

## Does every member have an equal say in SCSB?

Yes. It doesn't matter how much you invest, everyone gets the same (one) vote.

## Can I sell my shares?

No. They are not like 'typical' company shares that can be traded on the stock exchange. They can only be sold back to SCSB at their face value.

## What interest rate can I expect?

The intention is to pay 3% per year accruing from the start of the lease with HC, but Directors have discretion to pay a lower amount to protect the financial health of SCSB if required.

## Will my investment be confidential?

Yes. You would make your application via a designated officer (the Treasurer). Others will know you are a member but not how much you invested.

## How long will the share offer run?

The share offer will be launched on 2nd December 2016 and will run until 28<sup>th</sup> February 2017. However, if the money is raised before then the offer may close early.

## How do I apply for Community Shares?

A formal share offer prospectus and details about the application process is available at [www.strontiancommunityschool.org.uk](http://www.strontiancommunityschool.org.uk) or by telephoning the Secretary on 01967 402035.

## How Many Shares Can I Buy?

The nominal value of a share is £50 and the minimum investment is £150 for local residents and £300 for others. You can buy any number of shares in multiples of £50 from the minimum up to a maximum of £25,000.

## Why is the minimum different for local members?

We want the Strontian Community School Building to have as many local owners as possible. Nevertheless, external members are very welcome and have the same rights as local members.

## What if I can't afford to pay the minimum subscription as a lump sum?

Contact the Secretary to discuss paying by instalments or other options.

## Would I get my original investment back?

Yes, you should. You can withdraw your shares at any point after 3 years but we hope you'd be happy to hold onto them for a bit longer. The intention is to buy back all the community shares by Year 15.



## Strontian Community School Building Ltd

### Community Share Offer

Strontian Community School Building Ltd (SCSB) is planning to construct a new school building for Strontian Primary School.

This will be the first community owned school building in Scotland.

We have got agreement from the local authority that they will lease the building from us for use as a school.

We are now looking for investors to make this a reality. This is an attractive opportunity, not just for those who live in the community, but for anyone, anywhere, especially if you value a social and ethical investment.



Strontian Community School Building Ltd  
Community Benefit Society: Registration number  
7334

### **Why are you building the school?**

Highland Council (HC) have recognised that the current school building is below acceptable standards. They consulted on various solutions but their preferred option – modular units – did not meet the requirements of parents for a long-term, high quality solution for their children. The community have therefore proposed and developed this alternative.

### **What is the proposal?**

SCSB will construct a building for the school, designed in such a way to allow easy conversion in the future to another use, as prioritised by the community - the current proposal envisages this to be affordable housing.

The new building will be leased to HC for use as the school.

### **How long will the lease be for?**

The lease will be for 15 years with a review at year 10. HC have agreed in writing the other principles on which the lease will be based.

### **Why is the lease not longer?**

HC have intimated that they may wish to relocate the Primary School into the adjacent Ardnamurchan High School some time after 2027, when their contract with the PPP developers concludes and they take full ownership of it.

### **What is PPP?**

PPP or Public-Private Partnership is an arrangement whereby the private sector provides infrastructure for use by the public sector under a long-term contract. SCSB's proposal for the Primary School is a community based alternative to this, where the community takes on the role of developer instead of private interests.

### **Do Strontian residents support the scheme?**

Yes. A new primary school has been highlighted as a priority in successive community consultations. In a direct questionnaire to local residents, 114 returns were received of which 112 were in favour.

### **What agreements do you still need?**

We need to conclude the purchase of the site, though we are in advanced negotiations with a willing seller. Once the design & build contract is awarded, we will need to obtain detailed planning approval. However Planning Officers have indicated they have no objections to the proposal in principle.

### **Where will the profits go?**

In the early years all net profit will be used to pay down debt and buy back community shares. Once this is complete any future profits will be reinvested in community development.

### **How much do you need?**

The total required for the project is £855,000 plus VAT. We would like to raise as much as possible through this Community Share offer, a method widely used by communities throughout the UK.

### **How will you raise the rest?**

For the project to go ahead, we need to raise at least £100,000 through the community share offer. We are also receiving various grants and donations. The remainder will be covered by a commercial loan for which we have an agreement in principle for up to 60% of project costs.

### **Will you start if you don't have all the funds?**

No. Funds will remain secure until all the necessary funding is in place to ensure the building can be constructed, and will be returned to investors should the project not go ahead.

### **When will you start?**

We hope to start construction in early 2017 and commission the building by Christmas that year.

### **So what is 'Strontian Community School Building Ltd (SCSB)?'**

This is a new Community Benefit Society (FCA Reg. no. 7334) that has been established in Strontian to make the share offer and develop the school building. Anyone can become a member by buying shares.

### **Who is on the SCSB Board?**

Until the first opportunity for members to vote for Directors, founder members of SCSB have appointed other members of the project steering group to make up the Board of SCSB. All will continue to be unpaid volunteers.

For further information visit

[www.strontiancommunityschool.org.uk](http://www.strontiancommunityschool.org.uk)