

COMMUNITY SHARE ISSUE

ST IVES COMMUNITY LAND TRUST

Registered with the Financial Conduct Authority as
Community Benefit Society Registration No. 7158

Contact for more information:

14 Bedford Road, St Ives Cornwall TR26 1SP
stivesclt.org.uk E-mail: clt@stivesclt.org.uk

"The people of St Ives have a real sense of place and belonging which is grounded in a deep connection to the landscape and its past communities.

Today, people from families with an unbroken line of living in the town for many generations, now face being the ones to break that bond by having to move to somewhere cheaper to live."



CORNWALL LAND
COMMUNITY TRUST



COMMUNITY OWNED AFFORDABLE HOMES

Make Your Mark in St Ives

Invest in the Old Vicarage Flats



A St Ives Community Land Trust Project

An exciting opportunity to invest in a town centre building providing six affordable homes for rent.

This will be the **FIRST** community-owned housing venture in St Ives.

- Invest in our share offer at ethex.org.uk/stivesclt
- donate at stivesclt.org.uk

Every £1 Helps!



SHARE OFFER

St Ives Community Land Trust Ltd (referred to as St Ives CLT) Issue for Community Shares

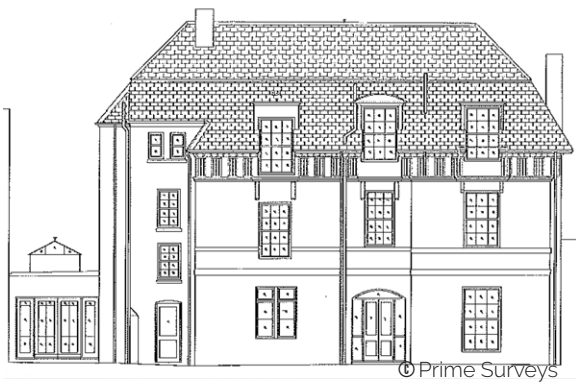
Share Class Withdrawable

Closing date: 17th May 2019

*The Board of Directors of St Ives CLT may choose to extend the period of the share offer for a further two months to 31st July 2019 if we have not reached our maximum target of £500,000 by the closing date.

"We believe bringing buildings into community ownership is the best way to meet local housing needs"

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DONATIONS

St Ives CLT was established as a community benefit society following the successful implementation of the local Neighbourhood Plan.

Creating affordable homes was the key priority for the community of St. Ives as evidenced through the series of public consultation exercises undertaken around the Neighbourhood Plan process during 2014.

The Old Vicarage Flats will be the first community-led housing project allowing local people to play a leading and lasting role in addressing the housing problems in St Ives.

This will create genuinely affordable homes in ways that are difficult to achieve through mainstream housing.

You can help us now by donating directly on our website. There is no minimum donation. Every £1 you donate will help to secure these flats for future generations.

stivesclt.org.uk has the option of using Paypal or a card.

We have donation boxes at outlets throughout town.



OUR WITHDRAWABLE SHARE OFFER

The main focus of our share offer is to raise finance for our first major project, the purchase and the renovation of the Old Vicarage Flats. The flats will be remodelled and renovated to a good standard of environmental sustainability, in keeping with the age and existing structural demands of the building.

Our minimum fundraising target for the share offer is £170,000. Our maximum fundraising target for this share offer is £500,000. The share value is £1 per share. The minimum investment amount for investors living within the TR26 postcode area is £100 and for all other investors is £350.

The projected interest rate is 4%.

The maximum that any individual can invest is £50,000 which is equivalent to 10% of the offer. Organisations may invest above this limit to a maximum holding of £100,000 – please contact us for further information.

Our chosen investment is Ethex, a not for profit positive investment and savings platform. Since 2013, Ethex has helped raise more than £70m for community schemes.

Please invest at ethex.org.uk/stivesclt or contact them on 01865 403304 help@ethex.org.uk



MORE ON THE SHARE OFFER

This offer is for shares in the withdrawable share capital of St. Ives CLT. It is being offered subject to the following conditions:

- the only way of an investor getting his/her money back is by selling shares back to the society, they cannot be sold to another person,
- that six months notice has to be given to the Board of the intention to withdraw share capital, that Board members may have the right to refuse requests for withdrawal if such a withdrawal would cause financial hardship to St Ives CLT and its projects,
- shares may not be withdrawn until three years after the close of the offer period.
- shares will not increase in value.

As with any share investment, please note that your capital is at risk if you invest in this share offer. If you invest, you may lose some or all of the money that you invest.

As a community benefit society, St Ives Community Land Trust Ltd is registered with, but not authorised or regulated by, the Financial Conduct Authority and therefore any money you may pay for shares is not safeguarded by any depositor protection or dispute resolution scheme. In particular, you have no right of complaint to the Financial Ombudsman Service, nor any access or entitlement to the Financial Services Compensation Scheme.