Offer of freehold email from Steve Nuttall, Managing Director – Joule's to [redacted], community group spokesperson, dated 26th March 2024.

From: Steve Nuttall <steve@joulesbrewery.co.uk> **Sent:** Tuesday, March 26, 2024 1:54 PM **To:** [redacted] **Cc:** Rachel Hackett <rachel@joulesbrewery.co.uk>; Jon Shaw <Jon@joulesbrewery.co.uk>; Vicky Colclough <vicky@joulesbrewery.co.uk>; Steve Nuttall <steve@joulesbrewery.co.uk> **Subject:** White horse: notes

Hi [redacted]

It was good to meet you this week and hear about your plans. We will do our very very to support you to make something happen.

I have added a few notes, for us, but also to brief my team. I have also added action notes for my team, all please confirm and do shout up if you have any questions.

Price

Our offer for the freehold is £375k which is a discount to our valuation, you will no doubt want your own valuer to also review this.

The offer is available for Plan A or Plan B, and in both cases we can offer finance to assist if that is required, detailed below. If you want a formal offer letter then contact Jon, our head of finance, copied here, you may need this for others at some point.

The offer prices is based on our re-roofing the front elevation [I have allowed 20k]. I am securing an update on that project. We discussed your securing quotes for the whole roof where we could secure better VFM if we look to do this all at once. Once we have the final price of that we may need to make an adjustment to the price, but we can discuss that once we have the quotes in place.

Plan A

Plan is to lead a community not for profit venture. There are a series of details to resolve, this route has two key factors. A grant for 300k which in turn will require 50k of pledged support [Possibly via loans or redeemable shares].

You will progress the application for this route, date early April.

I confirmed that Joule's can advance finance to support you. The cost will be Base +1.8% with a first charge. No penalty for repayment, and no arrangement fee's. Finance up to £225k is available to the community trust being 60% of the freehold price.

Plan B

We discussed the shape of a community company and a share placement locally. This scheme can offer dividends by way of pub vouchers, and the shareholders would own the freehold asset.

I recommended you consider a share offer under the SEIS incentives. This will give investors 50% of their investment by way of a tax rebate. The maximum placing is 250k and no single investor can hold more than 30% of the shares. We also discussed if you lead that venture then a suitable

renumeration package of salary an shares / options could be created to reward to focused efforts that the reboot would require.

If you did go down an SEIS offer then I would be very happy to invest £30k in a personal capacity.

The company can also offer a mortgage, as outlined above, for this route.

Trial Period & TAW

We agreed that we would sign a TAW and meet on Saturday 20th April to sign that. On that day we will do meter readings and hand the pub to you. RH to prepare the TAW pack, and send over in advance for pre reading.

TAW Terms

£1 per week rent.

6 Month term by which we will expect to have completed plan A or B above.

Fully tied on beer and cider: RH to send T3 price list.

Modest re hanging is fine during this period, as will be any decorating, anything more substantial will be by agreement.

PR: We agreed the new venture will acknowledge the efforts and support from Joule's Brewery and to promote Joule's during the TAW period respecting the beer tie until a route has been settled. We agreed this would be proactive.

Suppliers

RH to scan and send over the latest electric, gas, water and council tax bills. Your team can then research rates and investigate options from the 20th. RH to action.

Planning Pre-App

We will in the meantime continue to progress our pre app for conversion to apartments. We will disclose our intention to support either a community NFP or community company, but if we do not progress then we will have established the alternative option.

These are all my notes, you have the keys and we agreed its fine for you to access to clean and tidy ahead of the 20th April, and also to have access to secure roofing quotes. I will come back you on that once my team have confirmed where we are as we may be able to add contractors to approach.

Thanks [redacted], good luck in the next couple of weeks and I look forward to seeing you again on the 20th, if you need me in the meantime just say.

Steve

[redacted]