



BOLESKINE  
*Community Care* 

# FOYERS STORES

TO SECURE THE COMMUNITY  
ACQUISITION OF FOYERS VILLAGE  
STORES

## THE FOYERS COMMUNITY SHARE OFFER

### INFORMATION FOR POTENTIAL INVESTORS

#### *Keeping our shop, café and Post Office in community hands*

Foyers Stores is more than a shop. It is a vital local service at the heart of our community, providing everyday groceries, a café, a Post Office, local employment and an important place to meet. As the only shop on the south side of Loch Ness within the 35 mile stretch between Inverness and Fort Augustus, it plays a crucial role in daily life, particularly for older residents, people without access to transport, and during periods of severe weather.

The current owners have taken the decision to sell the business. Rather than risk losing this essential service, local people have come together to secure Foyers Stores for the long term through community ownership. With strong local support and **£365,611** of grant funding already secured, we are now inviting people to register their interest in a community share offer that will help keep the shop, café and Post Office open, resilient and locally controlled.

### THE PROJECT IN BRIEF



#### The Purchase

We are purchasing:

The ground-floor shop, café and Post Office

A three-bedroom flat above the shop



#### Community Ownership Will:

- Safeguard essential local services
- Keep control and decision-making local
- Reinvest any surplus back into the shop
- Support local employment and suppliers
- Strengthen long-term community resilience



#### From Day One:

On day one, the shop, café and Post Office will continue to operate as they do now. Over time, community ownership will allow improvements to stock range, increased local produce and further development of the café in response to community needs.





## WHO IS BEHIND THE PROJECT?

Boleskine Community Care is a well-established, award-winning local charity that has supported the Stratherrick and Foyers community for over ten years.

Boleskine Community Care will own the building and business to ensure they remain protected community assets for the long term.

The day-to-day operation of the store will be carried out by Foyers Community Stores Ltd, a Community Benefit Society set up using Plunkett UK's model rules. This structure ensures democratic control, transparency and a permanent focus on community benefit.

## HOW COMMUNITY OWNERSHIP WORKS

### WHAT IS A COMMUNITY BENEFIT SOCIETY

A Community Benefit Society (CBS) is a form of cooperative organisation that exists to benefit the wider community rather than private individuals, with any surplus reinvested for community benefit.

Key features include:

- One member, one vote, regardless of investment size
- An asset lock, ensuring assets are used for community benefit
- Democratic control through an elected Board
- Reinvestment of any surplus for local benefit

This model is widely used across Scotland for community-owned shops and services.

### WHAT ARE COMMUNITY SHARES?

Community shares are a way for people to invest directly in projects that matter to them and to support services that benefit their community over the long term. By buying community shares, local people and supporters become members of the Society and can engage in its democratic governance.

Community shares are not savings accounts or commercial investments. They are designed to support community ownership rather than maximise financial return. Like any business investment, they carry some risk, but they are issued by organisations with a clear community purpose, democratic governance and an asset lock.

Community shares are withdrawable, not transferable. This means members may be able to apply to withdraw their shares in the future, subject to the Society being in a strong financial position and the Board agreeing that withdrawals are affordable and in the best interests of the community.

## HOW COMMUNITY OWNERSHIP WORKS



### Share Offer Summary

Society: Foyers Community Stores Ltd.

Target: £50,000

Share price: £1 per share

Minimum investment: £25

Who can take part: Individuals aged 16+, including local residents and supporters



### What the money will be used for:

Money raised through the community share offer will provide essential working capital; this will help ensure the shop can operate confidently and sustainably from the start.

## WHAT IS A COMMUNITY BENEFIT SOCIETY

By buying community shares, you become a member of Foyers Community Stores Ltd. This gives you:

- One vote in key decisions at General Meetings
- An opportunity to engage in the future of the shop through membership and democratic governance
- Regular updates on performance and community impact
- The ability to apply to withdraw shares in the future, subject to affordability





## INTEREST ON SHARES

Foyers Community Stores Ltd. intends to pay interest on shares where this is affordable and sustainable for the business. Any interest paid will be set by the Board and will reflect the Society's financial performance, while balancing the need to reward members with reinvestment in the long-term success of the shop.

Interest is expected to be modest and community-focused rather than profit-maximising, reflecting the purpose of the Society. While interest is not guaranteed, the aim is to provide a fair return to members who support the shop through their investment.

Community shares should be viewed as a long-term investment in both the community and the business, offering potential for interest alongside strong social and local benefit.

## **RUNNING THE SHOP**

- The building will be owned by Boleskine Community Care to protect it as a long-term community asset
- Foyers Community Stores Ltd. will operate the shop, café and Post Office
- All trading income and any surplus will remain within Foyers Community Stores Ltd. to support and sustain the shop
- A paid Development Manager, Store Manager and local staff will manage daily operations
- Professional support from an experienced Retail Consultant will be in place for the first 3 months of ownership

This structure combines strong community ownership with appropriate commercial expertise.

## **BEING REALISTIC ABOUT RISK**

- All businesses involve risk, and rural retail operates on tight margins.
- Challenges include rising costs, staffing pressures and changing shopping habits.
- These risks have been carefully considered and planned for.
- The project is supported by extensive community engagement, professional business planning and significant grant funding already secured.

## REGISTER YOUR INTEREST

If you would like to be kept informed about the community share offer, or are considering investing, please register your interest.

Registering your interest:

- Does not commit you to investing
- Helps us plan the share offer
- Ensures you receive full details when the offer opens

Register online:

[Register Your Interest Here](#)

***A Paper form is also available on the back of this document***

Larger or confidential investments:

Anyone considering a larger investment, or who would prefer their investment to remain confidential, is welcome to discuss this privately.

Please contact:

Olivia Grant: ***Olivia@foyerscommunitystores.com***

## A FINAL WORD

By registering your interest or investing in community shares, you are helping to secure a vital service for current and future generations. This is about local people owning local assets, keeping resources within the community and ensuring Foyers Stores continues to serve everyone who relies on it. Thank you for being part of this shared future.



# REGISTRATION OF INTEREST

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Anyone considering a larger investment, or who would prefer their investment to remain confidential, is welcome to discuss this privately.

Please contact: Olivia Grant: **[Olivia@foyerscommunitystores.com](mailto:Olivia@foyerscommunitystores.com)**

You need to be over 18 years to invest.

Shares cost £1 each with a minimum investment of £25.

Full Name	:	<input type="text"/>
Email Address	:	<input type="text"/>
Phone Number	:	<input type="text"/>
Address	:	<input type="text"/>
Pledge Amount	:	<input type="text" value="£"/>
Signed	:	<input type="text"/>

***By signing, I also confirm that I am 18 years or older***

