

# COMMUNITY SHARE OFFER PROSPECTUS

## FOR 2-4 MARKET PLACE

### 2025 RE-OPENING OF SHARE OFFER

A COMMUNITY SHARE OFFER  
FROM CAISTOR AND DISTRICT  
COMMUNITY TRUST LTD.



2-4 MARKET PLACE  
CAISTOR, SINCE 1745

Share offer period:  
15 October 2025 - 31 March 2026\*

\*unless extended by the society

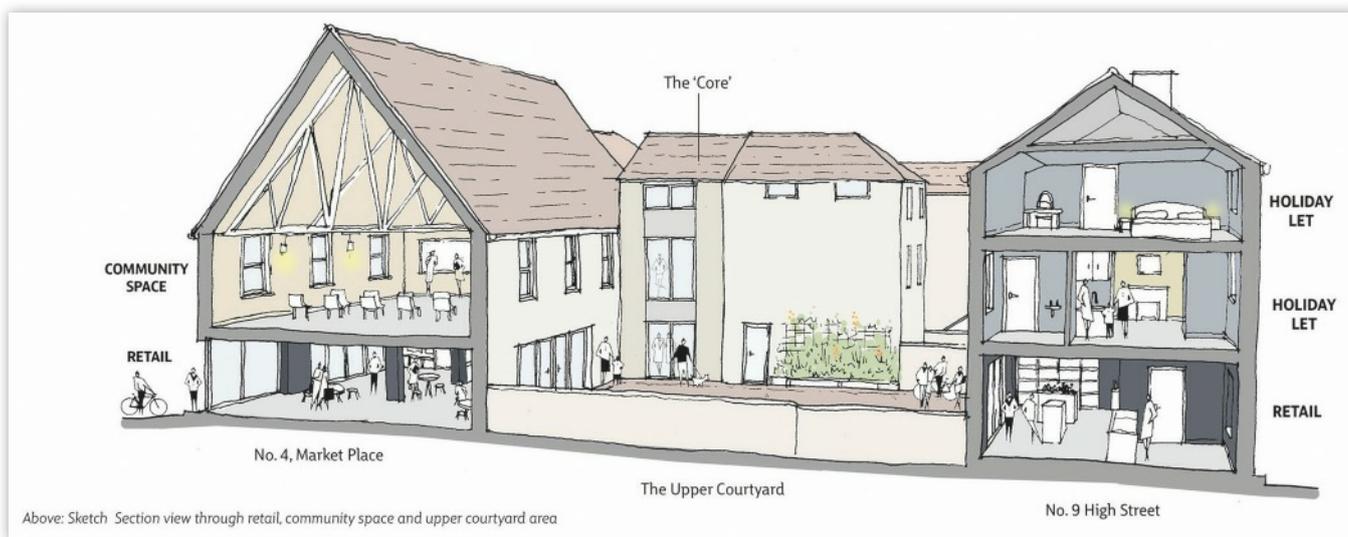
Minimum Share Offer Target  
£25,000

Maximum Share Offer Target  
£75,000

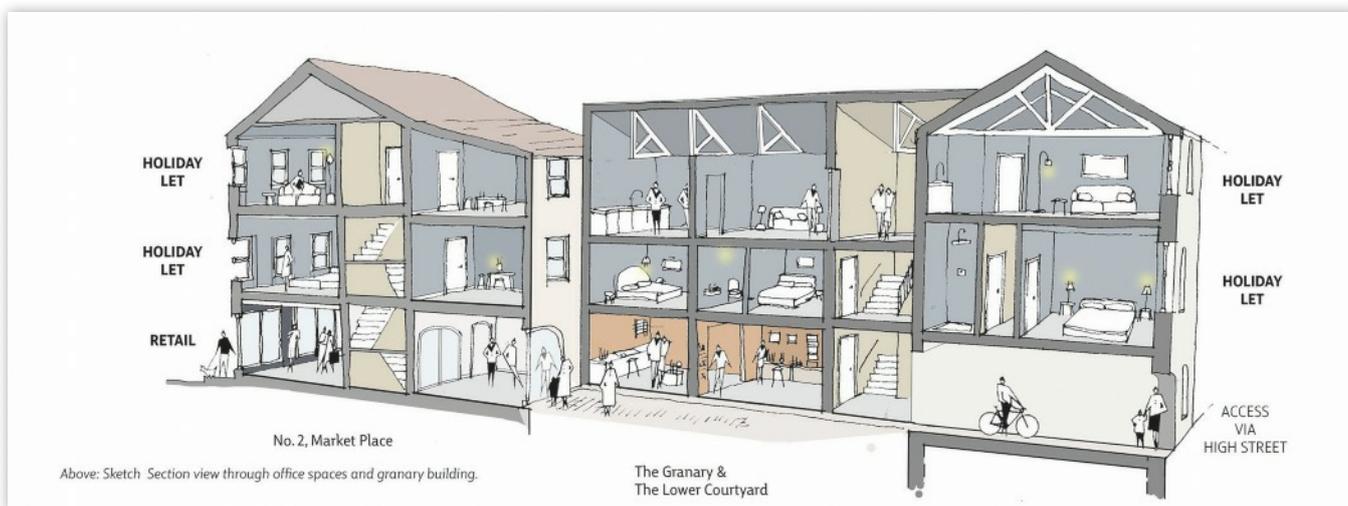
This project is supported by the following key funders



Caistor and District Community Trust Ltd is registered with the Financial Conduct Authority (FCA) under the Co-operative and Community Benefit Societies Act 2014 Registration Number 7831. Registered Address: 14 Marris Way, Caistor LN7 6JJ



Above: Sketch Section view through retail, community space and upper courtyard area



Above: Sketch Section view through office spaces and granary building.



## **BE A PART OF CAISTOR'S BIGGEST COMMUNITY PROJECT 2-4 MARKET PLACE**

Share offer period  
15 October 2025- 31 March 2026

Minimum share offer target  
£25,000

Maximum share offer target  
£75,000

Caistor and District Community Trust Ltd is registered with the Financial Conduct Authority (FCA) under the Co-operative and Community Benefit Societies Act 2014 Registration Number 7831.  
Registered Address: 14 Marris Way, Caistor LN7 6JJ

# THE SHARE OFFER PROPOSAL

The purpose of the reopened share offer is to raise the final capital investment needed to complete phase 1 of the redevelopment of 2-4 Market Place Caistor.

**Caistor and District Community Trust Ltd has secured over 99% of the total £4.4 million required. The community shares target of £25,000 is less than the final 1%**

After phase one is complete, 2-4 Market Place will be transformed and offer a range of exciting new facilities in Caistor

- New retail space and/ or
- Reinstatement of an outdoor courtyard
- A restaurant/cafe
- New first floor community space to hire for functions and exhibitions
- Two self-catering holiday lets

Major structural works and weather proofing of the remainder of the site until Phase 2 can start

Not only will this historic building and the heart of our market place be restored but it will significantly contribute to the economic and social regeneration of Caistor town centre by:

- Creating new jobs
- Supporting new and existing businesses
- Increasing footfall in town
- Supporting our visitor economy and community activities
- Offering new and exciting volunteering and partnership opportunities for our community

## THE SHARE OFFER IS TIME LIMITED

OPENS:	CLOSES:
Wednesday October 15 2025	Tuesday March 31 2026

*Caistor and District Community Trust Ltd may extend this date within a reasonable timeframe if they have a good reason.*

### PRICE OF SHARES

<b>INDIVIDUAL SHARE PRICE</b>	£1
<b>MINIMUM INVESTMENT</b>	£50 (50 shares)
<b>MAXIMUM INVESTMENT</b>	£35,000

### OUR TARGETS

<b>MINIMUM TARGET</b>	£25,000
<b>OPTIMUM TARGET</b>	£50,000
<b>MAXIMUM TARGET</b>	£75,000

Institutions can invest more than the maximum, **please contact us for more info.**

If the share offer does not achieve the minimum target, we may not be able to proceed, and all the money could have to be returned to our investors.

If we reach the higher targets of £50,000 and £75,000, the additional investment raised will go towards the fit-out costs for the community room and Phase 2. It will ensure a high-quality finish in this hireable space with the furniture and equipment



## INTEREST & WITHDRAWAL OF SHARES

<b>INVESTMENT TYPE</b>	<p>Withdrawable community shares that cannot be sold, traded or transferred.</p> <p>In the event of death, the shares may be transferred to a nominated beneficiary, following the terms and conditions set out in the Caistor and District Community Trust's rules. Investors will be contacted to appoint their nominated beneficiary. .</p>
<b>INTEREST OFFERED</b>	<p>We anticipate 3% interest will be offered beginning five years after trading commences. Trading is expected to commence financial year 26/27</p> <p>The future rates of interest and the limit on withdrawals are subject to future financial performance and may be varied annually by Caistor and District Community Trust</p>
<b>WITHDRAWALS</b>	<p>We anticipate allowing investments to be withdrawn five years after trading begins.</p> <p>Withdrawals are subject to a 180 day notice period and are restricted to 5% of the total investments per year.</p> <p>Caistor and District Community Trust reserve the right to review and suspend withdrawals depending on the funds available.</p>

## YOU SHOULD CONSIDER INVESTING IF YOU:

- Have always wanted to see The Old Co-op building brought back into use
- Want Caistor's historic marketplace to be back at the economic heart of our community and economy.
- Are concerned about the impact the empty building is having on the town
- Want to support the creation of new businesses and retail spaces in our town
- Want new shops, community facilities and courtyard space to enjoy
- Have family and friends that want to visit but have nowhere to stay
- Want to be part of Caistor's biggest community project and support the town thrive and prosper
- Have ever had a discussion with someone about the future of the building

According to Co-operative UK research, 80% of community shares investors do so to support the wider social and environmental benefit and 92% of community businesses are still trading.

### RISK WARNING

Investing in community shares is fully at your own risk. Investors could lose some or all of the money they invest. Investors are not protected by the Financial Services Compensation Scheme nor any right of complaint to the Financial Ombudsman Service.

This Offer Document has been prepared by Caistor and District Community Trust Ltd and has not been approved by an authorised person within the meaning of the Financial Services and Markets Act 2000 (FSMA).

It is exempt from the financial promotion restriction on the grounds that withdrawable, non-transferable shares in a Community Benefit Society are not a controlled investment for the purposes of FSMA. Before deciding to invest, we recommend you fully read this document .

<https://caistorcommunitytrust.org/community-shares>



## 2-4 MARKET PLACE

CAISTOR, SINCE 1745

### CONTENTS

The Share Offer Proposal .....	4
What Are Community Shares? .....	7
About Caistor & District Community Trust.....	8
The Story So Far .....	14
Benefits For Caistor Town And Our Community .....	18
The Costs.....	20
Frequently Asked Questions.....	26

#### **RISK STATEMENT**

Investing in community shares is fully at your own risk. Investors could lose some or all of the money they invest. Investors are not protected by the Financial Services Compensation Scheme nor any right of complaint to the Financial Ombudsman Service.



## WHAT ARE COMMUNITY SHARES?

Community shares allow ordinary people to invest and take ownership in organisations and services that they care about, whilst giving them the opportunity for a small financial return and a 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 16 years of age and over .

Other than the age stipulation, investment is open to all, including local residents, people who lived in the area but have now moved away, people working in the area, businesses, visitors, clubs and charities.

### MEMBER BENEFITS INCLUDE:

- The right to attend the Annual General Meeting and other key members' meetings to have your say
- The right to elect the Board at the Annual General Meeting
- The right to stand for election to the Board
- The right to be informed about the project through our members communications
- The right to input into the future plans for 2-4 Market Place



# ABOUT CAISTOR & DISTRICT COMMUNITY TRUST

## OUR VISION

At 2-4 Market Place we will create a multi-functional space that will offer opportunities for people to stay, shop, eat, drink, be creative, conduct business and attend events in a beautiful complex of restored listed buildings at the heart of our market town.

This is your invitation to invest and support the capital transformation of 2-4 Market Place. It will not only restore the buildings and bring them into community ownership and community use, but significantly contribute to the economic regeneration of Caistor and its bright future.



## THE PROJECT HAS SEVEN OBJECTIVES:

**CONSERVATION** – to undertake the conservation work needed to save 2-4 Market Place’s historic fabric and allow it to re-establish itself with a prominent future within Caistor

**COMMUNITY** – to empower the local community as owners and leaders in the regeneration of our town and develop a range of new opportunities, partnerships and activities that will be on offer within the building

**VISITOR FACILITIES** – to ensure the building has the facilities to meet the needs of all the building users

**HERITAGE** – to give opportunities to deepen and share the history and significance of the building and provide a permanent home for the town archive

**IMAGE** – to raise the profile of 2-4 Market Place with local, regional and national potential users and visitors

**ENVIRONMENT** – ensure environmental good practice on the project

**SUSTAINABLE LEGACY** – secure the future for the building



## WHAT WE DO

Caistor and District Community Trust Ltd was registered in July 2018 with the Financial Conduct Authority (FCA) under the Co-operative and Community Benefit Societies Act 2014 Registration Number 7831.

It was set up with the charitable aim of being a community platform to focus on improving the physical, social and economic infrastructure of Caistor market town as well as the surrounding district. The Trust is run democratically by members on a one-member one-vote basis.

## WE HAVE EXCLUSIVELY CHARITABLE OBJECTIVES WHICH ARE:

- To maintain or improve the physical, social and economic infrastructure within Caistor and the surrounding district
- Function in accordance with the legal definition of a Community Land Trust
- Promote and protect local heritage
- Hold land in trust for its community

As a community benefit society, we also have an asset lock, preventing members from making capital gain by selling or closing the business and our surplus must be used for the benefit of the public.



## SOME EXAMPLES OF WAYS IN WHICH THE SOCIETY MAY CARRY OUT THESE OBJECTIVES MAY INCLUDE:

- Creating training and employment opportunities
- Developing new or existing services to the local community that contribute to the local economy
- The provision of workspace, buildings or land to carry on our objectives
- The operation of one or more local amenities
- Providing access to land for its community
- These objectives are carried on for the benefit of the community





## WHO ARE WE?

Currently we have 216 members. After the community share offer all investors will also become members. The Board of Trustees are all volunteers from our local community. The Board consists of a maximum of seven volunteers (with a minimum of three) who meet on average once every two months. At least one third of Board of Trustees appointed by the members must stand at each Annual General Meeting. The members may reappoint them or they can stand down.

They represent our community and encompass a wide range of skills and experience needed to deliver the project, which includes professional project management, experienced board members, managers from a wide range of commercial disciplines, education, local councillors, local business owners, finance, heritage professionals and commercial construction experience.

Currently the roles of the Board are: Chair, Company Secretary, Finance (Treasurer), Project Management, Heritage and Community Engagement.

As 2-4 Market Place develops, the Board will continue to review the skills and experience needed and seek new people with different skills, ages and backgrounds. Any investors can put themselves forward to be part of the Board of Trustees. Elections are held once a year at the Annual General Meeting and are by majority vote.

The Trust also has other volunteer opportunities, many associated with 2-4 Market Place, and they all offer full training and support. These opportunities will be advertised as the project develops but include being a Welcome, Guide, Volunteer Researcher and roles associated with the archive.



## OUR BOARD



### **Steve Critten:**

Experienced in management and project management in the construction industry and NHS, lately concentrating on passive fire protection. Also, a Parish Councillor and Chair of the Town Council Economic and Development Sub-Committee.



### **Neil Castle:**

Experienced people manager with 30 years' experience in sales, marketing and team management roles. Latest role senior manager in a global IT company. Project and change management experience as well as management experience in the voluntary sector.



### **Rachael Crowder:**

Chartered Accountant and Caistor resident involved in a wide range of Caistor community activities.



### **Paul Kirkby BSc CEng MIMechE:**

Working career as an engineer, including periods in design, maintenance and project management. Almost 30 years of which were spent in the pharmaceutical industry. As a Project Manager Paul was responsible for delivering multi-million-pound project budgets, leading multi-discipline teams of project engineers, designers and construction personnel.



### **Jayne Bowman:**

I am proud to be a member of the Caistor Town Council, but was increasingly concerned the Old Co-op building was discussed but nothing was happening. The 2-4 Market Place team, led by Neil Castle, is making this project happen. I am proud to be part of the team bringing the marketplace to life and cannot wait for the day when I can enjoy a drink in the courtyard of this amazing building.



### **Mark Hughes:**

With over twenty years of senior leadership experience in post 16 education and training. After working as a Principal and Chief Executive, Mark is now Co-Director of an educational consultancy company based in Caistor.

## **WE KEEP IN TOUCH WITH THE PROJECT AND THE WIDER COMMUNITY THROUGH**

### **Our Website**

<https://2-4marketplacecaistor.co.uk>

### **Facebook**

2-4 Market Place, Caistor

## OUR FINANCES

**FINANCIAL YEAR 2019** - Was the Trust's first year of business. Income of £1,405 was entirely from ordinary membership subscriptions. There were only nominal office and room hire expenses.

**FINANCIAL YEAR 2020** - With the support of East Midlands Community Led Housing, Caistor and District Community Trust was identified as the most appropriate organisation to apply for a Home England Feasibility Grant to explore developing community housing on a local brown field site. This grant was the bulk of the Trust's income for 2020.

Other grants from West Lindsey District Council and Lincolnshire Co-operative Ltd constituted the other grant income, restricted to the initial development stage work on 2-4 Market Place.

### **FINANCIAL YEAR 2021 and 2022**

The main activity in 2021 and 2022 was the ongoing development stage of 2-4 Market Place. This was made up of grant payments from the National Lottery Heritage Fund and Architectural Heritage Fund. Invoices for 2-4 Market Place are generally paid in arrears of receipt of grant claims.

### **FINANCIAL YEAR 2023**

The main activity in 2023 was securing the final funding needed through the initial share offering and securing a £500,000 Community Ownership Fund from Central Government Dept of Levelling Up

### **FINANCIAL YEARS 2024 and 2025**

Caistor and District Community Trust is not officially trading yet, but using grant income to complete the capital investment required on site for 2-4 Market Place, Caistor. Accounts for 2024 and 2025 are included in this prospectus to show grant income deferred against works. Site works officially commenced on June 17 2024.

**Caistor & District Community Trust Limited****(Registration number: RS007831)****Balance Sheet as at 31 March 2025**

	Note	2025 £	2024 £
<b>Fixed assets</b>			
Tangible assets	4	1,287,749	139,971
<b>Current assets</b>			
Debtors	5	131,318	1,940
Cash at bank and in hand		<u>263,533</u>	<u>63,730</u>
		394,851	65,670
<b>Creditors:</b> Amounts falling due within one year	6	<u>(113,057)</u>	<u>(3,727)</u>
<b>Net current assets</b>		<u>281,794</u>	<u>61,943</u>
<b>Total assets less current liabilities</b>		1,569,543	201,914
<b>Creditors:</b> Amounts falling due after more than one year	6	<u>(1,459,370)</u>	<u>(108,745)</u>
<b>Net assets</b>		<u>110,173</u>	<u>93,169</u>
<b>Capital and reserves</b>			
Called up share capital	7	92,560	92,655
Retained earnings		<u>17,613</u>	<u>514</u>
Members' funds		<u>110,173</u>	<u>93,169</u>

**4 Tangible assets**

	Land and buildings £	Furniture, fittings and equipment £	Total £
<b>Cost or valuation</b>			
At 1 April 2024	139,971	-	139,971
Additions	<u>1,146,469</u>	<u>1,500</u>	<u>1,147,969</u>
At 31 March 2025	<u>1,286,440</u>	<u>1,500</u>	<u>1,287,940</u>
<b>Depreciation</b>			
Charge for the year	-	<u>191</u>	<u>191</u>
At 31 March 2025	-	<u>191</u>	<u>191</u>
<b>Carrying amount</b>			
At 31 March 2025	<u>1,286,440</u>	<u>1,309</u>	<u>1,287,749</u>
At 31 March 2024	<u>139,971</u>	<u>-</u>	<u>139,971</u>

Included within the net book value of land and buildings above is £1,286,440 (2024 - £139,971) in respect of freehold land and buildings.

Asset value includes capital grants for construction works. This includes the heritage deficit that is funded by the grantees. Actual sale value of 2-4 Market Place once completed will be lower than the value of grants



## THE STORY SO FAR



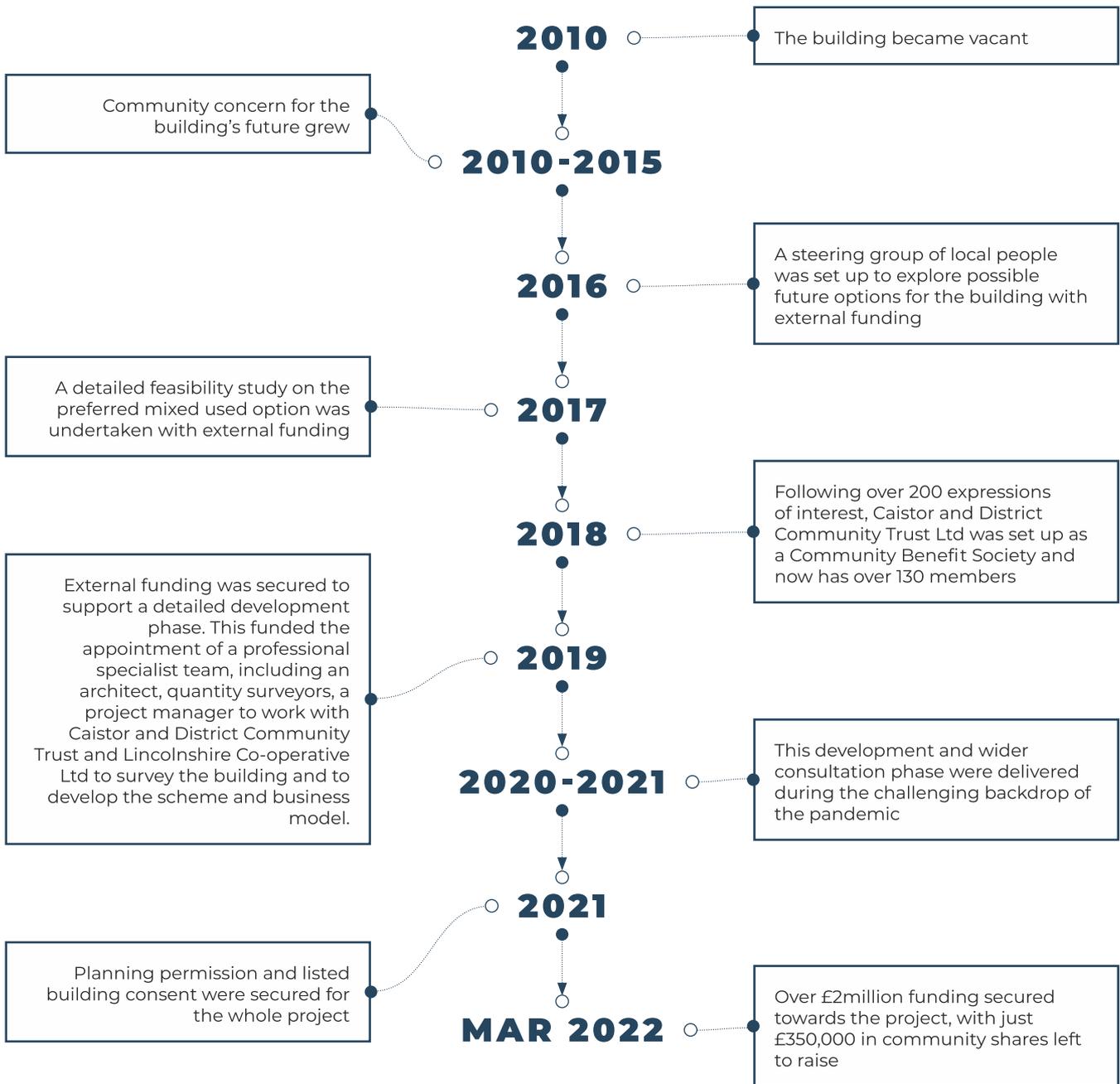
2-4 Market Place had been a local food store for many years, including Spar, Costcutter and most recently the Lincolnshire Co-operative Ltd. It is still known to many as 'The Old Co-op'.

However, this complex set of five interlinked listed buildings was over three floors with numerous corridors and staircases, which were not a good fit for a modern food store. When the Lincolnshire Co-operative Ltd relocated, the property was put up for sale, but there were many challenges for any new owner to finding a viable future use for the buildings.

As time went on and the buildings remained vacant, the concern for their future and the impact they were having on the town and the community grew

In 2016, discussions with the community and key stakeholders began. With the help of Heritage Lincolnshire, a local charity that supports our county's heritage, a series of public consultation events were delivered and with the community's help a vision for the buildings, with a broad mixed use, began to be formed.

## TIME LINE OF EVENTS



All these milestones have been supported with funding and in-kind support from all our wider stakeholder and partners, including:



Lincolnshire Co-Operative Ltd



Caistor Town Council



West Lindsey District Council



Heritage Lincolnshire



Community Ownership Fund



Architectural Heritage Fund



National Lottery Heritage Fund



## TIME LINE cont

APR - NOV 2024

The Trust purchased the building from Lincolnshire Co-operative Ltd  
Tendering process commenced. Admin around funding in progress

Revised funding Model to include higher Community Ownership Fund Grant  
Application made and awarded. Final legals completed to commence works

NOV - JUN 2024

Site works commence. June 2025  
Additional £1.3 million funding to cover higher construction costs awarded April 2025 by Heritage Fund

JUN 24- APR 2025

PROJECTED

SUMMER 2026

Site works completed. Aim to have first retail units open late summer 2026

AUTUMN 2026

Phase 1 - Full occupation



## 2-4 MARKET PLACE – THE PLANS



2-4 Market Place project includes the conservation and repair of all five Grade II listed buildings and the conversion of the site for multiple uses – including retail, café, office, holiday let and community space.

- Three retail and two office space – there is a mix of larger retail units and smaller units to encourage smaller start-up businesses, craftsmen and artisans
- Five holiday lets – of varying sizes.
- First floor community space – a first floor community space with views overlooking the marketplace
- A home for the town archive
- Creation of a new public courtyard at the centre of the building
- The history and heritage of the 2-4 Market Place will be visible throughout the interior, particularly in the community spaces telling the story and history of the building and the people and their contribution to Caistor's community.
- The main core of the building will be fully accessible with a lift, which will access the community rooms, town archives and some of the holiday lets.

These uses follow extensive work on what options would make best use of the space, deliver the most benefit for the community and provide a viable future financially

If you are interested in finding out more about the retail, business and catering opportunities that this project will create, please visit <https://2-4marketplacecaistor.co.uk> and complete the Expression of Interest form.

### The project will be completed in two phases:

**Phase 1** (currently under construction) will be the retail units No2, No3, and No 4 Market Place, two holiday-lets, the community room overlooking the market place, the new core and lift and the main courtyard. The remainder of the site will be made structurally sound and weather-tight until Phase 2 can be funded

**Phase 2** will include the retail/craft units in the granary, the holiday-lets and the granary and No. 9 High Street and the retail unit onto the courtyard at the ground floor of No 9



## BENEFITS FOR CAISTOR TOWN AND OUR COMMUNITY

By investing in 2-4 Market Place, we believe it will bring to following benefits to our town and community



### THE BUILDING AND SURROUNDING ENVIRONMENT

- Ending a decade-long campaign to find a new owner and new use for the prominent Grade II-listed buildings.
- Transforming the marketplace, conservation area and Caistor town centre
- Building ownership to be transferred to the community business – ensuring future public access and long-term community benefit
- Opportunities to share the history and stories of the building
- Providing a permanent home for the town's archive

### COMMUNITY BENEFITS

- Providing more facilities in the centre of town
- Creating a new community space for events and for local groups and individuals to hire with unrivalled views across the Market Place and Lincolnshire Wolds
- Volunteering opportunities as welcomers, guides, archive volunteers
- Community pride in us all coming together to make this happen
- Building a more resilient community and economy for Caistor after the pandemic
- Providing access to the main community spaces with the provision of a lift



## WIDER REGENERATION BENEFITS

- Regeneration of our market town by creating new space for retail, business, accommodation and catering opportunities
- Supporting Caistor’s visitor economy
- Increasing the footfall in town and supporting other businesses in Caistor
- Creation of two part time roles as Centre Managers for Our Market Place
- Job creation associated with the other retail, catering and business units
- Support other businesses providing lettings management, cleaning and laundry service for the holiday lets



## PARTNERSHIP AND SKILLS

- Strengthen our relationship in the community such as with the Rock Foundation and Caistor Arts and Heritage Centre
- Through the partnership with the Caistor Arts and Heritage Centre, be able to increase future community events and activities such as exhibitions, lectures, learning opportunities and social activities
- Through the partnership with the Rock Foundation, support the more vulnerable in our community to gain life skills and experience in a supportive environment
- Offer a range of new opportunities and skills for all volunteers



## THE COSTS

### Total Project Costs Phase 1 - £4,391,648

These costs are based on a thorough assessment of the current physical condition of the building and extensive surveys, which have been done during the development phase. They have been prepared by the professional team of architects, quantity surveyors and specialists working with Caistor and District Community Trust. They include everything needed to enable 2-4 Market Place to open its doors and reflect the current building costs, inflation, contingency and VAT.

As part of the grant funders assessment process these costs have been reviewed by their expert advisors to ensure everything has been considered and included and that they reflect the current industry standards.

<b>PROJECT COSTS:</b>	
Purchase price*	£50,000
Repair and conservation work	£3, 670, 447
Fit out and other survey costs	£47, 805
Professional fees	£236, 506
Delivery of activities and interpretation	£67, 600
Other: volunteers, evaluation, promotion	£18,625
In-kind	£109, 01 0
Contingency inc inflation	£1 91 , 655
<b>Total</b>	<b>£4,391, 67 1</b>

## HOW HAS THE FUNDING BEEN RAISED?

All the following funding has been secured over the last four years

The last piece of the funding jigsaw, is the community share offer to raise the final £25,000

<b>SOURCES:</b>	
National Lottery Heritage Fund	£3, 177, 437
Architectural Heritage Fund	£200,000
Community Ownership Fund	£550,000
West Lindsey District Council	£50, 000
In-kind support from Caistor and District Community Trust and Lincolnshire Co-operative Ltd staff	£270, 461
Trusts and foundations (applications in to cover this)	£1 8, 750
<b>Community shares</b>	<b>£25, 000</b>
<b>Total</b>	<b>£4, 391, 648</b>



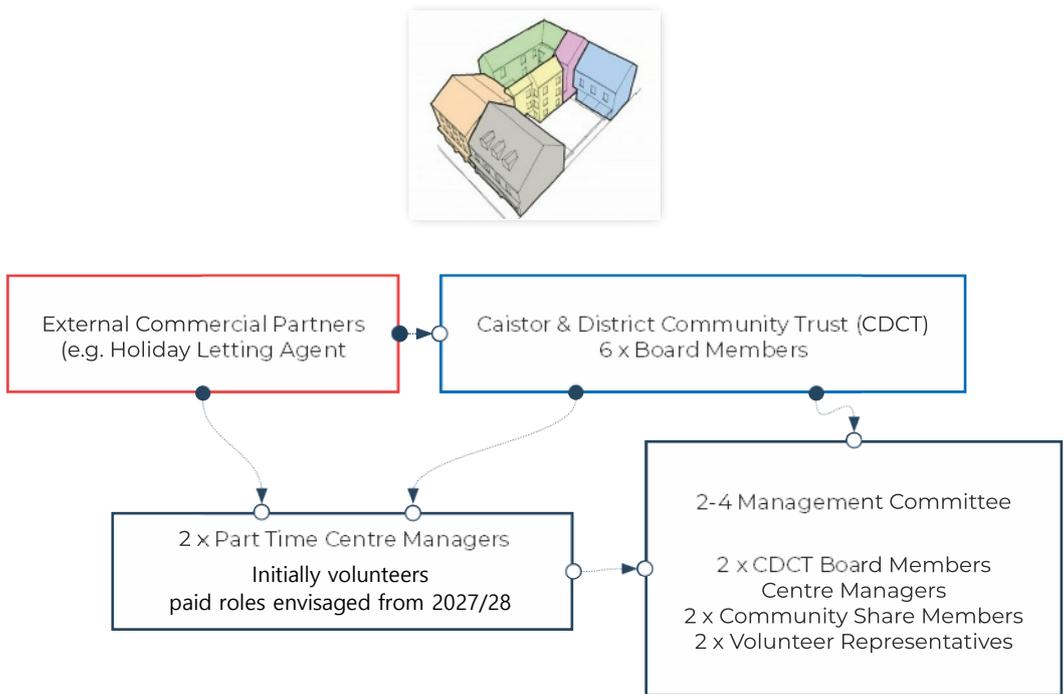
## OUR BUSINESS MODEL: OPERATIONAL COSTS AND MANAGEMENT

2-4 Market Place will be owned and run by Caistor and District Community Trust as a community business and community asset. Two part-time Centre Managers (2 x 20 hours a week) will be employed to undertake the day-to-day running of the business. They will be managed by the Chair of Caistor and District Community Trust. It is felt that two part-time roles will bring a wider range of skills and experience as well as offer more flexibility to share weekend and evening opening times.

The Project Management Committee, who are overseeing the capital phase, will be replaced by an Operational Management Committee when the capital work is completed. They will oversee the running of 2-4 Market Place and will meet monthly. This will consist of:

- At least two Caistor and District Community Trust Board Members
- The two part-time Centre Managers
- Two volunteer representatives
- Two community shares holder members

### 2-4 MARKET PLACE MANAGEMENT STRUCTURE





In assessing the future options for the building's uses it was important to ensure the future income was coming from a range of sources and was not too heavily reliant on one income. This will be achieved through the following income streams.

ACTIVITY	YEAR 1	YEAR 2	YEAR 3
Holiday Lets	60% Occupancy	70% Occupancy	70% Occupancy
Retail / Craft & Office Space	50% Occupancy	100% Occupancy	100% Occupancy
Community Space Hire	16 Bookings Per Month	16 Bookings Per Month	16 Bookings Per Month
Open Days	12 Events Per Year	12 Events Per Year	12 Events Per Year

These uses are based on research, need and demand including:

**HOLIDAY LETS:** The visitor economy in Lincolnshire grew by nearly a third between 2012-2017 with the number of visitors reaching 34.3 million. There are more limited options for self-contained holiday lets in the area and 2-4 Market Place can fill this gap. This also fits with regional marketing initiatives to boost visitor economy in our area, including the joint approach of East and West Lindsey District Council, the Lincolnshire Wolds Area of National Outstanding Beauty plans and wider Lincolnshire Destination Management Plan.

**RETAIL/CRAFT OR BUSINESS SPACE:** There will be three retail units and two business/craft units available. During the development phase there has already been significant interest submitted to the Trust of businesses interested in locating at 2-4 Market Place from tea rooms, bakeries and antique business to craft specialists, beauticians and florists..

**COMMUNITY SPACE/HIRE:** The first-floor community space will be a unique venue in Caistor offering quality space for up to c50 (seated 30-40) with architectural character and unrivalled views across the Market Place and Lincolnshire Wolds. It is ideal for small weddings, special events and family celebrations. Local groups have already expressed their interest in using the facilities. It would also provide additional space for other town events already at full capacity as well as offer increased opportunity to work in partnership with the Caistor Arts and Heritage Centre.

## BUSINESS FINANCES

The following finances for the business are based on these market and financial appraisals.

## FINANCIAL SUMMARY

This is a major capital project requiring £4.3 million of funding for the renovation and the Community Share Offer is the final investment. Start-up/fit-out costs of the different business areas will be financed either by the businesses tenancing 2-4 Market Place and grants.

A detailed project management plan including cash-flow for the capital development phase is included in the business plan. It is anticipated we may have to use short-term borrowing from bodies such as the AHF or overdraft facilities to cover the forecasted negative cash flow from

Once operational income will be generated from three key sources; holiday lets, commercial rents for retail and workshop premises, and letting fees from the community space. The priority of the Trust is to run 2-4 market place as profitable community business. Any surplus will be re-invested in 2-4 Market Place or other projects that meet the society objectives. We anticipate being able to achieve a healthy level of profitability as we will own the freehold of the premises.

Based on the forecast we are anticipating paying interest in year five. This takes account of a two year capital programme and three years to establish the community business.

PROFIT & LOSS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6
Total turnover (ex-VAT)	-	118,310	159,921	160,311	167,302	179,343
Gross profit:	-	67,822	108,423	107,783	113,724	124,693
Profit/Loss post-tax	31,457	(12,570)	14,071	12,472	6,933	16,906
Cumulative P/L post-tax	35,269	22,699	36,770	49,242	56,175	73,081



## FREQUENTLY ASKED QUESTIONS

**Q:** Where can I find out more about the Caistor and District Community Trust Ltd and the project?

**A:** On our website at <https://2-4marketplacecaistor.co.uk>

**Q:** Is 2-4 Market Place a good investment?

**A:** Our financial projections predict it will be profitable and 92% of community businesses are still trading today. However, investing in 2-4 Market Place is also be viewed as an investment in our community. All financial investments have risk attached to them and these should be considered fully before investing.

**Q:** Is the interest guaranteed?

**A:** No, it is not guaranteed. The 3% is an intention of the level of interest we wish to pay. No interest is payable until after five years of trading.

**Q:** I am already a member who has paid £5, is this taken into account with my investment?

**A:** Thank you for being a member already. Please consider what you can afford to invest after reading all the share offer documentation and supporting information. If you are able to invest, then your original £5 membership share can be deducted from your total community shares investment figure. The minimum investment is £50.

**Q:** I would like to invest but cannot pay all in one go – can I still invest?

**A:** Yes, you can. Payments would be spread in equal instalments over five months. Please contact [24caistorcommunityshares@gmail.com](mailto:24caistorcommunityshares@gmail.com).

**Q:** What happens if 2-4 Market Place does not work? What will happen to the building?

**A:** We do not believe from our extensive research, evidence and business plan that this will happen.





**Q:** What is the application process?

**A:** You will need to complete the share offer application form which can be downloaded and printed off our website at <https://2-4marketplacecaistor.co.uk>. If you are unable to download an application form, paper copies are available at the Post Office, 25 Market Place.

When making your payment, please do not send cash. We can only receive payment by cheque or bank transfer. Full details are on the application on how to make these.

When making payment, please use your surname, initials and postcode or your full company name and postcode in the reference box. Please use exactly the same name on this as your payment reference, so we can match this up with your payments

**Q:** How can I find out more about you and the project?

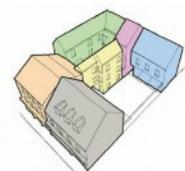
**A:** You can get in touch with us to find more at:

Our website: <https://2-4marketplacecaistor.co.uk>

Facebook: 2-4 Market Place, Caistor

Email: [24caistorcommunityshares@gmail.com](mailto:24caistorcommunityshares@gmail.com)

## BE PART OF CAISTOR'S BIGGEST COMMUNITY PROJECT ALREADY SUPPORTED BY:



Caistor and District Community Trust Ltd



### RISK STATEMENT

This Offer Document has been prepared by Caistor and District Community Trust Ltd and has not been approved by an authorised person within the meaning of the Financial Services and Markets Act 2000 (FSMA).

It is exempt from the financial promotion restriction on the grounds that withdrawable, non-transferable shares in a Community Benefit Society are not a controlled investment for the purposes of FSMA.

Before deciding to invest, we recommend you read all the associated documents including the Community Share Offer and Business Plan. Including the risks as Terms and Conditions apply.

These can all be found at <https://caistorcommunitytrust.org>.

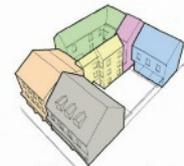




## 2-4 MARKET PLACE

CAISTOR, SINCE 1745

# BE PART OF CAISTOR'S BIGGEST COMMUNITY PROJECT ALREADY SUPPORTED BY:



Caistor and District Community Trust Ltd



Funded by  
UK Government



### RISK STATEMENT

This Offer Document has been prepared by Caistor and District Community Trust Ltd and has not been approved by an authorised person within the meaning of the Financial Services and Markets Act 2000 (FSMA).

It is exempt from the financial promotion restriction on the grounds that withdrawable, non-transferable shares in a Community Benefit Society are not a controlled investment for the purposes of FSMA.

Before deciding to invest, we recommend you read all the associated documents including the Community Share Offer.

Terms and Conditions apply.

These can all be found at <https://caistorcommunitytrust.org/community-shares>