

The Amulet Community Share Offer



Community Share Offer Launch Date: 24th May 2025
Community Share Offer Closing Date: 31st August 2025
Organisation Name: The Amulet Centre Limited
FCA Registration Number: 9275

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Objectives and Summary of Offer

Our Objective

Our objective is to purchase, refurbish, and operate the Amulet in Shepton Mallet, and to transform it into a multi-purpose community venue, for the benefit of the local community of Shepton Mallet and the surrounding rural area. The venue will provide performance entertainment and space to hire, both for the local community and for a wider audience to boost economic regeneration of the town centre.

Time is Short

If we do not buy the Amulet now, then a planning application for conversion to residential use is likely to be approved and the building will be sold on the open market for that purpose. This would result in the permanent loss of the town's only purpose-built community venue and an important historical and cultural asset.

Summary of Offer

This document outlines a Community Share Offer by The Amulet Centre Limited, which is a Community Benefit Society, created with model rules from Co-operatives UK, registered with the Financial Conduct Authority, number 9275. The organisation has also been granted charitable status by HMRC and is registered at address 15 Kyte Road, Shepton Mallet BA4 5PJ.

If you are considering buying community shares, it is important that you read the whole of this document and the accompanying Business Plan and Society Rules which may be found on our website at buytheamulet.org.uk/shares.

Community share offerings are not covered by the Financial Services Compensation Scheme and investors have no recourse to the Ombudsman. You could lose some or all of the money you invest.

The Offer at a Glance

Minimum Target: £100,000

Optimum Target: £200,000

Maximum Target: £500,000

Price per Community Share: £1

Minimum Community Share investment: 250 shares

Maximum Community Share investment for individuals: £50,000 or 10% of the total capital raised (whichever is the lower)

Timeline

- 24th May 2025 launch community share offer
- 31st August 2025 close community share offer
- community share certificates issued within four weeks of the offer closing
- general meeting of members called within four weeks of the offer closing

The Board of Directors reserves the right to extend the offer period by up to two months if it believes it will help achieve the funds required.

We are aiming to raise a target amount of £200,000 from this Community Share Offer, which is open to the community and general public alike. We will use the money raised from shares, alongside donations and grants which we plan to secure from other sources, to buy and renovate the property. The total minimum cost to buy the Amulet is £710,000 and the cost of phase one repairs is estimated to be in the region of £387,000.

Buying community shares makes you a Member of the Society and gives you a vote in decisions on how it runs. Each member has one vote, no matter how many community shares he or she buys. Each community share will cost £1, and will be sold in increments of 50 (250, 300, 350 etc). The minimum shareholding is 250 community shares and the maximum shareholding is £50,000.

The Amulet Centre Limited is run by its members, for the benefit of the community of Shepton Mallet and the surrounding rural area. The organisation will regularly consult with residents to best determine how operations in the Amulet bring benefit to the community.

Social Investment

Buying community shares should be considered a social and a community-minded investment. It should be possible to withdraw your community shares in the long term and interest may be paid on them, but you are unlikely to get back your investment in the short term.

This Document

- Describes the project, its benefits for Members and the community
- Explains about the Society and how the Share Offer will work
- Contains information about how to apply for community shares

Community Shares Standard Mark

This share offer has been awarded the Community Shares Standard Mark which is granted by the [Community Shares Unit](#) to offers that meet national standards of good practice. These standards ensure that:

- The offer document and application form are easy to understand.
- You are provided with all the facts you need to make an informed decision.
- The facts are supported by the business plan.
- Nothing in the documents is purposefully incorrect, confusing or misleading.



Letter from the Team

Dear Friends,

The purpose of this project is to restore the Amulet as a multi-purpose community venue for Shepton Mallet. This will provide a large central place where local people can come together to enjoy entertainment and community activities.

At the same time the project will boost the economic regeneration of our town, increasing footfall and repositioning Shepton Mallet as a dynamic and culturally rich destination. We also expect to see an increase in employment opportunities, reduced social isolation and increased community cohesion through the creation of spaces to meet and cultural and volunteering opportunities to engage in.

The Amulet Centre Limited is a fully registered legal entity, set up with the specific intention of securing the long-term future of the historic Amulet, as a multi-purpose community venue, for the benefit of the community of Shepton Mallet and its surrounding rural area.

We are inviting the whole community of Shepton Mallet and those in the surrounding rural area, to invest in The Amulet Centre Limited, to help us to deliver our goals and to take an active part in the project. Given the historical significance and potential wider community benefits of the building, we also invite those from further afield to buy community shares and take part.

A Community Benefit Society and a Community Share Offer provide the best way to achieve the project's goals, with openness, transparency, accountability and professionalism. This process will allow you to buy community shares in The Amulet Centre Limited which, when sufficient funds are raised, will buy, renovate and re-open the theatre for the benefit of the whole community of Shepton Mallet.

This prospectus (technically a Share Offer document) is an invitation to you from The Amulet Centre Limited to help us buy The Amulet on behalf of the community. Its primary purpose is to answer all and any questions and concerns that you may have, in a concise, easily understood way.

In short, we have formed The Amulet Centre Limited to secure the long-term future of the theatre for the benefit of the community. It will sell community shares to the community and also apply for grant funding. All money raised from both sources will then be used to buy and renovate the building. It is our intention to run this community space for the benefit of and alongside the community, as a multi-purpose venue, providing entertainment, community cohesion, employment and to boost economic regeneration of the town centre.

Signed,

The Buy The Amulet Team

Community Share Offer Details

Community Benefit Society

A Community Benefit Society is an incorporated organisation, registered with the Financial Conduct Authority, created by a group of people who come together to combine their social investment, with the goal of delivering benefit to their local community.

The society's shareholders are known as its Members and they democratically run the organisation on a one-member-one-vote principle, regardless of how much each person invests.

The purpose of a Community Benefit Society is to serve the broader interests of the community and not just its members.

We have formed The Amulet Centre Limited as a community benefit society with the primary objective of the purchase and refurbishment of the Amulet, to transform it into a multi-purpose community venue, for the benefit of the community of Shepton Mallet and the surrounding rural area.

Your community shares will make you a member of The Amulet Centre Limited with an equal vote regardless of the size of your shareholding. As a member, you can participate as much (or as little) as you like in our work. You can vote at Annual General Meetings and stand for election to the Board of Directors. There will also be opportunities for non-members to take part in and to be consulted on the work of the Amulet but they will not have a formal vote on the decisions taken at meetings.

Charitable Status

The Amulet Centre Limited has been granted charitable status by HMRC, because of the charitable nature of its founding rules. This status means that our Society has the same tax benefits as a charity, including eligibility for Gift Aid and exemption from Stamp Duty, Corporation Tax and Business Rates.

Community Shares

Community shares are priced at £1 each, sold in increments of 50, with a minimum of 250.

Shareholders will become members of the Society and will each have one vote, no matter how many community shares they own.

Community shares cannot increase in value, but can decrease if the Society fails and its liabilities exceed its assets.

Withdrawal of Community Shares

Each member's first £1 share is non-withdrawable but the Society's rules do allow for the withdrawal of all additional community shares and the repayment of their original value but this is only likely to be possible some years in the future when the organisation is fully operational and has sufficient funds to do so.

We envisage that withdrawals will not be permitted for the first three years, in order to accumulate a healthy level of reserves. From year three onwards, the Board of Directors will determine the maximum amount of community share capital that may be repaid in that year. The final amount will take into account the long-term interests of the Society, the need to maintain prudent reserves and the Society's commitment to community benefit and therefore cannot be guaranteed.

All withdrawals will be at the discretion of the Board of Directors and will be funded either from trading surpluses or new community share capital, which will be raised from subsequent share offers.

Shareholders will be offered the option to withdraw some or all of their capital if the minimum amount of £710,000 is not raised from all sources by 31st August 2027.

Full details on the withdrawal of community shares may be found in the Society's rules, which are available on our website at buytheamulet.org.uk/shares

Transfer or Sale of Community Shares

Community shares are issued in the name of an individual or an organisation and may not be transferred or sold to anyone else.

Inheritance

Members may nominate someone who they wish their investment to be transferred to upon their death, although this nomination will only apply to the first £5,000 of investment, with further investments outside of that amount being subject to the probate process.

Payment of Interest on Community Shares

The Society's rules allow for the payment of interest on community shares but this is only likely after at least five years, when the organisation is fully operational and making a surplus. Even then, to ensure that community benefit is prioritised, the interest paid to members can never be more than 5% or 3% above the Bank of England base rate, whichever is greater.

Shareholder Eligibility

Anyone over the age of 16 is eligible to buy community shares and become a Member of The Amulet Centre Limited, as long as they support the organisation's founding objectives. Organisations and companies can also become members on the same terms as individuals. Corporate Members must nominate a named representative to act on their behalf.

Applications from joint members or syndicates are not allowed.

Expected Community Share Ownership

The aim of the Share Offer is to raise a minimum of £100,000 with an optimum target of £200,000 and a maximum target of £500,000. A conservative target of £200,000 has been set to be raised by the share offer, based on a distribution of community shares as laid out in the following table:

Expected Distribution of Community Shares		
Number of Shareholders	Shareholding Each	Total Value
8	£10,000	£80,000
10	£5,000	£50,000
100	£500	£50,000
150	£250	£37,500
268		£217,500

Dissolution of the Society

A Charitable Community Benefit Society can only use its assets for the charitable purposes defined in its founding charitable objects. The rules of our Society include an asset lock which means that if it is ever dissolved, any assets left over when it has paid off its debts and returned capital to its shareholders must go to another purpose which meets its founding charitable objects. Asset locks are a defining feature of community shares, because they remove the scope for members to make speculative capital gains resulting from the dissolution, disposal or conversion of the society into a company.

Liability of Members

The Society is a limited liability entity. This means that the most a member can lose is the value of their shareholding. Investors will not be liable for any operational activities, such as unpaid bills or unforeseen repair costs, beyond the value of their shareholding.

Members should be aware however that if the Society should fail leaving unpaid debts, they could lose some or all of the money they have invested, which may be used to pay off the debts.

Role of Members

The Society's members will be actively engaged in the organisation through their participation in annual meetings, their inclusion on the board of directors and along with the wider community, through volunteering opportunities with day-to-day operation. They will contribute to the long term oversight and strategy of the organisation by proposing initiatives, collaborating with other stakeholders and maintaining the focus on benefit to the whole community, in line with the organisation's charitable objects, rather than benefit to individual members.

The Offer

Launch Date:	24th May 2025
Closing Date:	31st August 2025
Share Offer Minimum Target:	£100,000
Share Offer Optimum Target:	£200,000
Share Offer Maximum Target:	£500,000
Project Minimum Target:	£710,000
Share Value:	£1
Minimum Investment:	250 shares
Maximum Individual Investment:	£50,000 or 10%*

*Individuals may possess a maximum of 10% of the total shareholding. For example, if we achieve our maximum target of £500,000 then any individual may only hold £50,000. This will be assessed upon closure of the community share offer, and the final shareholding will be confirmed to each member.

The optimum target amount to be raised from community shares is £200,000, which with an additional £910,000 to be raised from other sources will enable the purchase and reopening of the Amulet.

The minimum amount to be raised from community shares and other funding, for the project to proceed, is £710,000 for a 'Purchase Only' scenario. If only this amount is raised, the building will be purchased and the project will continue to seek funding, whilst operating limited capacity activity in the building. For more details on this and other scenarios see our Business Plan document.

If we do not reach the minimum target of the community share offer, even after an extension period, then the offer will be deemed to have failed and all share application money will be repaid in full. The project will then only go ahead if the purchase price is raised from other sources of capital.

If we pass the minimum target of the community share offer, then share funds will be held on deposit until at least £710,000 has been raised, from all sources, to purchase the building. If this is not achieved by 31st August 2027, then shareholders will be offered the option to withdraw some or all of their capital.

If the community share offer is oversubscribed to pass the maximum target then it will close early and the largest applications will be reduced proportionally to enable all applicants to receive at least some shares.

Future Share Offers

Subsequent share offers may be undertaken in the future to refresh the membership and to raise further capital. The board of directors will establish the terms of subsequent share offers, in line with the founding rules of the organisation.

Our Community Purpose

The purpose of this project is to purchase and reopen the Amulet as a multi-purpose community venue, for the enjoyment of the local community and to boost economic regeneration of the town.

The Amulet was purpose-built as the town's community centre, with the intention of bringing local residents together to enjoy a wide range of community activities; young and old, rich and poor, all coming together in the centre of the town. Extra features were added to the building's design so that it could also put on top quality performance, to attract visitors from neighbouring towns, to boost the economy of Shepton Mallet.

Without the Amulet, we don't have any other theatre, or a cinema, or a town hall, or indeed any performance spaces with a capacity of over 150. Furthermore, many in our community cannot access the cultural facilities in neighbouring towns as there is no public transport that returns to Shepton Mallet at the weekend or after 6pm on weekdays.

There are also limited opportunities for training, skills development or apprenticeships locally, particularly for our young people. Economic regeneration has been stifled by the limited visitor footfall with our town centre suffering from 28% retail vacancies; compared to between 4% and 6% seen in our four neighbouring towns.

The Amulet is well constructed from block and reinforced concrete, clad with local natural stone and being originally well designed, it requires no structural modification. Some areas do require renovation but there is funding available for this work once the building is in community ownership and there are areas that could be readily opened to the public soon, with only minor repairs.

As a result of our community engagement events over the past two years, we have heard from over 500 people and have gained overwhelming support from local residents to pursue the purchase and refurbishment of the Amulet; to run it as a multi-purpose community venue, for the benefit of the local community.

This project to reopen the Amulet follows a number of other recent exciting initiatives in Shepton Mallet, including the conversion of disused railway lines to multi-user paths, new play equipment in Collett Park and our new Sunday Market. This wave of positive change in our town shows that we can achieve many things when we work together.

The long-term survival rate of community-owned businesses now stands at 94% (Better Business Report 2024, Plunkett UK) which demonstrates the effectiveness of this type of business and the expectation that there is great hope for the future of The Amulet and for Shepton Mallet.

Goals

- Entertainment for everyone in our community to enjoy
- Quality performance that is 'worth travelling to see'
- Spaces for local community groups to meet

Leading To

- Employment and training opportunities
- Increased footfall in the town centre
- Reduced social isolation
- Increased community cohesion

Our Vision for the Future

We aim to purchase the freehold of the theatre and refurbish it as a community space that will host a wide range of community and cultural activities, including: cinema, community workshops, gallery, Sunday Market and a variety of performances, including children/family shows, comedy, music, dance and talks. In addition there will be hireable spaces for meetings, parties and exercise classes.

The venue will host affordable performance and entertainment for our local community whilst also delivering a distinctive, high-quality programme of work that is “worth travelling to see” to attract footfall from the wider region.

The Amulet will encourage community cohesion by providing large spaces where different generations and social groups can meet each other and reduce social isolation by providing affordable and suitably sized spaces for local community groups. In addition, by providing spaces for young people to meet and be involved in constructive activities we can reduce youth-related anti-social behaviour.

Any surplus generated by operating the Amulet will be used for the benefit of the community, with members having a say on how this is done.

Vision Statement

The Amulet Centre Limited is a Charitable Community Benefit Society with a vision to revitalise Shepton Mallet, to improve community cohesion, social inclusion, civic pride and economic regeneration and to reposition Shepton Mallet as a dynamic and culturally rich destination, for the benefit of the community and the surrounding rural area.

Mission Statement

The Society’s mission is to:

- Purchase, refurbish and reopen the Amulet, as an anchor building for the town, creating a beacon of regeneration for Shepton Mallet.
- Create a multi-purpose community venue that will serve as a much-needed hub for many community activities, performance, entertainment, social events and civic services.
- Breathe life back into the town centre by drawing footfall from residents and attracting visitors from the surrounding area.
- Be part of delivering economic regeneration of the town centre.

Aims

The mission will be delivered through a series of objectives:

- engage with the community to understand local needs - *completed*
- build a project team with the skills required for success - *completed*
- research target markets, alternative venues & operating models - *completed*
- develop a strong delivery plan - *completed*
- study the building and develop a fully costed plan for phased refurbishment - *completed*
- create an organisation with strong governance for long term community benefit - *completed*
- raise funds to purchase the freehold
- refurbish the building
- establish a sustainable community business to operate the venue

Business Plan Summary

Potential investors are encouraged to read our full Business Plan document which is available on our website at buytheamulet.org.uk/shares

Timeline

This volunteer-run project began in May 2023 with the raising of £66,000 in development funding for building surveys, research, community consultation and planning. Pop-up activities are currently taking place on the ground floor of the Amulet, to engage the community and develop our plans.

The Society plans to purchase the building for the community by 2026, funded by a combination of the community share offer and additional grant funding. Once purchased, refurbishment works will be undertaken in a series of phases over a number of years, as funding allows.

Stage 1: 2025 - Ground Floor Pop-up Activities

- Community engagement activities
- Volunteer run
- Building tours
- Sunday markets
- Limited capacity performance events
- Cinema

Stage 2: 2025 Phase One Fundraising

- Community share offer
- Culture funds
- Heritage Funds

By Summer 2026 - Building Purchase

- Purchase of the building freehold

Stage 3: 2026 - Phase One Refurbishment

- Building repairs
- Compliance and safety
- Ground floor community rooms
- Reinstatement of the auditorium

2026 to 2027 - Phase One Operation

- Auditorium performance
- Community activities

Stage 4: 2027 to 2028 - Phase Two Refurbishment

- Fundraising
- Refurbishment of basement
- Refurbishment of second floor studios
- Refurbishment of dressing rooms
- Refurbishment of lifting seating platform

Income and Expenditure Overview

The target 'Phase One' scenario is to purchase the building's freehold and to undertake phase one refurbishment; to enable phase one operation of the main spaces. This will be raised from major public funding grants, the community share offer, donations and local trusts.

Phase One Target Scenario			
Target Income		Target Expenditure	
Community Share Offer	£200,000	Building Purchase	£690,000
National Lottery Heritage Fund	£250,000	Conveyancing Cost	£20,000
National Lottery Reaching Communities Fund	£250,000	Ground Floor Refurbishment	£30,000
Heritage Revival Fund	£250,000	Auditorium Phase One	£40,000
Local trusts	£100,000	Building Repairs	£130,000
HNW Donations	£60,000	Fees, VAT & contingency	£187,378
Total Income	£1,110,000	Total Expenditure	£1,097,378

Capital Costs

Building Purchase

The building's freehold will be purchased by The Amulet Centre Limited, which has charitable status approved by HMRC, which means that the sale will be exempt from stamp duty. The sale will not be subject to VAT.

Phase One Refurbishment

A series of refurbishment works will be undertaken as soon as possible after the building has been purchased, depending on the availability of funding.

The main spaces will be restored by reopening blocked doorways and reinstating stairways. This work will restore access from the ground floor foyer to the first floor auditorium, increasing the fire escape capacity of the auditorium from the current 85 to 200 for phase one use, which will be increased yet again to the original 350 in subsequent phases.

Other areas of the building will be brought back into use in a series of distinct grant-funded projects.

See our business plan for details of the phase one refurbishment.

Phase Two Refurbishment

In addition to the phase one refurbishment described above there are a series of further refurbishment projects that will be undertaken in distinct phases. These will be completed as funding allows, with the aim of bringing the whole building back into full use, over a number of years.

Additional grant funding streams will become available once the venue is owned and being used by the community and subsequent share offers may be launched to raise further capital.

See our Business Plan document for full details.

Funding Scenarios and Contingencies

Phase One - Target Scenario

The target 'Phase One' scenario is for £1,110,000 to be raised to purchase the building's freehold and to undertake phase one refurbishment; to enable phase one operation of the main spaces. This will be raised from major public funding grants, the community share offer, donations and local trusts.

Purchase Only - Minimum Scenario To Proceed

The minimum amount to be raised for the project to proceed is £710,000 for a 'Purchase Only' scenario. If only this amount is raised, the building will be purchased and the project will continue to seek funding, whilst operating limited capacity activity in the building. See more details of this scenario in 'extended meanwhile use' in our Business Plan.

Purchase+ - Midway scenario

If between £710,000 and £1,110,000 is raised then the 'Purchase+' scenario will be for the building to be purchased and some of the phase one refurbishment to be undertaken; whilst the project continues to seek funding and operates limited capacity activity in the building.

Phase One+ - Better than Target

If more than £1,110,000 is raised, from any combination of sources, then the 'Phase One+' scenario will be for the building to be purchased and all phase one refurbishment plus some phase two refurbishment work to be undertaken.

Phase Two - Exceptional Scenario

If £2,076,000 is raised, from any combination of sources, then the building will be purchased and all phase one + two refurbishment work will be undertaken.

Purchase Minimum Not Raised - Worst Case Scenario

If the minimum amount of £710,000 is not raised from all sources by 31st August 2027 then shareholders will be offered the option to withdraw some or all of their capital and the board will consider their options.

Share Offer Minimum Not Reached

If the share offer minimum target of £100,000 is not raised by the time that the share offer closes then all funds will be returned to members in full.

Funding Scenarios		
Amount Raised	Scenario	Outcome
£1,110,000 raised	Phase One	purchase building phase one refurbishment phase one operations continue fundraising
Only £710,000 raised	Purchase Only	purchase building extended meanwhile operations continue fundraising
Between £710,000 and £1,110,000 raised	Purchase +	purchase building some phase one refurbishment extended meanwhile operations continue fundraising
Between £1,110,000 and £2,076,000 raised	Phase One +	purchase building phase one refurbishment some phase two refurbishment phase one operations continue fundraising
£2,076,000 raised	Phase One & Phase Two	purchase building phase one refurbishment phase two refurbishment phase two operations
Less than £710,000	Minimum Not Reached	shareholders offered repayment

Grant Funding Requirement

The following table shows the amount of grant funding which we need to raise for each of the two main scenarios, depending on the success of the share offer:

Share Offer		Grant Funding Requirement	
Raised	Target	Phase One	Purchase Only
£100,000	Minimum	£1,010,000	£610,000
£200,000	Optimum	£910,000	£510,000
£500,000	Maximum	£610,000	£210,000

Financial Projections

Current Financial Position

The initial development phase of this project was undertaken by the community interest company Shepton Mallet Community Enterprises CIC, which was incorporated in 2022. This CIC raised £66,058 of development grant funding, which has been spent on professional fees to support bids for capital funding and on start-up costs of the ground floor to enable temporary pop-up events in 2025.

The Amulet Centre Limited, our charitable community benefit society (CCBS) was subsequently incorporated in April 2024 and will now take over financial matters from the CIC, which will donate any remaining development funds to the CCBS.

The CCBS has a current bank account for trading, with a balance of £280 and a separate deposit account to hold member's share funds, which will be ring-fenced for the purchase of the building. Temporary pop-up events are taking place on the ground floor of the building on a cost neutral basis, supported by donations and volunteer staff.

Income

Once open, revenue income will be generated from the hire of spaces and from ticket sales for performance events.

A cafe/bar will be operated during performance events, staffed by a part-time professional manager and volunteers. The cafe/bar will be available to users of community hire spaces whilst support for existing town centre cafes and bars will also be encouraged.

Gross margins for each activity are as follows:

- Space hire: £82k
- Performance events: £152k
- Cafe/Bar: £66k

We will employ part-time fundraising staff and we have budgeted to receive an annual income of £30k from public grant funding and £20k from a Town Council service level agreement.

Outgoings

The core outgoings of the business will be:

- Fixed Costs: £61k
- Staff Costs: £214k
- Marketing: £10k
- Start-up Costs: £5k

See further details under Predicted Trading Figures in our Business Plan document.

We firmly believe that under community ownership the Amulet will be a viable business with the potential to thrive.

Performance venues, especially those that are community-run and independent, have shown resilience and financial viability by adopting various strategies that allow them to weather economic challenges while remaining vital cultural hubs.

This is achieved through a mix of diverse income streams, community engagement, operational efficiency, and innovative programming. By leveraging government and private support, adapting to changing circumstances, and building strong relationships with their audiences, they are able to sustain themselves as valuable cultural assets even in challenging times.

For full details of financial projections please see our Business Plan document.

Governance and The Board of Directors

The Amulet Centre Limited is a community benefit society, registered in April 2024 with model rules from Co-operatives UK, registered with the Financial Conduct Authority, number 9275.

The three founding directors who initially created the organisation will stand until the first General Meeting when there will be an election for a new Board of Directors, from the new membership. Any member can stand for election to the Board of Directors.

The Board of Directors

A board of directors will act as unpaid trustees of the organisation, overseeing corporate governance matters such as strategy, membership, financial reporting, appointments and delegation of authority.

The board is elected from the membership, by the membership, with each member having one vote in the election, irrespective of how many community shares they own. Up to two non-members may also be elected to the board and are selected for their particular skills or experience.

The Board will be responsible for recruiting staff to run day-to-day operations in the Amulet.

Conflict of Interest

Members and directors must declare any interest in any matter and may be excluded from voting on these issues, subject to the defining rules of the organisation.

You can read the defining rules of the organisation on our website at buytheamulet.org.uk/shares

The Project Team

The following is the core team who has been working on the project to return the Amulet to community ownership since May 2023.

- Martin Berkeley (founding director) - local business owner and event organiser
- Jane Nicklin (founding director) - charity experience, health and wellbeing network professional
- Richard Cronin (founding director) - a chartered accountant with charity and community experience
- Laura Miller - professional fund-raiser and community coordinator
- Louise Lapin-Cook - youth and community theatre professional
- Oli Austin - professional musician, promoter and producer, with venue management experience
- Jake Harrison - media student
- Sam Holland-Bunyan - theatre director
- Dan Simon - community based charity professional who works with reusing unused buildings
- Helen Davies - experienced multi arts leader
- Matt Harrison - business owner with procurement and fundraising experience
- Gavin Mayall - experience of managing volunteer-led initiatives and building development
- Richard Thomas - experienced in planning and corporate governance
- David Boal - has valuable practical experience of working in the Amulet previously

The Risks and Your Rights

1. We expect the business to be a profitable venture in the long term. We have carefully evaluated its strengths and weaknesses and our projections show that we can establish it as a successful business. It is well proven that communities that work together to set up such an enterprise will support it in the future.
2. This Community Share Offer is unregulated, as it is exempt from the Financial Services and Markets Act 2000 or subsidiary regulations, which means there is no right of complaint to the Financial Ombudsman, nor can you apply to the Financial Services Compensation Scheme.
3. We do not anticipate being able to allow you to withdraw your community shares in the first three years. After that, you will need to give at least three months' written notice. We do not anticipate and have not budgeted for being able to allow any withdrawals before year three. You cannot sell or transfer your community shares, and withdrawals must be funded from surpluses or new capital raised from members. The Board of Directors may suspend withdrawals depending on the long-term interests of the Society, the need to maintain adequate reserves, and the commitment to the community we serve. We have budgeted for withdrawal of shares after year three, funded by new share capital.
4. If the business was to completely fail, all the business assets, including the freehold of the building, could be sold and the proceeds of the sale (after paying any creditors) divided between the shareholders up to the value of their community shares. You might receive the full value of your community shares back or you might lose part, or all, of your investment.
5. As a member and shareholder you will have the right to attend the Society's General Meetings and other members' meetings and have one vote on decisions over the running of the organisation.
6. If we do not reach the minimum target of the community share offer, even after an extension period, then the offer will be deemed to have failed and all share application money will be repaid in full. The project will then only go ahead if the purchase price is raised from other sources of capital.
7. If we pass the minimum target of the community share offer, then share funds will be held on deposit until at least £710,000 has been raised, from all sources, to purchase the building. If this is not achieved by 31st August 2027, then shareholders will be offered the option to withdraw some or all of their capital.
8. If the community share offer is oversubscribed to pass the maximum target then it will close early and the largest applications will be reduced proportionally to enable all applicants to receive at least some shares.
9. We have budgeted for refurbishment work to be funded by public grants, which we expect to be available over time once the building is in community ownership. The capacity and services available during this period may be limited, especially if it takes longer than expected to raise the funds required. Limited capacity is likely to inhibit employment of a full professional team, resulting in longer term reliance on volunteers.
10. Full details on our business case and a detailed risk analysis are included in the Business Plan document, which is available on our website.

Frequently Asked Questions

What's in it for me?

This is a once-in-a lifetime chance to own a share in The Amulet and to take part in making real transformational change in our own community.

What happens if the offer is under subscribed?

If we do not reach the minimum target of the community share offer, even after an extension period, then the offer will be deemed to have failed and all share application money will be repaid in full. The project will then only go ahead if the purchase price is raised from other sources of capital.

If we pass the minimum target of the community share offer, then share funds will be held on deposit until at least £710,000 has been raised, from all sources, to purchase the building. If this is not achieved by 31st August 2027, then shareholders will be offered the option to withdraw some or all of their capital.

What happens if the offer is over subscribed?

If the community share offer is oversubscribed then it will close early and the largest applications will be reduced proportionally to enable all applicants to receive at least some shares.

May I buy community shares jointly with someone else?

No, community shares may only be held in the name of an individual or an organisation.

I cannot afford to buy community shares - can I still have a say?

Yes, the Amulet will be operated for the benefit of the community, not just for the benefit of those who buy community shares, so local people will be consulted regularly. General Meetings will be open to the public and will provide an opportunity for everyone to have their say, although only members will be able to vote on the decisions that are made.

There will be many other opportunities for local people to be involved in the project, including volunteering and discounted loyalty schemes for local residents.

Do I have to live in Shepton Mallet to be able to buy community shares?

No, the community share offer is open to anyone who shares the Society's objectives, no matter where they live.

Can my company buy community shares?

Yes, companies and other organisations can buy community shares and will nominate a representative to act on their behalf.

How will additional money be raised to buy the Amulet?

We are applying to a range of public grants for funding, in addition to the money that will be raised by the community share offer.

How will refurbishment of the building be paid for?

Once the Amulet is in community ownership, we expect to be able to access grant funding for the refurbishment work, from trusts, foundations and public funds that already exist to provide funds for projects such as this.

Will the Amulet be financially viable when it is reopened?

Yes, we firmly believe that the Amulet can be sustained as a community business. Please read our business plan document where we have worked through many scenarios.

May I talk to someone in person?

Yes, come along to one of our open events or get in touch using the contact details at the end of this document and a member of our team would be happy to discuss any aspect of this project with you.

Applying for Community Shares

The Community Share Application Process For Individuals

1. Please read all of this Community Share Offer document and our Business Plan document to ensure that you are clear on the community share offer and the risks involved.
2. Complete the community share application form on our website at buytheamulet.org.uk/shares
3. Payment may be made by bank transfer or online card payment.

Alternatively there is a PDF application form at the end of this document and paper forms are available from the Amulet during our pop-up events or by request.

The Community Share Application Process For Organisations

Please complete the online application on our website at buytheamulet.org.uk/shares or the PDF application form at the end of this document or a paper form, which is available from the Amulet during our pop-up events or by request.

Community Share Allocation

Once the Community Share Offer is closed, you will receive notification of your investment and a Community Share Certificate will be issued to you within one month.

A register of Members will be held by the Board of Directors, in compliance with GDPR guidelines.

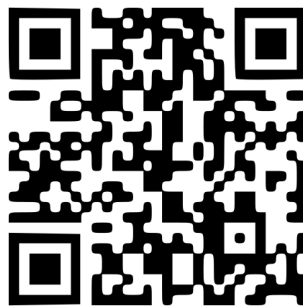
Keeping you Up to Date

Members will be notified of General Meetings by email and may additionally sign up for regular newsletters about Amulet activity by using the service on our website.

Our Website and Contact Details

You can view and download free copies of the following supporting documents from our website

- The Amulet Centre Limited governing rules
- This community share offer document
- Our Business Plan document
- Community Share Application Form



buytheamulet.org.uk/shares

Contact details:

info@buytheamulet.org.uk

Martin Berkeley
07966 008778

The Amulet Centre Limited - Community Share Offer

Membership Application for Individuals

The preferred method for membership applications is by using the online form on our website at <https://buytheamulet.org.uk/shares> although completion of this form is also acceptable.

I wish to become an individual member of The Amulet Centre Limited, in accordance with the Rules of the Society.	
First Name:	
Last Name:	
Home Address:	
Postcode:	
Email:	
Phone Number:	
Shares and Payment	
I apply to purchase the following Share value: (minimum £250, in multiples of £50, maximum £50,000) £	
I have paid by electronic bank transfer, with my name as reference to: The Amulet Centre Limited Sort Code: 08-92-99 Account No: 63201082 <input type="checkbox"/>	
or I enclose a cheque made out to The Amulet Centre Limited <input type="checkbox"/>	
Inheritance Nomination	
In the event of my death, I wish up to £5,000 of my shares to be transferred to the following person: (sums over £5,000 will be subject to the probate process)	
First Name:	
Last Name:	
Home Address:	
Postcode:	
Email:	
Phone Number:	

Agreement	
I have read the Share Offer Document, including the section on financial risks <input type="checkbox"/>	
I understand that the first £1 share is not withdrawable and that additional shares are only withdrawable as determined by the board of directors <input type="checkbox"/>	
I am over the age of 16 and agree to be bound by the terms and conditions included in the share offer document and the Rules of The Amulet Centre Limited <input type="checkbox"/>	
I am happy for my data to be held securely in line with GDPR regulations and the terms of the share offer. <input type="checkbox"/>	
I am happy to receive emails relating to the operation of The Amulet Centre Limited <input type="checkbox"/>	
I am happy to receive emails relating to events and activity organised by the Amulet <input type="checkbox"/>	
Signed:	Date:

This form may be returned by email to shares@buytheamulet.org.uk or by post or hand to The Amulet Centre Limited, 15 Kyte Road, Shepton Mallet BA4 5PJ.

If you have any questions, please email shares@buytheamulet.org.uk

Data Protection: The data provided by you will be stored on a hard copy and an electronic database. Your data will be used for the purposes of The Amulet Centre Limited and will not be disclosed to any third party.

Anti-Money Laundering: Payment will only be accepted in sterling from UK based bank accounts.

Ring-fenced Funds: Members' funds will be kept on deposit until sufficient money has been raised to enable purchase of the building. Full repayment will be offered by 31st August 2027 if purchase of the building has not been achieved.

The Amulet Centre Limited - Community Share Offer

Membership Application for Organisations

The preferred method for membership applications is by using the online form on our website at <https://buytheamulet.org.uk/shares> although completion of this form is also acceptable.

We wish the following organisation to become a corporate member of The Amulet Centre Limited, in accordance with the Rules of the Society.	
Organisation Name:	
Organisation Type: (limited company, CIC, CBS etc)	
Registered Number:	
Address:	
Postcode:	
Contact First Name:	
Contact Surname:	
Contact Email:	
Contact Phone Number:	
Shares and Payment	
We apply to purchase the following Share value: (minimum £250, in multiples of £250, maximum £50,000) £	
We have paid by electronic bank transfer, with our organisation name as reference to: The Amulet Centre Limited Sort Code: 08-92-99 Account No: 63201082 <input type="checkbox"/>	
or we enclose a cheque made out to The Amulet Centre Limited <input type="checkbox"/>	
Nominated Representative:	
We nominate the following person to represent our organisation at General Meetings:	
First Name:	
Last Name:	
Email:	
Phone Number:	

Agreement	
We have read the Share Offer Document, including the section on financial risks <input type="checkbox"/>	
We understand that the first £1 share is not withdrawable and that additional shares are only withdrawable as determined by the board of directors <input type="checkbox"/>	
We agree to be bound by the terms and conditions included in the share offer document and the Rules of The Amulet Centre Limited <input type="checkbox"/>	
We are happy for our data to be held securely in line with GDPR regulations and the terms of the share offer. <input type="checkbox"/>	
We are happy to receive emails relating to operation of The Amulet Centre Limited <input type="checkbox"/>	
We are happy to receive emails relating to activity organised by the Amulet <input type="checkbox"/>	
Signed:	Date:
Position within Organisation:	

This form may be returned by email to shares@buytheamulet.org.uk or by post or hand to The Amulet Centre Limited, 15 Kyte Road, Shepton Mallet BA4 5PJ.

Data Protection: The data provided by you will be stored on a hard copy and an electronic database. Your data will be used for the purposes of The Amulet Centre Limited and will not be disclosed to any third party.

Anti-Money Laundering: Payment will only be accepted in sterling from UK based bank accounts.

Ring-fenced Funds: Members' funds will be kept on deposit until sufficient money has been raised to enable purchase of the building. Full repayment will be offered by 31st August 2027 if purchase of the building has not been achieved.