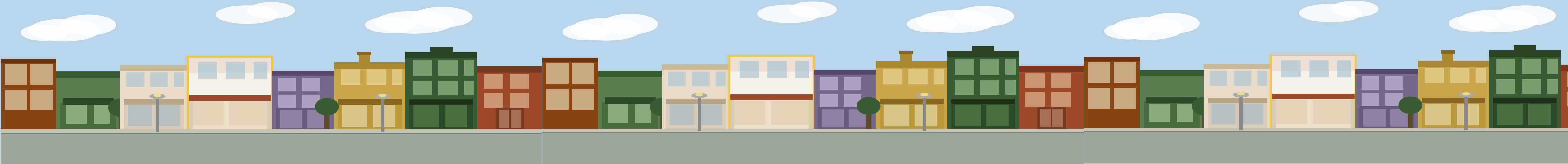
WATLINGTON COMMUNITY PROPERTY LIMITED

Imagine a high street that owns itself

Public Meeting
Thursday 16 July 2026

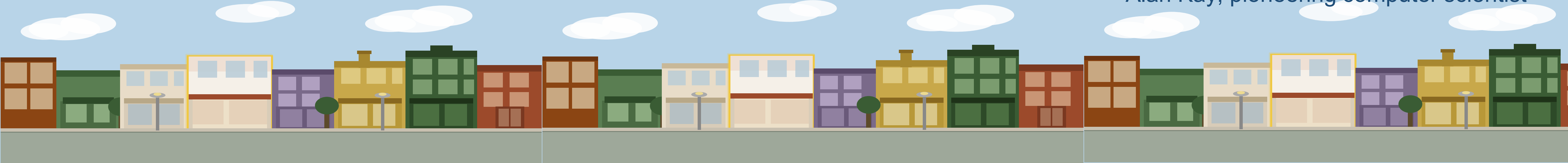


WHY WE'RE HERE

- **High streets are declining** in many UK towns due to online shopping, rising business costs and changing consumer habits.
- Where high streets thrive, they are **curated** with **long-term sustainability and vibrancy prioritised** over short term rental income.
- Watlington Community Property (WCP) established to acquire and permanently own key high street properties to **preserve the vibrancy and identity of the town**.

"The best way to predict the future is to invent it"

Alan Kay, pioneering computer scientist



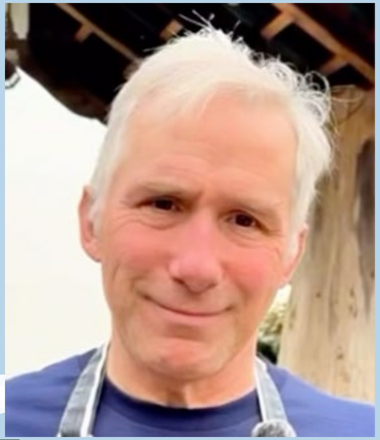
FOUNDING & COMMITTEE MEMBERS

Robin Fieth (Chair)

Steph Van de Pette (Secretary)

Kevin Senior (Treasurer)

John Riddell



Jessica Carlisle

CURRENT TARGET INVESTMENTS

2 High Street - £245,000

2 retail units
Landlord's interest on 1 flat

6 High Street - £150,000

4 retail units
Landlord's interest on 3 flats

26 High Street - £125,000

1 retail unit

HOW IT WORKS

FCA regulated

£500 minimum investment

One member, one vote

Interest payments in due course

Redeemable shares

Donations very welcome too

- WCP is a **Community Benefit Society** registered under the Co-operative and Community Benefit Societies Act 2014 and is registered with the Financial Conduct Authority (FCA). It is not currently a charity but **may consider seeking charitable registration** too.
- Membership is open to anyone **aged 16 or over** who purchases a **minimum of 500 shares at £1 each**. At least 51% of members must, at all times, be residents of the OX49 postcode area.
- As a co-operative, members all have an equal say in how the Society operates so we can **collectively seek to determine the future of our high street**.
- The shares will not pay a dividend, but once the Society gets well established and subject to available surpluses, **annual interest should start to be paid**.
- Shares can be applied for **withdrawal after a five-year lock-in period**, at the Management Committee's discretion, subject to the Society's financial position. There is no guarantee of when, or whether, this will be possible. **There is no capital appreciation or gain**.
- **You can donate or make loans to the society** as well as / instead of investing. We may also seek grant funding, if available.

THE VISION

- **A high street that owns itself, brick by brick**. Every building carries a permanent asset lock. No future committee, no vote, no landlord can ever sell it for private gain. Forever.

- **Security for the businesses that give Watlington its character**. Fair rents, long-term tenancies, no speculative sale pulling the rug out from under them.

- **2 High Street is the first brick**. Others have proved this model works, building by building. Nobody's taken it all the way to a whole high street yet. Watlington can be first.

WHAT WE NEED FROM YOU

YOUR SKILLS

YOUR INVESTMENT

YOUR CONTACTS

YOUR IDEAS

Imagine a high street that owns itself

Thank you

watlingtoncpt.org.uk