

**12<sup>TH</sup> OCTOBER 2024**

**Public meetings, 10.30am and 11.30am**

**Hempstead Library**

**Hempstead Road**

# FRIENDS OF THE FLYING SAUCER

[www.fofs.org.uk](http://www.fofs.org.uk)  
[savetheflyingsaucer@gmail.com](mailto:savetheflyingsaucer@gmail.com)

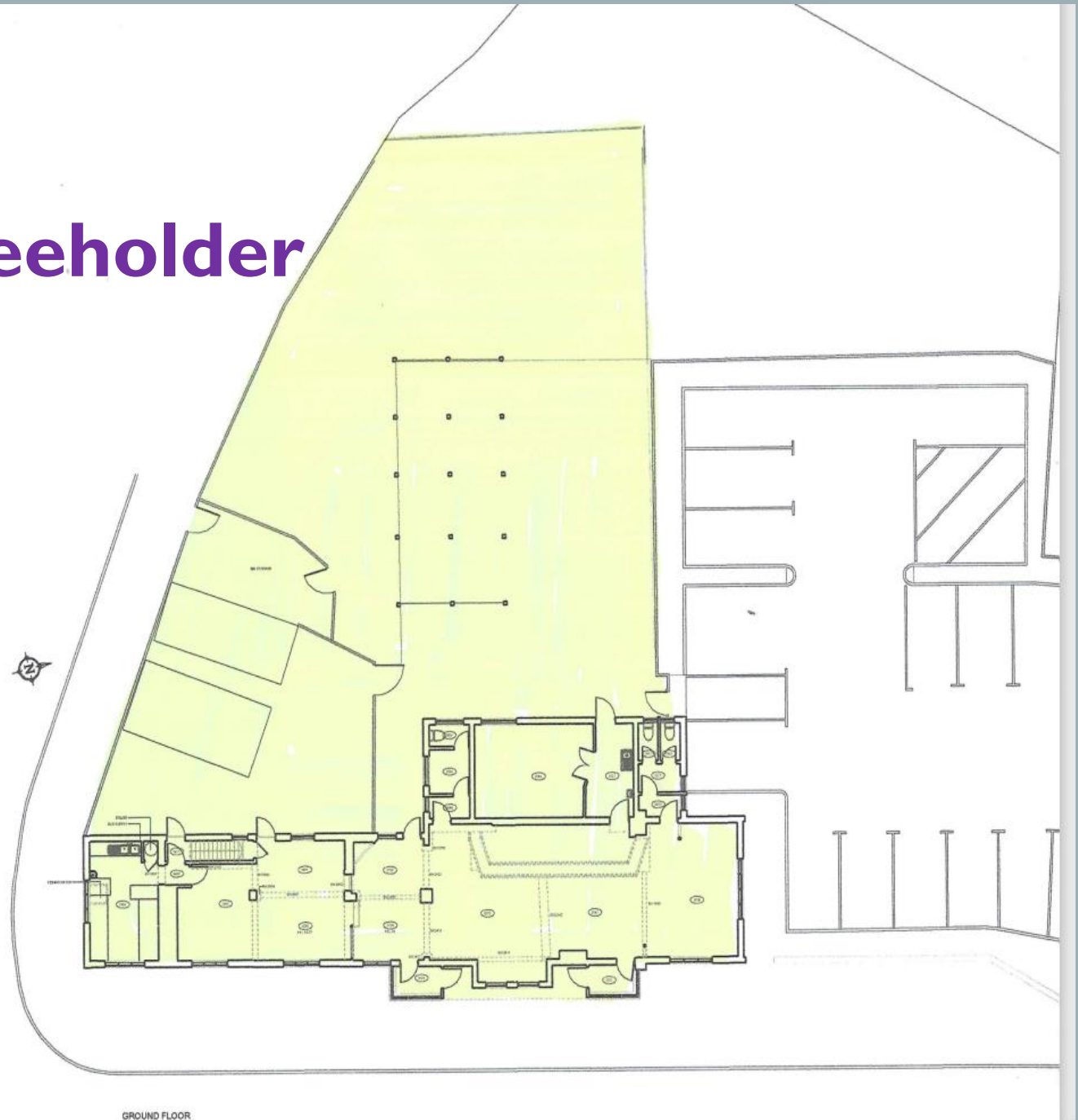


- **welcome**
- **latest update**
- **business plan**
- **fundraising events and dates**
- **what's next**

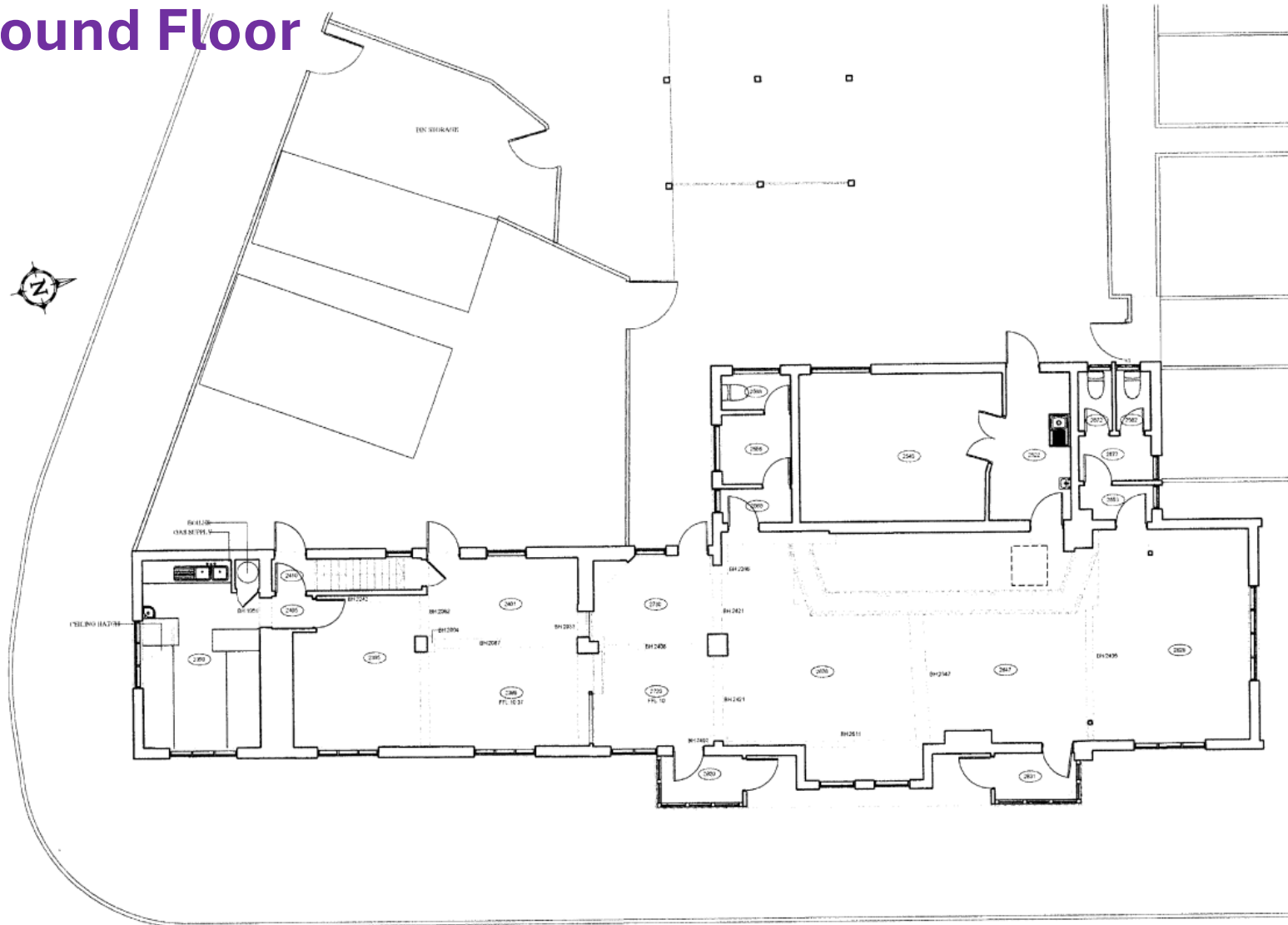


# Update – offer from freeholder

Sell to us, as a community, at  
£1.25m, but with reduced site  
(green area)



# Ground Floor



GROUND FLOOR

Notes:  
Ground Floor Layout

All measurements shown are in millimetres. All heights measured from mean datum unless otherwise stated. Do not scale from document unless for planning purposes, all dimensions to be checked on site. Whilst we have taken care to measure every element of the property, we have not measured any areas that are hidden or concealed or where reasonable access is unavailable. The measured survey displayed here does not form part of a structural survey. No assumptions should be made with regards to the condition, construction type or material of any element shown.

copyright Truuplan (UK) Ltd 2024

Project:  
Flying Saucer Pub  
Hempstead Road  
Gillingham  
ME7 3BN

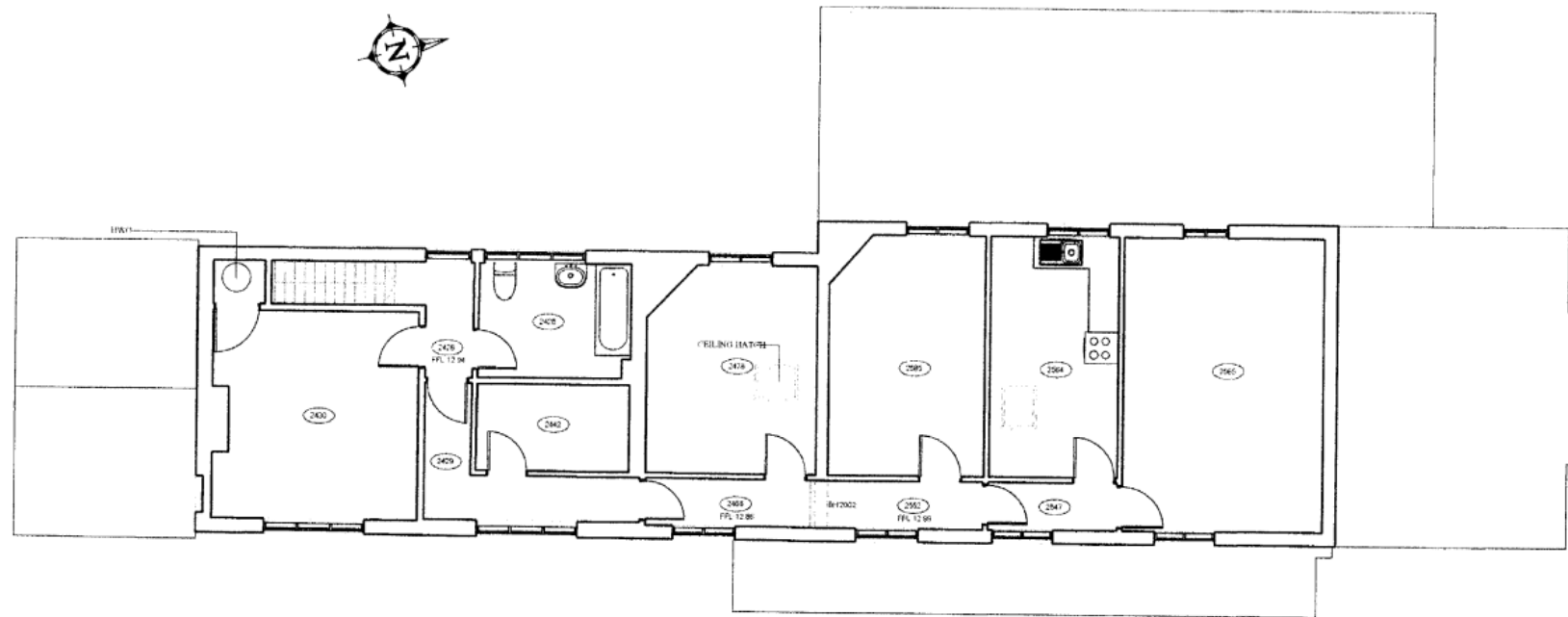
Drawing no.: 56700  
Revision: 01  
Drawn on: 19/06/2024  
Drawn by: AW

Client:  
Andy Sidhu

Scale: @A3  
Floorplan: 1:100

**T** Truuplan (UK) Ltd  
Bank Chambers  
30 Secure Pleasant  
Tunbridge Wells  
Kent TN11 1JH  
01892 634883  
plans@truuplan.co.uk

# Upper Floor



Notes:  
1st Floor Layout

All measurements shown are in millimetres. All heights measured from local datum unless otherwise stated. Do not scale from document unless for planning purposes. All dimensions to be checked on site. Whilst we have taken care to measure every element of the property, we have not measured any areas that are hidden or concealed or where reasonable access is unavailable. The measured survey displayed here does not form part of a structural survey. No assumptions should be made with regards to the condition, construction type or material of any element shown.

Copyright Triaslen (UK) Ltd 2024

Project:  
Flying Saucer Pub  
Hempstead Road  
Gillingham  
ME7 3RH

Drawing no.: 56700  
Revision: 01  
Drawn on: 19/06/2024  
Drawn by: AW

Client:

# FRIENDS OF THE FLYING SAUCER

Draft Business plan October 2024

# TARGET DATES & ASSUMPTIONS

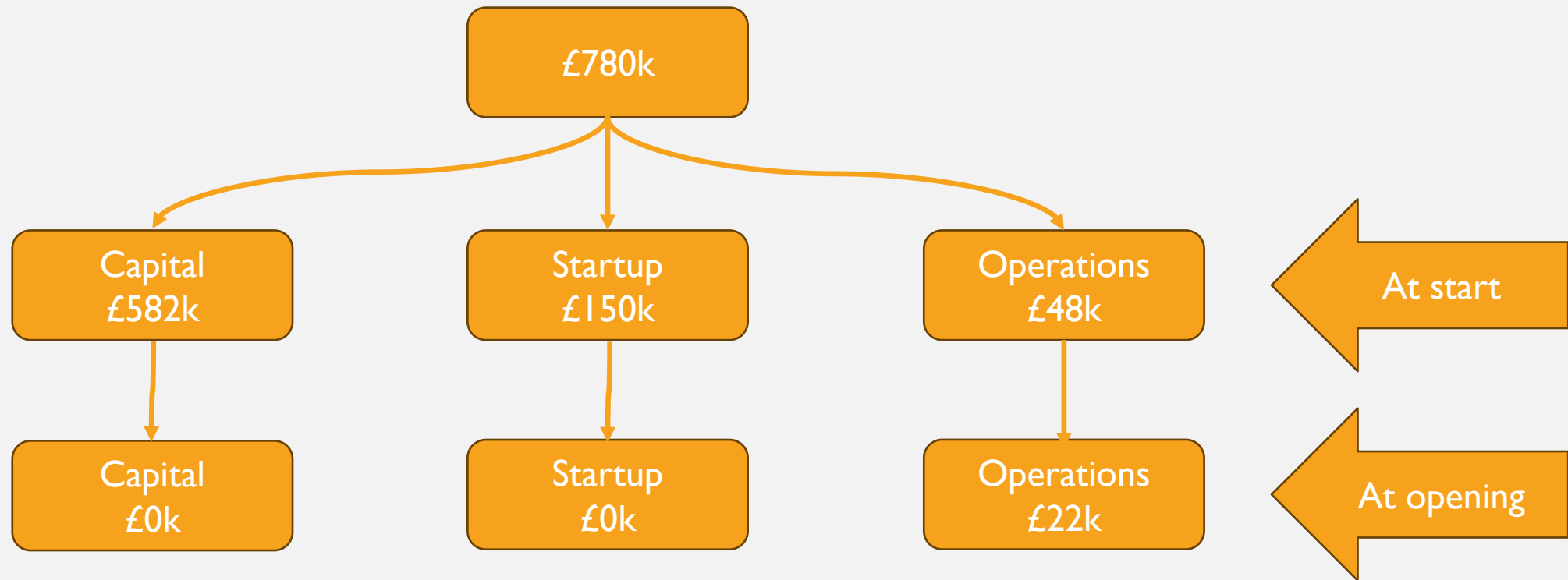
	Progress & notes
ACV Sept 24	Complete
Fundraising & negotiation Oct 24 – Mar 25	Agree purchase price Raise share offer, loans & grants
Startup Apr 25 – Jun 25	Basic refurbishment, using volunteers and donations Recruit team, get business ready for opening
Opening 1 Jul 25	Run the pub!



## TARGET FUNDING BREAKDOWN

	£k
Shares	£400
Donations	£15
Loans	£180
Grants	£185
Total	£780

## FUNDS – INITIAL DISTRIBUTION PLAN



# FORECASTING PROCESS

- Rae - Retired senior banker
  - Degree Maths, postgrad in business, accounts, law
  - Share flotations, underwriting, risk management, accountancy, FCA negotiations, industry speaker and author
- This process
  - Has used industry standards
  - We've taken specialist advice & quotes
  - Figures validated with peer community groups

# WHAT'S INCLUDED

Startup	Startup	Startup	Operations	Operations
Specialist reports	Initial paper goods	Initial cleaning chemicals	Wages inc NI & Pension	Alcohol
Internal fittings inc furniture	Wiring & certs	Essential building works	Bank fees	Food
Base kitchen fit out	Gas safety	PC	Merchant fees	Paper goods (toilet roll...)
Crockery & Glasses	Plumbing	Coffee machine	Accounting software	Cleaning chemicals
Cleaning equipment inc. vacs	Networking	Licensing - Gravesham	Regular accounts, legal etc	Utilities
POS & Till	First Aid equipment	Fire	Printing	Networking & telephony
Signage	Safe	Health & safety	Training	Business rates
Advertising	Uniform/Clothing	Grounds & car park	Sanibins	Commercial Waste
Building control	Printing or Printer	Alarm	PRS Music fees	Insurance

# FORECAST OPERATING FINANCIALS

Based on  
£10k/w

	Income	Expenditure	Gross Profit	VAT	Tax	Net Profit	Less Loan	Investment & community	Return to members	Surplus
2025 - 6	£532,875	-£382,111	£150,764	-£25,127	-£44,816	£80,820	-£60,000	-£5,000	-£8,000	£7,820
2026 - 7	£522,125	-£365,898	£156,227	-£26,038	-£44,710	£85,479	-£60,000	-£10,000	-£8,000	£7,479
2027 - 8	£543,010	-£380,534	£162,476	-£27,079	-£46,498	£88,899	-£60,000	-£15,000	-£8,000	£5,899
2028 - 9	£564,730	-£395,755	£168,975	-£28,163	-£48,358	£92,455		-£80,000	-£8,000	£4,455
2029 - 30	£587,320	-£411,585	£175,734	-£29,289	-£50,292	£96,153		-£80,000	-£8,000	£8,153

# FORECAST OPERATING FINANCIALS

Based on  
£14k/w

	Income	Expenditure	Gross Profit	VAT	Tax	Net Profit	Less Loans	Investment & community	Return to members	Surplus
2025 - 6	£743,575	-£463,473	£280,102	-£46,680	-£44,710	£195,602	-£100,000	-£70,000	-£8,000	£10,602
2026 - 7	£728,525	-£440,089	£288,436	-£48,000	-£44,710	£195,654	-£80,000	-£100,000	-£8,000	£7,654
2027 - 8	£757,666	-£457,800	£299,866	-£49,996	-£46,498	£203,480		-£190,000	-£8,000	£5,480
2028 - 9	£780,000	-£468,000	£312,000	-£51,995	-£48,358	£211,619		-£200,000	-£8,000	£3,619
2029 - 30	£819,492	-£495,040	£324,451	-£54,075	-£50,292	£220,084		-£210,000	-£8,000	£2,084



# SHARE ISSUE

- Shares issued in personal or business name
- £250 each
- Plan 1600 @ £250 totalling £400,000
- Maximum investment £100,000
- Target annual return 2%
- Community Investment Tax Relief
  - We will apply for this Community Benefit Society to be eligible for Community Investment Tax Relief

# IMPORTANT DATES

- **Fundraising events**

- The Pre-Loved Sale - 27th October 10am - 2pm – Scout Hall
  - (with FOFS pop-up mini cafe and raffle)
- The Craft Fair - 23rd November 2024 11am - 3:30pm
  - (with FOFS pop-up mini cafe and raffle)
- Santa Sleigh Run – likely w/c 16th December (subject to Council permission)
- Craft & cake sale in All Saint's Church – date TBA
- Quiz - Saturday 25<sup>th</sup> January 2025 – venue TBA

- **1<sup>st</sup> February 2025 – Launch of the share prospectus**

## WHAT'S NEXT ...

- **Set up a bank account**
- **Application to register as a Community Benefit Society with the FCA**
- **Full commercial valuation of the premises to be done**
- **Preparation to the launch of the Share and Investment Prospectus**
- **Etc...**

# FRIENDS OF THE FLYING SAUCER

[www.fofs.org.uk](http://www.fofs.org.uk)  
[savetheflyingsaucer@gmail.com](mailto:savetheflyingsaucer@gmail.com)

