

ICC SHARE OFFER 2026



Community
Shares

STANDARD

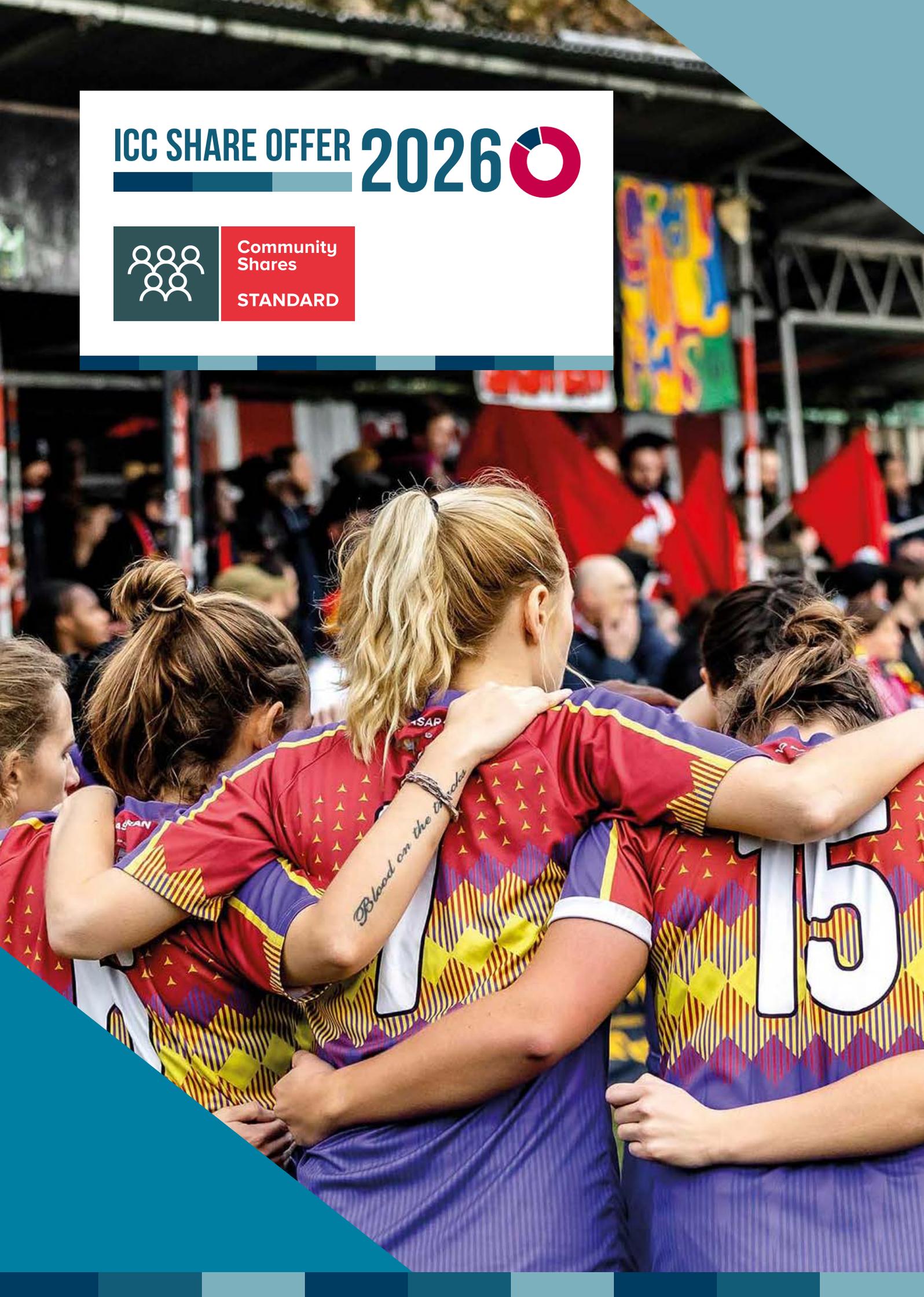


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Key Terms and Dates

Issuer	ICOF Community Capital (ICC)
Instrument	Withdrawable Shares
Interest Rate	3% p.a. annum up to a maximum of 5%
Community Interest Tax Relief (CITR)	Tax relief on the investment of 5% p.a. for five years is available if you opt for CITR
Security	Unsecured
Minimum Target	£250,000
Funding Target	£500,000
Maximum Target	£600,000
Offer closes	31 May 2026
Interest accrues from	1 June 2026
Date of first interest payment (added to investment)	31 July 2027
Repayment plan	Shares raised through this offer on which CITR is claimed are not withdrawable at any stage during the first five years. The intention to repay investors in year 5 should they so wish, through another CITR offer and profits, although this is not guaranteed
Minimum Investment	£250
Maximum Investment	£100,000
Purpose of share offer	Supporting groups saving community assets through loan finance
Reporting to investors	Annual financial and impact result will be provided in June in the Annual Report at the AGM
Payment of Interest	This is credited to members share accounts
CITR Tax Relief	This will be available from the date when Ethex transfers your investment to ICC at the closing date of the offer
Investor updates	Financial and impact information will be circulated annually ahead of the AGM in June

Welcome From the Chair

We are delighted to announce that our Community Share Offer for 2026 is now open on the Ethex social investment platform. We are aiming to raise £500,000 by 31st May 2026.

This is an invitation to help others to help themselves. Not by giving and forgetting but investing in neighbourhood regeneration through viable co-ops and community businesses – allowing your money to work for change in communities across the country.

ICOF Community Capital (ICC) is a loan fund that has been supporting the growing number of UK communities delivering local co-operative solutions to meet local needs since 1994. Our funds have gone to support groups engaged in saving assets and maintaining communities through:

- Saving their local pub or shop
- Safeguarding a local community centre
- Buying a building for an adult and children's support organisation
- Supporting a grass roots community football team to preserve their historic ground



These pioneering communities are establishing successful businesses that trade profitably to meet the needs and aspirations of their workforce, the communities they serve and society as a whole. This document is an invitation for you to help other communities to help themselves. Purchasing shares in ICC will enable vital neighbourhood regeneration, access to services and jobs through viable community businesses models, allowing your money to work for change across Britain.

Jon Nott – Chair ICOF Community Capital

Alain Demontoux – Operations and FCA Compliance Manager

On behalf of the ICC Board

Your Opportunity to Invest

Building a better future

Our revolving loan pot at the end of 2025 was **£940,000** which has allowed us to invest a total of **£4.4 million** in the form of **100 loans** to **85 organisations**.

Increasing this pot to over £1.4m will allow us to provide 60% more loans over the next two years. We anticipate this will support approximately 10 enterprises to increase their sustainability, or to secure or improve local assets for communities across the UK.



It's an exciting time to be working with co-operatives and community businesses. For the first time in well over a decade, we have a government committed to the co-operative sector, and indeed to doubling the size of the sector as outlined in the 2024 Labour election manifesto, which included a commitment to double the size of the co-operative economy, a pledge retained from its 2019 manifesto. In whatever way doubling means we are already seeing increased demand for our funds and anticipate more.

We are regularly told that our funding fills a gap - we fund where others will, or do, not. As the Finance Director of the Fox and Hounds Community Pub at Denmead Martyn Cooper said, "... they lent to us where a lot of lenders probably wouldn't. This was at a time when pubs were closing weekly up and down the country. This pub had been closed for two years. Most lenders would have turned it aside at that time..."

More than 80% of new start co-operatives survive their first five years compared to 40% of traditional businesses (SOURCE <https://www.uk.coop/understanding-co-ops/what-co-operative/quick-facts-about-co-ops>) but despite this resilience co-ops and community business still struggle to access mainstream finance often because the mainstream just don't get it, or just want the tailored support we offer and solidarity.

Following the UN Designated International Year of Co-ops 2025 President of the International Cooperative Alliance Ariel Guarco said:

"This is the second time in history that the UN has dedicated an international year to cooperatives, and this is not a coincidence. Driven by concern for all communities, cooperatives have successfully adapted to overcome the evolving challenges of our time, and have shown repeatedly throughout history, that together we are indeed building a better world."

As we approach the intended completion date of the work to achieve the Sustainable Development Goals in 2030, and in the face of urgent social and environmental need, we are pleased to see the UK Government and the UN providing real support for the societal shift that will come by increasing the size of the sector.

We've been here, helping co-ops and community businesses build a better future for 22 years, since 1994. We'll aim to be here for the next 22 years too and invite you to be part of this, with us, today.

Please apply online at <https://www.ethex.org.uk/invest/icof-community-capital>



Blaengarw Workmen's Hall

Our impact

Since 1994 we have been investing in community businesses which provide employment, regenerate communities and offer services as diverse as crèche and nursery facilities; furniture recycling; restoring electrical goods; providing training for the young and long term unemployed; developing social housing; recycling and environmental services; community owned village shops; community-owned pubs; social care providers and housing co-operatives amongst other sectors.

From the initial capital of £300,000 raised in 1984 these funds have been lent and relent more than 10 times. In total, we have invested over £4.4 million in over 150 diverse organisations across the UK. Consequently, your investment will be recycled many times' over, supporting many more co-ops and community businesses.

We currently have a portfolio of 17 loans across 15 enterprises, worth a total of £940,000. Our loans have helped our borrowers to purchase properties, carry out capital and renovation work, and refinance unaffordable or short-term debt.

ICC Cummulative Lending
1994 - 2025



Of these

- **40%** are in the **Social & Leisure** sector, typically addressing issues such as access to services, isolation and loneliness particularly in rural areas.
- **20%** are in the **Housing** sector, providing more affordable housing
- **13%** are categorised as **Education, Culture and Community**, including a women's refuge and Community Centre.
- **13%** are in the **Community Retail** sector
- **13%** in **Sports and Leisure**, including two football clubs

Across all our borrowers **20%** have a **Youth Focus**.

With the investment from ICC finance **71%** of the current portfolio **saved a community asset from closure or redevelopment**. Two thirds of those had been listed as Assets of Community Value by their local authority.

60 people are employed by our borrowers, with at least **28%** of those **new jobs supported** by our investment. Alongside these **hundreds of volunteers** are involved in the organisations.

In total, just for these borrowers, ICC finance has helped to lever in an **additional £3,235,380 of investment** from other debt finance, grants and member investment.

For example, a loan of £35,000 from ICC in 2022 was the last piece of the financial jigsaw that enabled the community of Kingsley Holt in Staffordshire to save a former Methodist Chapel from property developers and take it into community ownership and control. In total the ICC loan helped lever in a further £112,000 from community shares investment, £39,000 of grants and donations and a matched £35,000 of debt finance. They now have a truly community hub with shop, café and space for a whole host of activities.

Kingsley Holt Centre



Hopian

Hopian (formerly Rotherham Rise) supports adults, young people and children affected by Domestic Abuse and Child Sexual Exploitation in Rotherham.

ICC lent them funds to help them purchase their building.

Rotherham Rise was set up in 1976 as a women's refuge and has developed to provide a range of support services for adults and children who have been affected by Domestic and Sexual Abuse.

Services include:

- Refuge accommodation for women & their children
- Outreach support
- Specialist Black, Asian, and Minority Ethnic (BAME) support
- Supporting both men and women in unhealthy/abusive relationships
- Group work
- Learning opportunities
- Specialist support for children and young people
- Counselling

“

The loan of £77,500 from ICC in 2019 enabled levered in a further £377,500 in loan finance in order to purchase their High Street premises.

”

Hopian



At a glance

Our ambition is to raise **£500,000 by 31st May 2026**.

Although there will be no capital gain, we have an aspiration to pay interest up to a maximum rate of 5% a year. Interest is not paid in cash but is paid as an increase in the shares of the society.

The minimum investment that can be made is £250 and non-multiples are allowed from £250 up to £100,000.



The maximum shareholding any individual member can have is £100,000, so members who have already invested in ICOF Community Capital can only invest additional funds up to a combined total of £100,000. There is no upper limit to investment from other co-operative and community benefit societies.

All investment made up to 31st May 2026 will be eligible for Community Investment Tax Relief. Community Investment Tax Relief (CITR) gives a deduction of 25% of the amount invested from an investor's Income Tax bill or Corporation Tax bill over five years. You can choose to receive CITR as an option that is part of the application process.

Who can apply:

- Individuals over 18 years old resident in the UK
- We do not accept joint shareholdings/accounts or individuals under 18
- Corporate bodies and nominees of unincorporated bodies, firms or partnerships based in the UK
- We are not able to accept applications for gifts, or on behalf of children

Society Details:

ICOF Community Capital Limited

195-197 Whiteladies Road, Clifton, Bristol, BS8 2SB

Society No. 27915R

Please apply online at <https://www.ethex.org.uk/invest/icof-community-capital>

Community shares are a risk. You could lose some, or all, of the money you invest in this share offer, without recourse to the Financial Services Compensation Scheme or the Financial Ombudsman Service.



Organised Kaos Youth Circus

Community Investment Tax Relief (CITR)

The CITR scheme provides a tax incentive to investors in enterprises within under-invested communities. The incentive is available to individuals and companies that invest in accredited intermediary organisations, called Community Development Finance Institutions (CDFIs), which in turn on-invest in enterprises that operate within or for disadvantaged communities. ICC is an accredited CDFI and has ongoing obligations to satisfy the requirements of the scheme and has to reapply for accreditation every three years.

How Community Investment Tax Relief works

CITR gives a deduction of 5% of the amount invested from an investor's Income Tax bill or Corporation Tax bill each year for five years.

For example, if an individual invests £10,000, they should receive a £500 per annum reduction against their income tax liability (being a total of £2,500 over the five-year period following the investment).

For companies and societies, the CITR scheme reduces the investor's corporation tax liability for the accounting period in which the date of the investment falls and each of the accounting periods in which the subsequent four anniversaries of that date fall.

A CITR eligible share investment must carry no right to be repaid and needs to be maintained for a period of five years from the date of the investment. Shares raised through this offer on which CITR is claimed are not withdrawable at any stage during the first five years following the date of the investment in accordance with the terms of the tax relief.

At the end of the five-year period, it is the aspiration of the society to repay investors subject to refinancing through another raise and profits. At this point it will be possible to withdraw your investment.

The open offer shares, outside of this CITR raise, are withdrawable at the request of the investor, subject to the rules of ICC which require a six month notice period and that no more than 5% of the total value of the Society's share capital has been redeemed in that financial year, and which provide that the directors may suspend the right to withdraw. However, shares raised through this offer on which CITR is claimed are not withdrawable at any stage during the first five years. The intention to repay investors in year 5 should they so wish, through another CITR offer and profits, although this is not guaranteed.



Stoke Ferry Community Enterprise (The Blue Bell)

Investors should be aware that the tax relief is limited to the amount of tax you pay. If an investor's tax liability for a tax year is less than the tax relief claimable for that tax year, the investor can carry over the relief to the following tax year (but this is only possible within the tax years that relate to the five years of the investment). This means that if you think you may not be paying tax at some point over the next five years, CITR may not be appropriate for you. Investors should note that the relief is only claimable in the tax year in which the investment is made (and the four subsequent tax years).



Birmingham Student Housing Co-op

Claiming CITR

ICOF Community Capital will issue a tax certificate to investors who request them in their application. These will include their name, address, and size of their shareholding in ICOF Community Capital. Whilst an investor does not have to submit the tax certificate to HMRC, they will have to claim the relief – ICOF Community Capital is not able to do this on their behalf.

Individual investors should claim relief on their self-assessment tax return for each tax year for which relief is due. If you do not normally complete a tax return, you will need to request one from HMRC. A corporate wishing to claim relief should claim as part of its Corporation Tax return for each appropriate accounting period.

Further information on CITR and how it can be claimed by investors can be found on these websites:

www.responsiblefinance.org.uk/the-community-investment-tax-relief-citr

www.gov.uk/government/publications/community-investment-tax-relief-citr

Slaley Community Shop

Slaley, located six miles from Hexham in the North Pennines, has an estimated population of 550. Residents set up a community benefit society to run the village shop when the owners, who had run it for 50 years, retired in 2017. The owners offered to sell the property to the society for an agreed price so long as the purchase was completed within three years. The villagers just made the deadline.

After exploring various grant options without success, the society launched a community share offer in May 2019. The share issue raised more than the minimum target but not as much as society needed so Co-operative & Community Finance provided a loan to make up the difference.

The society now has 170 members and the shop is run entirely by a team of nearly 60 volunteers. The ingenuity of the society and volunteers came to the fore again when, during Covid lockdown, they ran Zoom wine tastings and created a Pyramid of Care to support local residents.

“

If we had not managed to raise the money and buy the freehold that would probably have been the end of the shop. It would have been sold, probably to a property developer. We are very grateful to Co-operative & Community Finance for helping us to save the shop.

”



About ICOF Community Capital Limited (ICC)

Our mission

ICC was created to be a practical expression of support for the development of co-operatives and community businesses.

Our approach is now considered fundamental to regeneration, helping address disadvantage and combating social exclusion.

We support the growing number of UK communities and co-operatives taking control and delivering local solutions to meet local needs, for example helping:

- Communities take control of assets and local infrastructure such as pubs, shops, social clubs and support for high street regeneration
- Save vital community amenities such as community hubs, sports and leisure, heritage assets and solve health and wellbeing challenges
- To reach net zero and improve natural habitats by supporting renewable energy and energy resilience projects and better more sustainable farming
- Worker co-operatives and employee-owned companies to create sustainable employment and improved worker rights, particularly in less advantaged areas

These solutions lead to vital neighbourhood regeneration, access to services and jobs through viable community business models.

Sound business finance, coupled with equal opportunity, environmental concern and the pursuit of social justice continue to be the hallmarks of ICC.



Who are we?

ICOF Community Capital Limited (ICC) is a UK investment society established in 1994 to meet the finance needs of co-operatives and community enterprises. ICC does not accept deposits but instead raises funds by issuing community shares (which are withdrawable subject to certain conditions). This money is lent to obtain social and environmental benefit as well as a return for the investor.

All the money that we lend comes from individuals and organisations that support our mission.

Unlike a typical finance company, we only support democratically owned and controlled businesses that benefit their employees, communities and the environment.

ICC lends to and supports co-operatives and community businesses that otherwise might face problems with accessing money from mainstream finance organisations. Traditional institutional investors are sceptical about any legal structure that emphasises common ownership and local democracy. The very idea of a value-based business which seeks social or environmental improvements as its primary objective, using trade and commerce as the vehicle to achieve this, is often misunderstood.

ICC makes loans between £10,000 and £75,000. Loans of this size, which are so valuable to smaller businesses, are becoming scarcer as social banks prefer to make larger, more cost-effective loans.



Unicorn Grocery

By recognising these need-gaps and providing appropriate finance at the right time, ICC's intervention and support becomes critical to the success of these enterprises that punch far above their weight in delivering positive social impact and helping tackle disadvantage.

The impact to date of ICC is £4.4 million in the form of 100 loans to 85 organisations, and we want new investors to be a part of that.

We can only deliver the impact we do if our borrowers succeed. ICC has an excellent track record at investing in acceptable risks and has had no lending losses since 2017. The loss rate since the inception of the fund and before the banking crash of 2008 was 4.10%. The average over the 32-year life of the fund is currently 5.82%, which we consider is much lower than seen elsewhere in the social investment marketplace.

The key reason for this is that following rigorous due diligence process carried out by our lending team on every application, we then offer ongoing support to our borrowers throughout the term of the loan as part of the funding package – there is no additional charge for this service. Proposals are made by the loan officers to the lending committee, that comprise two other members of staff and the treasurer from the ICC board.

We also utilise a sophisticated loan grading process that monitors the ongoing financial health and performance of all our loans and determines a risk factor for each loan. The loan grading matrix based on estimated risk of default and estimated loss in the event of default. The combined rating will drive a “Low”; “Medium” or “High” Risk categorisation which will in turn trigger

- Management Actions relating to loan monitoring and customer inter action
- Prompts to update security valuations

the main areas for consideration include:

- Loan performance
- Key Financial Indicators
- Financial Forecasts
- Management and Governance
- Industry Sector

Four Corners



Fox and Hounds

Now thriving, Community Owned pub The Fox and Hounds in Denmead, Hampshire was closed in April 2012 by owners who wanted to sell it for redevelopment into housing. 130 locals banded together to save it using the Localism Act.

Our long-term commitment of a £150,000 loan secured against the premises topped up their fundraising and the pub reopened on December 4th 2014.

Finance Director Martyn Cooper said, "The Finance from [ICC] was critical right at the start because they lent to us where a lot of lenders probably wouldn't. This was at a time when pubs were closing weekly up and down the country. This pub had been closed for two years. Most lenders would have turned it aside at that time...without that, we wouldn't have been able to complete the deal."

10 jobs have been created and sustained. FHDCC has returned £122k to their investors, and around £23k donated to local causes.

“
*Without ICC we wouldn't be here
now, simple as that.*
”

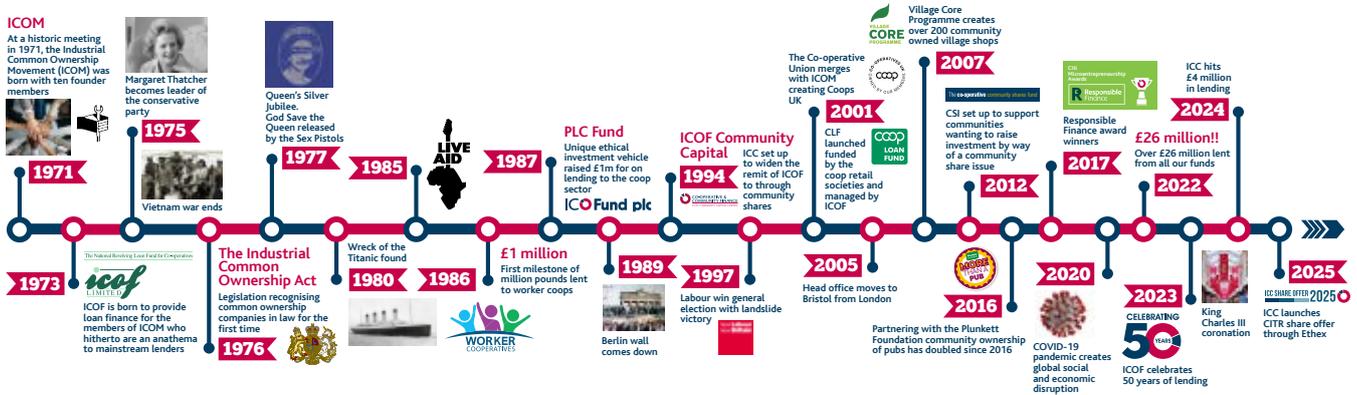

THE FOX & HOUNDS
DENMEAD | FREEHOUSE PUB & DINING ROOMS



Our organisation

ICC has no staff itself but is managed under contract by Industrial Common Ownership Finance Limited (ICOF). ICC was set up in 1994 and over that time it has gone from strength to strength.

This is the ICOF journey



ICOF is a company limited by guarantee without share capital (reg. no. 171201) and is regulated by the Financial Conduct Authority (FCA) in the conduct of investment business. The trading name of ICOF is Co-operative and Community Finance. An experienced team at ICOF manages several funds, including ICC, throughout the UK with current fund totalling over £5m. Co-op & Community Finance's mission is 'To make the right finance available, at the right time, for co-operative enterprises in the UK'. Having operated for over 50 years, Co-op and Community Finance supported hundreds of borrowers ranging from small community-run enterprises to large award-winning organisations.

Our staff



Alain Demontoux, Operations and FCA Compliance Manager

Alain has been co-ordinating the head office for almost 20 years overseeing the administration of the lending, accounts, back-office and fund management functions and FCA compliance. Responsibilities also include shareholder liaison and the company secretariat. He has been involved in the co-operative sector for over 35 years, previously heading up finance at Essential Trading Co-operative, one of the largest independent distributors of natural and organic products in the UK.



Tim Coomer, Business Development Manager

Tim started with Co-operative & Community Finance in January 2016 having previously worked as a project manager and social enterprise adviser. He is responsible for promoting and raising the profile of the organisation, building partnerships and the development of finance packages with like-minded organisations that help to deliver social, environmental or community benefit.



Kevin Lloyd-Evans, Lending and Relationship Manager

Kevin has been with Co-operative & Community Finance since January 2022. He is responsible for lending across the UK to the co-operative and social enterprise sectors and for the maintenance of the lending portfolios. Kevin's responsibilities include the assessment and management of financial risk and the development of new lending strategies.



Anne Wilks, Transactional Services Manager (Finance & Loan Portfolio)

Anne has been with Co-operative & Community Finance since October 2012. She first joined as Financial Co-ordinator and was promoted in 2018. As well as looking after the day-to-day banking, treasury, general ledger and payroll, Anne also manages all tasks related to Loan Portfolios (CCF & Back Office Clients) which includes legal documentation, disbursements, collections, monitoring, and reporting.

Our management

ICC is a Community Benefit Society registered with the Financial Conduct Authority (reg.no. 27915R) and managed by an elected board of non-executive Directors who are appointed by members at the Annual General Meeting. Directors receive no remuneration for their involvement.

Under the rules of ICC the Board of Directors is made up as follows:

- Up to 11 persons elected by and from the membership; and
- Up to four persons appointed by ICOF Ltd (or such a body as may succeed to its functions) provided that at no time shall the number of appointed Directors exceed the number of elected Directors

In accordance with ICC's Rules, it is necessary for one third of the Directors, or, if their number is not divisible by three, the number nearest one third, to retire from office every year to make way for an election.

Board roles comprise of the Chair, Vice- Chair, Treasurer and Staff Trustee. Together with the rest of the Board, they form the following sub-committees:

- Strategy
- Audit
- Trustee Recruitment
- People Support and Planning (PSP)
- Equality, Diversity and Inclusion (EDI)

Meetings are held four times a year, with an Annual General Meeting in June. They are attended by the staff management team.

There are currently seven Board non-executive directors that include sector professionals, practitioners and our borrowers and representatives of affinity organisations.



Jon Nott, Chair (re-elected 20/06/2024)
Jon was General Secretary of Woodcraft Folk, the children and young people's co-operative, for eight years. Before this he was Chief Executive of the Green Party in the run up to the election of their first MP in 2010. With a background in worker co-ops and membership-led campaigning organisations, Jon is an expert in democratic governance and engagement.



Jaye Martin, Staff Trustee (re-elected 20/06/2024)
Previously a specialist adviser in the Co-operative Development Scotland team within Scottish Enterprise, Jaye has worked with co-ops and employee owned businesses, and held an equity investment role.



Paul Mather, Treasurer (elected 15/06/2023)
After spending over 20 years in Commercial Banking, Paul purchased and ran an award winning village store and post office with his wife for 14 years. Currently a Director and Chair of the Audit and Risk Committee at Midcounties Co-op and also sits on the Board of Co-op Futures.



Dan Kelly
Dan is an Arts Professional and Co-operative Development Worker. He is a founding director of Two Queens, an artist-run and community-owned gallery and studios based in Leicester and recently joined CASE an employee owned co-op delivering Co-op development support across the East Midlands.



Gareth Nash

Gareth is co-founder of Co-operative and Mutual Solutions a worker co-op established in 2002 delivering Co-op Development support. Gareth was a board Director of Co-ops UK for 5 years and currently an active member of the Later Life Audio and Radio Co-operative and Community Energy Preston, a Director of Lancaster Music Co-op and treasurer of Blackpool Poverty Truth Network.



Mark Simmonds

Mark is an experienced business and organisational development worker, entrepreneur, facilitator and trainer with a particular interest in co-operative and social enterprise. Mark has been a Co-operative Development Practitioner for over 15 years and director/ secretary of a number of co-ops around the Calder Valley in West Yorkshire and did a stint on the board of Co-ops UK.



Gauthier Guerin

Gauthier has been involved in the co-operative sector for over 10 years, ranging from living in, setting up and supporting housing co-operatives, as well as working in and supporting workers co-operatives. He is a specialist in financial modelling and has been managing the Rootstock/Radical Routes loan fund for several years.

Our membership

The support of our members determines the effectiveness of our input into co-operative and community enterprises. It is their belief in social action and its power to create a sustainable future that shapes our work. The Society currently has 377 members.

Our current members are drawn from all walks of life with many initially coming from the Quaker movement. As well as many individuals we have institutional investors such as the Charities Aid Foundation, retail societies that include the Co-operative Group and Midcounties Co-operative as well as many former borrowers who have invested into the organisation that they accessed finance.

Membership	Financial year ending			
	31.12.2025	31.12.2024	31.12.2023	31.12.2022
Number of members at the beginning of the year	377	390	400	412
Number of members joining	0	2	3	5
Number of members leaving	7	15	13	17
Number of members at the end of the year	370	377	390	400

The number of members has not grown significant since the launch of our current share offer in 2022 as it is not widely marketed, although it remains as an “open offer”, meaning members can join at any time.

We engage with our investor community through regular e-newsletters and our AGM where the annual results are presented and any proposal for members interest is put before the membership. We like to take the opportunity of the AGM to invite borrowers who have benefited from ICC investment to tell us about their community journey and how we have helped.

We aim to widen and refresh our investor base through this exciting new opportunity in support of a wide range of sectors and advancing markets and priorities such as community energy, co-operative healthcare, High Street renewal and worker ownership.

The benefits of becoming a Member

If you buy shares, you will become a Member of the Society. As a Member you have the opportunity, to shape the Society's strategic direction and to support its aims, maintaining sound financial governance and long-term commercial success.

Members own and control the organisation. At the AGM, Members elect the Board, can stand for election to the Board themselves, and can hold the Board to account. It is our practice to bring the proposal for interest to be paid, and how to disburse or reinvest any profits to the AGM for a vote by the Members. It does not matter how many shares a Member owns they only get one vote.

In addition to the Annual General Meeting, members are informed of the Society's activities via social media, the annual report and accounts and an ICOF newsletter. Copies of the society's rules and the last three years annual reports and audited accounts are available on request or directly from our [website](#). Our annual returns to the Financial Conduct authority can be found [here](#).

As an ethical investment society, we adhere to our ethical policy when making lending decisions. When it comes to positive ethical investment, we actively support those concerned with environmental and sustainability issues. That is why we concentrate on investing in community businesses that often measure success in terms of their social impact rather than financial outputs. And CCF is signed up to the Diversity Forum Manifesto committing us to a range of Equality, Diversity and Inclusion pledges. See [here](#).



Our Track Record

ICC has been running for over 30 years and in that time, as with all organisations, we have had our ups and downs. Below is a summary of our financial position over the last three years and the projected outturn for 2025.

	Year ended 31st Dec			
	2025 (£'000) Projected	2024 (£'000)	2023 (£'000)	2022 (£'000)
Profit and Loss				
Turnover	84,448	67,255	60,440	41,416
Administrative expenses	(62,000)	(30,254)	(32,540)	(26,253)
Operating profit	22,048	37,001	27,900	15,163
Net profit after tax and before share interest	44,788	57,865	46,753	27,260
Interest rate on share capital	3%	2%	1.25%	1%
Total interest made available	26,929	19,540	12,635	9,563
Net profit after tax and share interest	17,859	38,325	34,118	17,697
Loans made	70,000	39,000	130,000	95,000
Balance sheet				
Tangible assets	20,000	20,000	20,000	20,000
Prepayments and other debtors	-	-	-	-
Loan books	940,000	807,004	796,243	690,518
Bank balances	53,260	157,010	175,327	262,836
Accruals and other creditors	(2,340)	(7,071)	(2,520)	(2,340)
Bank and other loans	-	-	-	-
Net assets	1,010,920	976,943	989,050	971,014
Capital and reserves				
Share capital	950,920	952,649	991,903	1,000,839
Waived share interest, added to reserves	12,679	8,452	5,459	4,136
Retained reserves	60,000	24,354	(2,833)	(29,825)
Total equity	1,010,920	976,943	989,050	971,014
Summary of changes in total equity				
Opening	952,649	991,993	1,000,839	1,019,071
New share capital added during year	20,000	20,492	32,502	4,500
Share capital credited through interest payments	14,250	11,088	7,176	5,427
Shares withdrawn	(35,979)	(70,924)	(48,584)	(28,159)
Shares cancelled	-	-	-	-
Closing	950,000	952,649	991,933	1,000,839

- The costs of supporting a new share offer raise have been included in 2025 projections
- Fixed assets consist of an unlisted investment in Chelmsford Star Co-operative Retail Society
- The term “net current assets” refers to the funds held by the society to finance its operations and provide revenue and finance cashflow
- In terms of managing cashflow and redemptions the standard terms offer withdrawal after 6 months’ notice and no more than 5% of the total value of the Society’s share capital has been redeemed in that financial year. However, Directors may suspend the right to withdraw either wholly or partially, and either indefinitely or for a fixed period. We have an internal cash reserve policy where we suspend redemption when cash falls below £50,000. However, shares raised through this offer on which CITR is claimed are not withdrawable at any stage during the first five years. The intention to repay investors in year 5 should they so wish, through another CITR offer and profits, although this is not guaranteed



A number of our members chose to waive their interest; this interest is then added to our reserves to support the revenue costs of ICC and the redemption of shares.

In the years following the crash of 2008 over £75,000 of ICC loans were written off as bad debt, ICC paid no interest on members shares for over 10 years. From 2019 we began paying interest again in recognition of the support our investors gave us over this difficult time. Over this entire period Bank of England rate was sub 1%. We paid 0.25% in 2019 and then have slowly incremented the level as the balance sheet allowed.

Shares have chiefly been withdrawn through probate requests. We have an elderly shareholder demographic, many of whom have been investors for 20 to 30 years.

Redemptions are at the discretion of the board, and we introduced a rule change in 2025 to limit annual withdrawals to 5% of the fund, so we do not expect this position to arise again. However, it is the intention to repay CITR investors in year 5 should they wish, through another CITR offer and profits.

It is our practice to credit the share accounts of members with share interest and so it appears in our accounts as a deduction from the retained profits and losses and an addition to share capital in the Statement of Changes in Equity and balance sheet. Members receive an annual Share Account Statement detailing their shareholding and interest added that year.

All retained profit is reinvested back into ICC to cover running costs and share redemptions.

Asset Lock

The Society has an asset lock such that our assets can only be used for community benefit. This means that:

- The only payments that can be made to Members are the withdrawal of share capital, and a limited rate of interest on share capital
- If the Society has to be dissolved, any residual assets after paying creditors and returning Members' shares must be passed to another organisation with a similar asset lock rather than being distributed amongst the Members
- Any decision to sell the Society's main operational property, or to close the Society, is subject to a 75% majority vote in a Members' meeting

This is not a statutory asset lock and, as such, can be amended by members. A copy of our rules can be found on our [website](#).



Clapton Community Football Club

Clapton Community Football Club (CCFC), is a 100% fan-owned and operated football club in Forest Gate, East London.

In July 2020, our £75,000 loan supported CCFC to complete the purchase of the historic Old Spotted Dog Ground. Then, in January 2023, CCFC purchased a warehouse and land next to their existing site, supported by a further £100,000 loan from ICC.

Club Secretary Craig Foster said, 'The support has allowed us to... bring football back to the Old Spotted Dog...which...in turn allowed us to start bringing in the local community'

The club has over 1500 members worldwide, has created local jobs, and over 100 people play as members of around ten CCFC teams including around 60 women attending the women and non-binary open access sessions alone.

Craig continued, "None of this that we see here is possible without the money we got from ICC - massive thank you."

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None of this that we see here is possible without the money we got from ICC - massive thank you.
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Our share offer

ICC has been so successful that demand for finance, and the support that accompanies it, is outstripping supply. Our cash reserves are low and hence we need to raise more funds to onlend.

2025 was the International Year of Co-operatives and with a national ambition to double the size of the co-operative economy, our ambition is to raise £500,000 by 31st May 2026 to be able to meet the increasing demand.

- We expect to lend the £500,000 over two years, we anticipate this will be 10 loans, with an average value of £50,000
- Under CITR the loans will be made UK wide but in areas of multiple deprivation as defined by the Office for National Statistics
- We estimate the loans will be for an average of 120 months and the interest rate charged to customers' will be 7%
- Where possible the loans will either be secured by a legal charge over property or other assets of the borrower
- The income ICC earns from the loans is in the form of arrangement fees and interest. This income is used to pay our running costs and increase our retained profit

Our financial projections for the 2026 to 2031 are:

	Year ending 31st December								
	2023 (£'000) Actual	2024 (£'000) Actual	2025 (£'000) Projected	2026 (£'000) Forecast	2027 (£'000) Forecast	2028 (£'000) Forecast	2029 (£'000) Forecast	2030 (£'000) Forecast	2031 (£'000) Forecast
Profit and Loss									
Turnover	66,658	73,309	69,161	82,910	92,815	91,722	102,757	103,787	96,150
Administrative expenses	(32,540)	(30,254)	(41,044)	(61,100)	(37,800)	(38,000)	(38,200)	(38,400)	(38,600)
Operating profit	34,118	43,055	28,117	21,810	55,015	53,722	64,557	65,387	57,550
Net profit after tax and before share interest	34,118	38,325	22,774	17,666	44,562	43,515	52,291	52,964	46,616
Total interest made available	7,176	11,088	16,041	27,875	41,525	40,633	39,759	46,029	45,040
Net profit after tax and share interest	26,942	27,237	6,733	(10,209)	3,037	2,882	12,532	6,935	1,576
Loans made	130,000	39,000	125,000	400,000	100,000	100,000	250,000	150,000	50,000
Balance sheet									
Tangible assets		20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Prepayments and other debtors	-	-	-	-	-	-	-	-	-
Loan books	796,243	807,004	888,696	1,216,918	1,225,381	1,220,185	1,340,535	1,340,292	1,225,136
Bank balances	175,327	157,010	59,290	174,885	146,207	125,120	228,567	203,115	286,280
Accruals and other creditors	(2,520)	(7,071)	(7,742)	(6,744)	(13,253)	(13,207)	(15,466)	(15,824)	(14,535)
Bank and other loans		-	-	-	-	-	-	-	-
Net assets	989,050	976,943	960,244	1,405,059	1,378,335	1,352,098	1,573,636	1,547,583	1,516,881
Capital and reserves									
Share capital	991,933	952,589	929,157	1,384,180	1,354,420	1,325,300	1,534,306	1,501,319	1,469,040
Retained reserves	(2,883)	24,354	31,087	20,878	23,915	26,798	39,330	46,264	47,841
Members' Funds	989,050	976,943	960,244	1,405,059	1,378,335	1,352,098	1,573,636	1,547,583	1,516,881
Summary of changes in total equity									
Opening	1,000,839	991,933	952,589	929,157	1,384,180	1,354,420	1,325,300	1,534,306	1,501,319
New share capital added during year	32,500	31,580	0	500,000	0	0	250,000	0	500,000
Share capital credited through interest payments	7,176	11,088	16,041	27,875	41,525	40,633	39,759	46,029	45,040
Shares withdrawn - deducted on cashflow	(48,582)	(82,012)	(39,473)	(72,852)	(71,285)	(69,753)	(80,753)	(79,017)	(577,318)
Closing	991,933	952,589	929,157	1,384,180	1,354,420	1,325,300	1,534,306	1,501,319	1,469,040

Assumptions:

1. Turnover is Loan Interest on loans in repayment, arrangement fees on new lending, bank interest and investment interest.
2. ICOF Management charges are calculated on 3.5% of loan portfolio capital balance on invoicing date (up to a maximum yearly charge of £35,000.00)
3. Interest on shares is 3% from 2026.
4. We have assumed that, based on 40% of former investors waiving their interest. This figure reduces as shares are withdrawn. There are no waived interest payments from investors who are claiming CITR.
5. We take a measured approach to our lending and based on demand, blending of loans across the wider ICOF portfolio we feel that, based on an average deal size of £50,000, we can lend as profiled.
6. As the number of shares held by members increases, we are increasing the retained reserves to enable enough liquidity for share withdrawals.
7. Share withdrawals are 5% of the previous year's closing balance less the £500,000 from investors who are claiming CITR.
8. There will be a share offer offering CITR in 2030 when we will invite investors in the 2025 share offer will reinvest to be able to retain their CITR.

For a number of years ICOF hasn't prioritised new investment into ICC, as it took on new programmes such as More than a Pub which had its own capital and more recently partnership work which hasn't required us to use our own capital. We have a fund which has been serviced by shares in a PLC company but for future sustainability reasons we are winding this company down. As this PLC portfolio winds down our focus on new investments into ICC has changed and becomes increasingly important as our main vehicle for new investments. We have included an extra £20,000 per year through ad hoc investments, this is a step change in new investments but reflects our ambition for ICC, especially as we wind up our PLC fund in 2027.



With the additional injection of capital from this share offer we are confident that ICC will continue to achieve profitability. However, our experience has shown that the wider economic climate is the main driver of our ability to pay interest on shares.

Interest on shares will be paid annually at the end of the year of trading, based on performance of the business. We have a target to pay interest in line with inflation, up to a maximum rate of 5%. Interest is not paid in cash but is paid as an increase in the shares of the society.



Blaengarw Workmen's Hall

Interest will be paid gross to all UK residents and those Members, who are liable to pay income tax, will be responsible for declaring this income to HMRC. This includes interest added to share accounts.

Please consider carefully the option to waive any interest payment due on your shares.

If you invest in this share offer you will be eligible for Community Investment Tax Relief (CITR) which gives a deduction of 5% of the amount invested from an investor's Income Tax bill or Corporation Tax bill each year for five years. If you want to claim CITR you will not be able to withdraw your shares for 5 years, i.e. before 31st December 2030. You can choose to receive CITR as part of the application process. See the Community Investment Tax Relief section of this document (p12) for more information.

If you will want to withdraw your investment before 2030, or do not want to claim CITR and the 5% tax relief, you will be able to withdraw your investment at any time provided six months' notice is given and no more than 5% of the total value of the Society's share capital has been redeemed in that financial year. Withdrawals will only be possible if, in the absence of new capital, the Society has sufficient retained earnings to manage the outflow and inflow of funds. Applications for withdrawals will be treated on a first come, first served basis or in accordance with ICC's policy on share withdrawals.

You can bequeath your community shares to friends and relatives, or to the Society on your death. You can amend these details at any point in the future by writing and giving clear instructions to the Society Secretary. Note: only the first £5,000 of shares can be nominated to someone, any amount over £5,000 must be handled by probate. In the absence of a nomination the Society will rely on the probate position.

If a member resigns from membership, dies (or in the case of an organisation ceases to exist), or is expelled from the Society, the shares held by them at that date will become a loan, repayable by the Society. The terms of repayment shall be those applying to the withdrawal of share capital set out in the paragraph above and notice of withdrawal shall be treated as having been given at the point of resignation, removal or expulsion.

There will be the opportunity to invest in ICC after 31st May 2026 but investments made after then will not be eligible for CTR. We intend to provide another opportunity for people to invest and be eligible for CTR in three years and again in 2030. This means we will have enough money to be able to honour withdrawals of share capital up to a maximum of 5% a year of the total value of the fund. The intention is to repay CTR investors in year 5 should they so wish, through the CTR offer and profits, although this is not guaranteed.

The risks to your investment.

An investment in community shares is an at-risk investment in a trading business, not a loan or a deposit, and rates of return are not guaranteed. This investment should be considered as a medium-to-long term investment with a primarily social objective. Your shares may not be readily convertible to cash if you need to withdraw them.

As a Registered Society under the Co-operatives and Community Benefit Societies Act 2014, ICC is registered with the Financial Conduct Authority (FCA). However, this share offer itself is not regulated by the FCA.

As this offer is unregulated, there is a risk that you could lose some or all of your investment. You have no right to compensation from the Financial Services Compensation Scheme, nor any right of complaint to the Financial Ombudsman Service.

Please read this document carefully to reach your own conclusion in terms of the financial risks to you of investing in the share offer.

Standard Mark

The Community Shares Unit has awarded this share offer the [Community Shares Standard Mark](#), which confirms that this share offer meets national standards of good practice:

- The offer document and application form are easy to understand
- You are provided with all the facts you need to make an informed decision
- The facts are supported by the business plan for the society
- Nothing in the documents is purposefully incorrect, confusing or misleading

ICOF Community Capital has signed up to a code of practice which gives members of the public a right of complaint to the Community Shares Unit.

For more information about community shares, the Community Shares Standard Mark and the Community Shares Unit see [here](#).

THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR CAREFUL ATTENTION.

It should be read in its entirety alongside the Society rules. If you are in any doubt as to the action you should take, you are recommended to seek your own independent financial advice.

Nothing in this document constitutes investment, tax, legal or other advice by ICC, or its advisers.

Accuracy of information

The ICC Board accepts responsibility for the information contained in this document. We have taken all reasonable care to ensure that the information contained in this document is in accordance with the facts and contains no omission likely to affect its substance.



**Community
Shares**

How to Apply

Online

Please apply online at <https://www.ethex.org.uk/invest/icof-community-capital>

Ethex is the receiving agent for the ICC Share Offer, which means that investors wishing to make an investment in ICC can do so via Ethex's [website](#).

Ethex is an Oxford-based not-for-profit positive investment and savings platform. Their aim is to make Positive Investing easy, so that you can invest directly in leading social businesses with the lowest charges possible. You can find out more about Ethex through their website www.ethex.org.uk.

Ethex will receive monies from potential investors into a segregated client account, providing peace of mind. They will then hold the funds until the CITR offer closes on 31st May 2026 when the funds are transferred to ICC. Ethex's fee for doing this work is an initial payment of £6,000, plus 3.5% of the money raised.

PLEASE READ THE TERMS AND CONDITIONS BELOW CAREFULLY BEFORE APPLYING.

Terms and Conditions

1. This Share Offer is exempt from the Financial Services and Markets Act 2000, or subsidiary regulations. This means you have no right of complaint to an ombudsman. The Society is registered with, but not authorised by, the Financial Conduct Authority and therefore the money you pay for your shares is not safeguarded by any depositor protection scheme or dispute resolution scheme.
2. Acceptance of applications will be notified by the issue of Share Statements, which will be sent within 21 days of issue.
3. The Directors reserve the right to reject any application in whole or in part. If any application is not accepted, then the application monies will be returned by bank transfer.
4. The shares are not transferable, except in case of death or bankruptcy.
5. Withdrawal of shares:
 - a. If you have not been issued with a tax certificate for CITR you will be able to withdraw your investment at any time provided six months' notice is given and no more than 5% of the total value of the Society's share capital has been redeemed in that financial year.
 - b. Shares on which CITR is claimed are not withdrawable at any stage during the first five years following the date of the investment in accordance with the terms of the tax relief. At the end of that five-year period shares purchased under the terms of this offer are withdrawable, subject to the rules of ICC which require a six month notice period and that no more than 5% of the total value of the Society's share capital has been redeemed in that financial year. The intention is to repay CITR investors in year 5 should they so wish, through the CITR offer and profits, although this is not guaranteed.

It is important to note that the directors may suspend the right to withdraw and that share values may fall if ICC incurs losses.

6. If on the winding up or dissolution of the Society any of its assets remain to be disposed of after its liabilities are satisfied and shares repaid, these assets shall not be distributed among the members, but shall be transferred instead to some other non-profit body or bodies subject to at least the same degree of restriction on the distribution of profits and assets as is imposed on this Society by virtue of the Rules, as may be decided by the members at the time of or prior to the dissolution.
7. Your personal details as submitted on the application form will be held by the society and used in accordance with the provisions of the rules and of the 2014 Co-operative and Community Benefit Societies Act. This means that, apart from how much you have invested, your record on the members' register is viewable by another member if they request it. The society will not share, sell or provide your details to any other individual or organisation and will ensure compliance with the GDPR regulation in accordance with its responsibility as a data controller.
8. It is a condition of the offer that to ensure compliance with the Money Laundering Regulations 2003, ICC may, at its absolute discretion, require verification of the identity of any person seeking to invest.
9. It is the responsibility of the shareholder to inform ICC of any changes in address or bank details.

Data Handling:

ICOF Community Capital takes seriously the privacy of members' data.

Your personal details as submitted on the application form will be held by the society and used in accordance with the provisions of the rules and of the 2014 Co-operative and Community Benefit Societies Act. The society will not share, sell or provide my details to any other individual or organisation and will ensure compliance with the GDPR regulation in accordance with its responsibility as a data controller.

Money Laundering:

ICOF Community Capital may at its absolute discretion require verification of the identity of any person seeking to invest.

(Optional) Nominations of Shares on Your Death

You can nominate a person aged 18 or over, or an organisation, or ICC to whom you wish your shares to be transferred on your death. Trustees will need to be appointed for a nominee under 16 years old. ICC will respect your wish insofar as the law and our Rules permit. Only the first £5,000 of shares can be nominated to someone, any amount over £5000 must be handled by probate. In the absence of a nomination the society will rely on the probate position.

Please indicate if you would like to nominate your shares at the time of your application through Ethex.

Appendix A - Frequently asked questions

Q Can companies and individuals invest in ICC?

A Yes, both companies and individuals can invest in ICC and benefit from Community Investment Tax Relief.

Q How much can I invest in ICC?

A With this share offer, as an individual or corporate investor, you can invest a minimum of £250 and a maximum of £100,000. For Co-operative Societies and Community Benefit Societies there is no upper limit. If you are an existing investor please check that this investment will not breach your £100,000 limit.

Q How long will this share offer be open?

A This share offer will be open until 31st May 2026.

Q If I invest, for how long will my money be tied up?

A To comply with the rules of Community Investment Tax Relief (CITR), your investment in CITR shares carries no right of redemption and must be left in place for five years. It is intended that there will be one drawdown at the end of share offer - 1st June - which will represent the date of your CITR investment, not when you apply or send the funds to Ethex.

Q What happens if the Government changes CITR?

A The rules in place at the time of your investment will hold for the first five years of your investment. At the end of that time there may or may not be new rules in place that would apply to future investments.

Q Will my money be at risk?

A Yes. ICC is not an authorised institution under the Financial Services and Markets Act 2000 or deposit protection scheme for investors. However, we have plans in place to ensure that we will be in a position to repay any investor that seeks to withdraw their investment at the end of the first five years of their investment.

Q How will my investment be used?

A All money invested in ICC through this share offer will be used to provide loans to co-operative and social businesses across the UK.

Q Can I track the businesses my money has supported?

A No. We will be unable to track exactly what proportion of which investor's money has supported which co-operative /social business. However, we will be able to tell you about the co-operative and social businesses which received funding from the total money raised through this share offer. This will be through our members' newsletter, Annual Report, and on our website and social media platforms.

Q What return will I get on my investment?

A Your investment will qualify for a financial return, through Community Investment Tax Relief. For details see page 12. You will also get a 'social' return, because your investment will be used to make a positive impact on the economy and communities in the throughout the UK. Your money will be lent to community businesses and social enterprises helping them to survive and grow, to protect and create jobs, and to provide valuable goods and services.

Q Do I have to become a member of ICC?

A Yes. ICC is a Co-operative and Community Benefit Society. Existing investors are already members, and all new investors automatically become members.

Q What is the role of members?

A Members are not obliged to do anything. However, active participation is welcomed. This might be through attending the AGM and other networking events to meet other members, offering feedback on your experiences with ICC, helping to raise awareness of ICC and the services we offer by mentioning us to others, or following us on social media and sharing our posts.

Q Do you need me to provide ID?

A To comply with Money Laundering regulations, Ethex will perform an Anti-Money Laundering check using the details you provide when registering with the platform; checking those details match against publicly available data. If your details cannot be verified against that data, then Ethex may request copies of Proof of Identification (Drivers Licence or Passport) and Proof of Address (recent utility bill).

Q Can I invest on someone else's behalf?

A No. Tax relief is personal to you. This offer is linked to Community Investment Tax Relief.

Q Why are you making this share offer through the Ethex platform?

A Ethex is a not-for-profit platform which makes it easy for investors interested in social, ethical and community investments to navigate financial promotions and decide where to invest their money to do good. The process for investment is straightforward. As such it fits with the ethos of ICC and enables us to reach individuals and companies who might not have come across us previously, but who are interested in supporting us, once they have read up about us.

Q Do I have to live in the Southwest to qualify to invest?

A No. ICC can take investments from any UK Income Tax or Corporation Taxpayer.

Q What happens if the target of £500,000 to be raised is not reached?

A The share offer will still go ahead. We will use whatever funds are raised for loans to co-operative and social businesses.

Q Is my investment guaranteed when I apply for shares in ICC?

A No. ICC Directors have the right to review all applications and choose who to accept as a member.

Q When does my investment start?

A The start date for your investment is the date ICC accepts you as a member. It is not the date on which you pay Ethex. If you are not accepted as a member of ICC, then your money will be returned by Ethex. It is intended that there will be one drawdown at the end of share offer – 1st June which will represent the date from which an investment in ICC will commence.

Ethex and ICC would be happy to answer any other questions arising from this share offer. Please email: help@ethex.org.uk or ICC@coopfinance.coop.

Appendix B - Risks and benefits

Risks	Comments and mitigations
<p>The money you pay for shares is not safeguarded by any depositor protection scheme such as the Financial Services Compensation Scheme (FSCS).</p>	<p>ICC is not an authorised institution under the Financial Services and Markets Act 2000 or deposit protection scheme for investors.</p> <p>The withdrawable shares are a risk investment for the purpose of the relief of poverty through the promotion of enterprise. The issue of shares by ICC does not constitute an offer to the public under section 85 Financial Services and Markets Act 2000 since it is not an issue of transferable securities nor is it a controlled investment by virtue of paragraph 16(3) of Schedule 1 of the Financial Services and Markets Act 2000 (Financial Promotion) Order.</p> <p>Note that the shares are not tradeable and the full value would not be returned if the risks to income described below were to materialise.</p> <p>ICC has a strong balance sheet and income from its existing loan book. It has always paid back money invested or lent in accordance with the relevant terms of its facilities and will take any commercially practicable steps to protect the investment made under this share offer.</p>
<p>ICC has bad debts which are greater than forecasted.</p>	<p>The Directors will seek to mitigate these risks through prudent management policies in ICC.</p> <p>ICC has an excellent track record at investing in acceptable risks and has had no lending losses since 2017</p> <p>ICC has established loan procedures that will seek to target bad debt write-offs at a figure which will be covered by income generation on the loan book.</p>
<p>ICC does not raise sufficient income or grants to pay for its running costs.</p>	<p>ICC has generated from its loan book sufficient funds to cover all ordinary and anticipated overheads, except bad debts, for a period of over 20 years. Bad debts incurred have either been covered by surplus generated sector support,. If insufficient capital funds were available ICC Directors would fully review lending plans and credit policies.</p>
<p>ICC is unable to lend the money raised within 18 months to comply with CITR rules.</p>	<p>Demand for loans from community businesses unable to meet the lending requirements of the banks is strong.</p> <p>ICC has an experienced team who would increase the networking and marketing to small businesses should it appear that the money was not being lent in a timely manner.</p>

ICC ceases to be accredited for Community Investment Tax Relief, reducing the tax relief to an investor.	ICC Business Loans will seek to ensure that its lending activities from amounts invested through this share offer meet the terms and conditions of accreditation and the tax relief by regularly monitoring compliance against those terms and conditions.
A member of the Board is connected to an organisation receiving a loan.	This can create a conflict of interest and is mitigated by a related party declaration, submitted by all trustees annually to our auditors.
Macroeconomic / Geopolitical events. Pandemic, Ukraine War, Inflation, Interest Rates, Trump.	Ensure diversification of investments. Monitor and flag up issues to Board. Support for and flexibility with borrowers.
ICOF systems and procedures not fit for purpose. Cyber Security	ICOF systems and procedures reviewed by the Operations Manager and Board if appropriate. Keep appropriate procedural documentation updated and undertake annual Cyber Essentials certification whilst maintaining ongoing contracts with software providers includes back up support. Internal controls reviewed by auditors.
Trustee skills deficiency	Ensure appropriate training is offered. Audit of Board skills. New Trustees recruited. Work on skills gaps and project forward to check stability of existing board.
Ineffective Portfolio Management.	Regular monitoring of loans by ICOF. Maintain close relationship with clients. Offer capital holidays where appropriate. Integrate loan grading in to loan monitoring procedures. Work with partners to assist co-ops in trouble.
Lending is not sufficiently risk averse.	Investment manager and Board, review Lending policy as required. Expertise of lending team. Staying within areas of proven experience and expertise. Also consider including agreement of risk appetite parameters with lending partners.
Loss of key staff	Annual reviews to identify concerns. Contractual 3 month notice period. Implement training and succession planning strategies where appropriate.

Benefits	Comments
Financial Return	With an aspiration to pay 3% combined with Community Investment Tax Relief at 5% per annum spread over a five year period of the total sum invested, 8% is an attractive return for UK tax payers – both individuals and corporates.
'Social' Investment	This investment can be described as a 'social' investment, because the money invested will be used by a social enterprise (ICC) to achieve its 'social' purpose, which is to provide access to business finance for underserved groups and businesses operating in geographically disadvantaged areas.
Community Benefit	ICC is a Community Benefit Society. Your investment will benefit Communities UK wide through the support of loan finance that will lead to safeguarding community assets that would otherwise close or fall in to disrepair.
Economic Impact	ICC is an investment in the communities in the wider UK economy.
Corporate Social Responsibility	Corporates may choose to invest in ICC as part of their Corporate Social Responsibility agenda.

Ethex is not required to be authorised by the Financial Conduct Authority in so far as it provides information on or arranges deals in investments. This is because it is an Enterprise Scheme, which is exempt from regulation in arranging financial deals provided it is not acting for financial gain. This document has not been approved as a financial promotion under section 21 of the Financial Services and Markets Act 2000.



YOUR OPPORTUNITY TO INVEST

SCAN TO INVEST



ethex.org.uk/invest/icof-community-capital

help@ethex.org.uk

ICC SHARE OFFER **2026** 