ONGOING SHARE OFFER FOR NEW AND EXISTING MEMBERS

Play your part in securing and protecting the future of our community pub

THE MAYBUSH INN, FARM ROAD, GREAT OAKLEY, ESSEX CO12 5AL

Opening Date September 15th 2026

No Closing Date

Minimum Shareholding: £200 (new members), £50 for regularly rostered volunteers

Maximum Shareholding £25,000

Great Oakley Community Hub Ltd,

A Community Benefit Society registered with the Financial Conduct Authority (Registration No 7164)

Please invest to secure the long term future of The Maybush Inn, Great Oakley.

The Maybush Inn is the last operating pub in Great Oakley and is listed as an Asset of Community Value. It was acquired by our community benefit society, Great Oakley Community Hub Ltd (GOCH ltd), in February 2016 using a mix of community shares, donations, loans and grants.

We now wish to open membership to new and interested people who want to be part of this great endeavour and help secure the continued future of the Pub.

For new investors, the minimum investment is £200, representing 20 shares of £10 each, with a maximum of £25,000 per individual investor. Current investors can increase their shareholding in single share increments at £10 per share and are also subject to the maximum individual investment of £25,000 including existing shareholdings. There is a reduced minimum investment of £50(5 shares of £10 each) for regularly rostered volunteers.

Interest is payable on all shareholdings of 20 shares or more at 3.5%, based on the performance of the Society, and agreed by vote at the Annual Members Meeting. Any payment of interest must be paid from trading profits.

Shares are not transferable (except on death or bankruptcy) and cannot be sold. Shares cannot be withdrawn until three years after the date of the share issue and then only at the discretion of the GOCH ltd Committee by giving three month's written notice. All withdrawals must be funded from trading profits, reserves or new share capital. The GOCH ltd Committee has absolute discretion to refuse any withdrawal request if it is thought to endanger the business.

The offer opens on September 15th 2026 with no closing date to enable new investors to join in the future. However, the GOCH ltd committee reserves the right to close the offer at any time giving a minimum of 3 months' notice.

Capital at risk warning. This share offer is unregulated. Investors could lose some or all of the money they invest without recourse to the Financial Services Compensation Scheme or the right of complaint to the Financial Ombudsman Service.

Background

In March 2015 the last pub in Great Oakley, Essex, the Maybush Inn (The Maybush) closed and having been repossessed by the mortgagee was placed for sale on the open market. A group of concerned villagers determined not to see this vital village asset redeveloped as housing formed a society - Great Oakley Community Hub Ltd- for the benefit of the community, to raise funds to purchase, re open and run The Maybush.

The Society is a Community Benefit Society; an incorporated entity registered with the Financial Conduct Authority. Under our rules any assets and potential profits can only be used for the community as a whole and not individuals. Membership is open to all members of the community who support our aims and objectives

138 individuals and organisations from Great Oakley and beyond (the Founding Members) supported our project and invested a total of £86,110. Combined with a mortgage from Co-operative and Community Finance we purchased The Maybush on the 12th February 2016. Initially manned entirely by a dedicated team of volunteers.

In recent years the Society has recruited employees to ensure the pub is open daily. Our Community Hub is now over ten years old and has revitalised our community providing much more than just a friendly welcoming village pub.

The Society purchased the adjacent Red House in September 2017 with funds from the Society's trading, plus further share issues and mortgages from Co-operative and Community Finance. The garden was quickly transformed into a beautiful community area encouraging wildflowers and allowing more light into neighbouring gardens.

Re-development of Red House is planned in order to provide community housing for local residents, funded by a promised grant from Tendring District Council. In September 2021 members authorised the Society to become a Social Landlord which will enable these new properties to be let to those in need from our community. Be they younger residents looking to move onto the housing ladder or older residents looking to downsize once this project is built, we will be able to ensure community cohesion by offering housing that enables them to remain in the village. The Committee also intend to extend the Pub as well as part of this development.

We have the support of our Parish Council, our Tendring District and Essex County Councillors and our MP.

Share Offer Purpose

The purpose of this share offering is straightforward, to open membership to new and interested people and residents who want to be involved and support this great endeavour to help secure and strengthen the long-term future of the Pub.

Community Benefit and Impact

After a successful ten years trading as a community pub, many of our aspirations have been achieved.

In addition to creating a great social place to meet new and old friends The Maybush hosts; regular food trucks, beer festivals, bingo, quiz and puzzle nights, coffee mornings, afternoon “knit and natter” sessions for the retired, a library, gardeners’ club, dart and pool teams. The Maybush is home to the village Post Office and continues to encourage and support sporting activities and is an official stop off point for the Tour de Tendring Cycle Race .

The Maybush is also featured on Tendring CAMRA’s cycle trail and website and hosts various CAMRA events and meetings. We have won the coveted CAMRA pub of the year award twice and been runners up many times.

After the purchase of the Red House we have been able to provide additional space with a welcoming Beer Garden. As noted earlier, the property, will be further developed using a promised Tendring Council Grant to provide Social Housing with priority for those who live and work in our community.

We now wish to open membership to new and interested folks who want to be part of this great endeavour and help secure and strengthen the future of the Pub.

By joining the Society, you can help make these things happen and provide an important village facility for the long term.

Track Record

During the 10 years of trading the Society has generated a trading profit in every year bar one (COVID). At the end of fiscal year 2025, the Society recorded a Net Profit of £224,185 and the Balance Sheet reported Net Assets of £257,038. . Here you can see our rules our annual FCA returns and our annual accounts: https://mutuals.fca.org.uk/Search/Society/28413

Long Term Liabilities continue to fall as mortgages are repaid leaving the Society in a strong financial position with good liquidity.

2026 is also looking positive, with the interim management accounts showing that the pub is predicted to generate approximately the same profit as for 2025, further increasing Net Assets.

Share Capital and Interest History

A Statement of Changes In Equity including Share Capital is shown at Page 7 of the 2025 Accounts. There has been limited share withdrawals requested over the last 5 years.

The total number of GOCH ltd members as of July 2026 is 183 with 13,380 shares issued at a value of £133,800.

The Society paid interest to those eligible members requesting it from 2021 to 2025.

Further Information

Society Details

This offer is being promoted by the Great Oakley Community Hub Limited, Farm Road, Great Oakley CO12 5AL, a Community Benefit Society registered with the Financial Conduct Authority (Registration No. 7164).

https://mutuals.fca.org.uk/Search/Society/28413

Voting Rights

GOCH ltd has adopted the Plunkett Foundation's Model Rules For Community Ownership V2 and these will continue to serve as the governance framework for this share offering.

https://mutuals.fca.org.uk/Search/Society/28413 (in documents)

Shareholders are automatically members of the Society, with **one vote per member regardless of investment size**. Members are provided with updates on progress and annual accounts, a voice in the running of the society and the opportunity to be elected to the Management Committee.

Each year an Annual Members Meeting (AMM) is held, open to all members, the next being on October 16th, 2026. At this meeting motions can be presented for vote with a simple majority carrying the decision. Additional members meetings can be convened if required. The minutes of the AMM are published on the hub's website following the meeting for members to review.

The Maybush Inn is subject to what is known as a statutory asset lock, this is a rule the society adopted that prevents the distribution of residual assets to members. This means that in the event that The Maybush Inn is sold, the shareholders would be repaid their investment after repayment of any debts. Any residual surplus will be given to a body with a statutory asset lock and similar objects.

Governance

The GOCH ltd Management Committee comprises up to 8 members voted in at the AMM. They are collectively responsible for evolving the strategy for the society and overseeing its performance. GOCH ltd employs 4 part–time Bar Staff and a Cleaner. The committee meets 6 weekly and minutes of the meetings are available for members to review.

Details of the management committee are found at
https://www.themaybushinngreatoakley.co.uk/

The current management committee is as follows:

- Chairman – Terry Richmond
- Treasurer – Dave Perry
- Company Secretary – Nick Daniels

- Ian Lord - Bar Manager
- Heidi Seddon - HR, Health & Safety
- Paul Gibbons – Entertainments & I.T.
- Paul Day

We are supported by our non-committee members and countless other volunteers

- Kim Schooling – Minute Taker
- Martin Nicolls – Event Publicity

Application for Membership

Membership is open to any person (whether an individual, a corporate body or the nominee of an unincorporated organisation) who completes an application for membership in the form required by the Management Committee and:

- is over 18 years of age
- supports the Society's Purpose and Objects
- pays for the minimum number of shares required by the terms of this offer.
- whose application is accepted by the Management Committee.

Shares can be purchased at a cost of £10 per share, with a **minimum investment** of 20 shares. i.e. **£200** for new shareholders and £50 for regularly rostered volunteers. Existing shareholders can increase their investment in increments of one share i.e. **£10** providing the maximum individual investment is not exceeded.

In order to prevent any individual holding a major share of the society, the **maximum** any individual can invest is **£25,000** per person.

Supporting Information

Accounts

https://mutuals.fca.org.uk/Search/Society/28413 (Accounts)
Current society rules

https://mutuals.fca.org.uk/Search/Society/28413 **(**Registration of New Society.pdf)

Application Form

You can apply by completing the application form that follows and return it to the pub. Payment can be by bank transfer, or cheque, for your investment. We will acknowledge receipt of applications, transfers and pay in cheques as received.

Application to become an investor in Great Oakley Community Hub Ltd

1	Full Name
	Organisation
	Address
	Postcode
	Email
	Phone
	I am / am not an existing shareholder (delete as applicable)

2	How many £10 shares do you want to purchase? (min 1, £10 share for existing investors, 25 shares for £250 for new investors, £50 for regularly rostered volunteers: max limit 2,500 shares for all investors including existing shareholding) EITHER Number of shares…………………………………………….. OR Amount £………………………………………………………..
	If we are unable to offer you any or all the shares you have applied for, we will refund the difference by cheque to the address above unless notified otherwise.

3	Please tick the boxes to indicate that you agree with the statements:	
	I confirm that I am 18 years old or older	
	I have read the share offer document and understood and accept the terms of the share offer and the rules of Great Oakley Community Hub Ltd	
	I consent to using the email address above as the primary means of communication for official documents from Great Oakley Community Hub Ltd	
	Signed Date	

By requesting that I become an investing member of Great Oakley Community Hub Ltd, I agree to my name, address, phone number(s), email address and the number of shares I wish to purchase being stored securely on a computer database. I understand that this information will be used for the purpose of maintaining a register of members and potential members as required by the GOCH ltd rules, for the posting of notices regarding the activities of GOCH ltd. and will not be passed to third parties without your permission, except as required by law.

Payment

In all cases, a completed application form must be returned to the following address:

The Secretary (Share Offer)
The Maybush Inn
Farm Road
Great Oakley
CO12 5AL

If using cheque for payment, please make it out to 'Great Oakley Community Hub Ltd' and submit with application form.

If making a bank transfer, please use the following details:

Barclays Bank
Account in name of: Great Oakley Community Ltd.
Sort Code: 20-22-67
Account Number : 70194832
Reference : Your initials and surname> e.g., ABSMITH

Funds will be held separately until the share certificate is issued. The pub has a linked bank account for this purpose.

Applicants may be requested to provide additional evidence of identity in order to comply with Money Laundering requirements

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