

Co-operative and Community Benefit Societies Act 2014

Acknowledgement of registration of a rule amendment

This document acknowledges the registration of the amendment of the attached rules under Co-operative and Community Benefit Societies Act 2014 for:

Society: Black Bull Gartmore Hub and Pub Limited

Registration number: 7821

Date: **08 July 2019**



Partial amendment of rules of Black Bull Gartmore Hub and Pub Limited
Register number: 7821

Rule 4

Delete all and substitute:

'The objects of the Society shall be to carry on any business for the benefit of the community of Gartmore and surrounding area by acquiring and operating the Black Bull Hotel, Gartmore and engaging in any other ancillary activities that may further benefit that community. For these purposes the community of Gartmore shall be defined as all those resident within the following FK8 postcodes: 3RE, 3RF, 3RH, 3RJ, 3RL, 3RN, 3RP, 3RQ, 3RR, 3RS, 3RT, 3RU, 3RW, 3RX, 3RY, 3RZ, 3SA, 3SB, 3SD, 3SE, 3SF, 3SG, 3SJ, 3SL, 3SP, 3SR, 3ST, 3SU, 3SW, 3SX, 3SZ, 3TA, 3TD, 3TE, 3TF, 3TG, 3UE, 3UF, 3UG, 3UH, 3UJ, 3UL, 3UN, 3Up, 3UQ, 3UR, 3UT, 3UU, 3UW, 3UX, 3UY, 3UZ, 3XA, 3XB, 3XD, 3XF, 3XG, 3QH, 3XQ, 3PB and G63 postcodes: 0QY, 0QZ.'

Rule 13

In line 1 delete 'may at its discretion' after 'The Board' and replace with 'shall'.

At end of rule replace full stop after 'in force' with a comma, and then insert 'but must ensure that residents of Gartmore and surrounding area (as defined above in rule 4) shall at all times form a majority of the total membership.'

Rule 21

In line two after 'a Member' insert 'shall be no more than 25 shares and subject to that'.

Rule 66

After first sentence insert the following sentence:

'For the purposes of such elections there shall be two constituencies of Members: **Community Members** resident in Gartmore and surrounding area (as defined in rule 4); and **Supporter Members** from elsewhere who support the objects of the Society. Those elected by and from the Community Members shall at all times form the majority of the Board, and no more than two persons shall be elected by and from the Supporter Members.'

Rule 69

At end of first sentence insert 'subject to the requirements of rule 66' before full stop.

Rule 104

After 'some other non-profit body or bodies' insert 'within Gartmore'.

Signatures of three members



(Colin Garvie)













Signature of the secretary





Partial amendment of rules

Section 1 – About this form

Use this form to register a partial rule change for a society registered under the Co-operative and Community Benefit Societies Act 2014 (2014 Act) (except credit unions); or the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 (1969 Act). Partial amendments change, add to, or delete some rules from the existing registered rules. If your rule amendment involves the renumbering of rules, please apply for a complete amendment instead.

To register a partial amendment of rules we need:

- this completed form
- one signed copy of the proposed rule amendment (or two copies where not submitting electronically). The amendment should be worded as a direction to members, telling them exactly what they should do to make the necessary changes to their own copy of the rule book. Please see page 10 for an example.
- a marked up version of the rules tracking changes made to your existing rules
- a completed Statutory Declaration form.

This form, including any details provided on the form, will be made available to the public through the Mutuels Public Register <https://mutuals.fca.org.uk>.

Societies may find it helpful to read Chapter 3 of our guidance on our registration function under the 2014 Act before completing this form: <https://www.fca.org.uk/publication/finalised-guidance/fg15-12.pdf>

Section 2 – About this application

Society name	Black Bull Gartmore Hub and Pub Limited
Register number	7821

2.1 Who should we contact about this application?

Name	David Teed
Role	Secretary
Email address	david@teed.co.uk
Phone number	07801 967697

Section 3– Conditions for registration.

All societies are registered meeting one of two conditions for registration. These are that the society is either:

- a bona fide co-operative society ('co-operative society'); **or**
- conducting business for the benefit of the community ('community benefit society').

We must maintain arrangements that are designed to enable us to determine whether a society is complying with the 2014 Act. One way we do this is by requiring societies to complete the questions at either sections 3A or 3B of this form when submitting a rule amendment.

Please only answer one set of questions:

- section 3A for bona fide co-operatives; **or**
- section 3B for societies conducting their business for the benefit of the community.

If you are not sure which of these two conditions for registration applies to you, please read chapters 4 and 5 of our guidance:

<https://www.fca.org.uk/publication/finalised-guidance/fg15-12.pdf>

Section 3A – Co-operative societies

Complete this section if your society is a bona fide co-operative society.

3A.1 What is the business of the society? For example, do you provide housing, manufacture goods, develop IT systems, etc.

3A.2 Please describe the members' common economic, social and cultural needs and aspirations. In answering this question, please make sure it is clear what needs and aspirations members have in common.

3A.3 How does the society's business meet those needs and aspirations?

You have described the society's business answer to question 3A.1, and in question 3A.2 you have described the common needs and aspirations of members. Please now describe how that business meets those common needs and aspirations.

3A.4 How do members democratically control the society? For example, do the members elect a board at an annual general meeting; do all members collectively run the society.

3A.5 What does the society do with any surplus or profit? For instance, do you pay a dividend to members (and if so, on what basis); does money get reinvested in the business; put into reserves; used for some other purpose?

3A.6 Please state any close links which any of the directors has with any society, company or authority. 'Close links' includes any directorships or senior positions held by directors of the society in other organisations.

Please go to Section 4.

Section 3B – Community benefit societies

Complete this section if your society conducts its business for the benefit of the community.

3B.1 What is the business of the society? For example, do you provide social housing, run an amateur sports club etc.

The society has been established to acquire and operate the Black Bull Hotel in Gartmore as a community run hub, pub, café, restaurant and accommodation facility.

3B.2 Please describe the benefits to the community? Here we are looking to see *what* the benefits to the community are. Community can be said to be the community at large. For example, do you relieve poverty or homelessness through providing social housing.

The creation of the Hub adds significant value to the community and helps us address the many challenges that we face within our isolated rural village, including:

- An aging population, social isolation & loneliness
- Lack of local activities and facilities for young people
- Limited local employment opportunities and business facilities
- Inadequate public transport
- Lack of public services/facilities to promote visitors to the area

3B.3 Please describe how the society's business delivers these benefits?

The business of the society must be conducted for the benefit of the community. Please describe *how* the society's business (as described in answer to question 3B.1) provides benefit to the community.

The Hub will generate the necessary revenue to pay staff, maintain facilities and provide services that will empower our community to make Gartmore a better place to live, work and visit, as well as helping to protect the services and sustainability of the Hall and the Shop. Examples of facilities and services that will be provided by the Hub include:

1. Community space accessible by all members of the community
2. Dedicated area for our teenagers and young people
3. Community garden that is family friendly
4. Business hub with hot desks, printing/scanning, broadband and refreshments for those working from home or setting up in business

3B.4 Does the society work with a specific community, and if so, please describe it here? For instance, are the society's activities confined to a specific location; or to a specific group of people? Please note that in serving the needs of any defined community, the society should not inhibit the benefit to the community at large.

The society works primarily to benefit those resident within the village of Gartmore and surrounding area (as defined in amended rule 4).

3B.5 What does the society do with any surplus or profit? For instance, do you donate the money; does money get reinvested in the business; put into reserves; used for some other purpose?

As per rule 99, any profits of the Society shall be applied as follows in such proportions and in such manner as may be decided by the Society at the annual general meeting:

- (a) To a general reserve for the continuation and development of the Society; or
- (b) To making payment for social or community purposes within the community served by the Society.

3B.6 Please state any significant commercial arrangements that the society has, or had, with any other organisation that could create, or be perceived as creating, a conflict of interest. Please tell us how you ensure that any such conflict of interest does not prevent the society from acting for the benefit of the community.

There are no commercial arrangements that could be perceived as creating a conflict of interest.

3B.7 Please state any close links which any of the directors has with any society, company or authority. 'Close links' includes any directorships or senior positions held by directors of the society in other organisations.

David Teed and Peter Sunderland are also directors of Gartmore Community Shop Limited (2532RS).

Please go to Section 4.

Section 4 – Completing this application

4.1 Please confirm the proposed rule amendment has been signed by 3 members and the secretary (4 signatures in total)

The rules contain the required signatures ☒

4.2 Please confirm which of the following you are submitting:

One electronic, scanned signed copy of the rules ☒

Or two signed paper copies of the rules ☐

4.3 Please confirm you have included a marked-up copy of the rules showing what changes the society is making to its existing rules.

A marked-up copy of the rules is enclosed ☒

Section 5 – Statutory Declaration

5.1 Please complete this statutory declaration

An officer of the society or credit union must complete this section:

Name	David Teed
Role	Secretary


I do solemnly and sincerely declare that the amendment of the rules of the said society or credit union, a copy of which is attached marked 'X', complies with 1969 Act/2014 Act (as applicable) and has been duly made by the society in the manner provided in its rules for the making, altering or rescinding of rules.

I make this solemn declaration conscientiously believing it to be true, and by the provisions of the Statutory Declarations Act 1835.

Signature	
Date	17 th JUNE 2019.

This was declared before me, a:

- Solicitor ☐
- Commissioner for oaths ☐
- Notary Public ☐
- Justice of the Peace ☒

Name	CHARLES BROADFOOT
Declared at:	STIRLING JUSTICE OF THE PEACE COURT.
Signature	 J.P.
Date	17/6/2019



Section 6 – Submitting this form

Please submit a signed, scanned version of your application by email to:
mutual.societies@fca.org.uk

Or please submit by post to:

Mutual Societies
Financial Conduct Authority
12 Endeavour Square
London
E20 1JN

This form is available on the **Mutuals Society Portal**:

<https://societyportal.fca.org.uk>