronically using the form above or by printing out and completing this application form (link).

2. So the Ivy House has been saved. Where do we go from here?

Now that the pub is showing a profit, we can begin to revisit our longer-term plans for maintaining the lovely Grade II listed building and be more ambitious in our vision for how the pub can benefit the local community, while continuing to strengthen the pub's profitability. The Management Committee is considering plans to increase the pub's contribution to the community, and we'll be sharing these when they're ready.

3. What is my exposure to loss and expectation of profit?

Should the Society be wound up, your loss would be limited to the original value of the shares held. Should the assets be sold on a winding up for greater than the value of share capital, any surplus would not be returned to members but would be invested in another vehicle for the benefit of the community. The Management Committee may, at its sole discretion, propose to pay interest on shares and this would need to be approved by members at the AGM; such interest cannot exceed 5% above the Bank of England's base rate. No interest may be paid whenever accumulated losses exceed accumulated profit, as is currently the case.

4. Can I sell my shares?

Community shares are not transferable and there is no open market for them. Members can withdraw their shares by giving three months' notice to the Management Committee and withdrawal will be subject to the Committee's approval. The total that may be withdrawn in any financial year is limited to 10% of the total value of all shares, in order to stabilise working capital. Shares may only be withdrawn at their original value (i.e. £100 each) and any surpluses are invested for the benefit of the community.

5. What is the Management Committee?

The Committee is a team of volunteer shareholders. It provides strategic direction for the pub and its activities but does not manage day-to-day operations, which is the responsibility of the pub management team. You can read about current members of the committee [here](#). We are looking to expand the Committee's skill set by taking on new members and refreshing the project's direction. New Committee members may be co-opted by the Committee but must be ratified by members at the AGM.

6. How does the Management Committee intend to use the proceeds of the open share offer?

There is currently no specific capital project that we are aiming to finance; instead, we need to replenish funds from shares that have been withdrawn in the past and will be withdrawn in the future to keep working capital at a reasonable level. We also want people who were unable to purchase shares in 2013 to have the opportunity to join us and new interest in the business will benefit the pub. To avoid "over-capitalisation" the Management Committee

may need to close the open share offer temporarily at a later date should excess capital be realised; we would publicise this if it became necessary.