

# Lauriston Farm Limited

Charitable Community Benefit Society



## Social Farming Initiative

### Community Share Offer

November 7th 2018 to April 5th 2019





## Open Days

You can come and see and hear what we do and ask any questions you like on Saturday and Tuesday mornings on the following dates in 2018 and 2019:

Saturday 24th November, Saturday 8th December, Tuesday 11th December, Saturday 22nd December, Saturday 29th December, Saturday 12th January, Tuesday 22nd January, Saturday 2nd February, Tuesday 12th February, Tuesday 26th March, Saturday 2nd March, Saturday 9th March, Tuesday 12th March, Tuesday 25th March, Saturday 30th March

Each session will start at 10.30am and last for a maximum of two hours.

It is essential that you book in for these as space is limited and you can do this on our website and Facebook page.

An application form to become a shareholder can be found at the back of this prospectus or on our website

[www.lauristonfarm.co.uk/shareoffer](http://www.lauristonfarm.co.uk/shareoffer)

Contact: Lauriston Farm Limited, Lauriston Farm, Goldhanger, Essex CM9 8AH, England

Email: [shareoffer@lauristonfarm.co.uk](mailto:shareoffer@lauristonfarm.co.uk) Tel: +44 (0)1621 788348

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Reg. 468



GB-ORG-06

## The Offer Summary

Lauriston Farm Limited is seeking membership and investment from the community in order to double our membership and to raise capital to finish implementing our agricultural and social strategy to secure the long term future of Lauriston Farm Limited.

We are aiming to raise £35,000 through community investment (with a maximum subscription of £80,000) and £105,000 through grants and loans in order to complete delivery of our business plan. The minimum shareholding is one hundred shares. Each share costs £1 so the minimum investment is £100 per shareholder.

However, we fully recognise that this amount may be out of the reach of people on low incomes and so in certain circumstances we shall accept £50 for membership on special application as we don't want money to be a barrier. The maximum investment is £7,500 per shareholder. The offer opens on Wednesday 7th November 2018 and closes on Friday 5th April 2019, or when the maximum target is reached, whichever is sooner.

The Board reserve the right to extend the offer beyond this initial period if they believe doing so would benefit the share issue.

Our business plan can be downloaded from <http://www.lauristonfarm.co.uk/shareoffer>

*This offer is being promoted by Lauriston Farm Limited (of Lauriston Farm, Goldhanger, Maldon, Essex CM9 8AH) which is registered as a Charitable Community Benefit Society with the FCA (reg. no. 7481).*

## Greetings from Lauriston Farm



A very warm welcome to the second community share offer for Lauriston Farm Limited on the Blackwater Estuary in Goldhanger, Essex.

Our first share offer in Spring of 2017 resulted in over 140 members joining the Society and we started to implement our five year business plan. This was built on the back of the previous thirteen years of producing sensibly priced, high quality food while enhancing the natural and social environment of the farm.

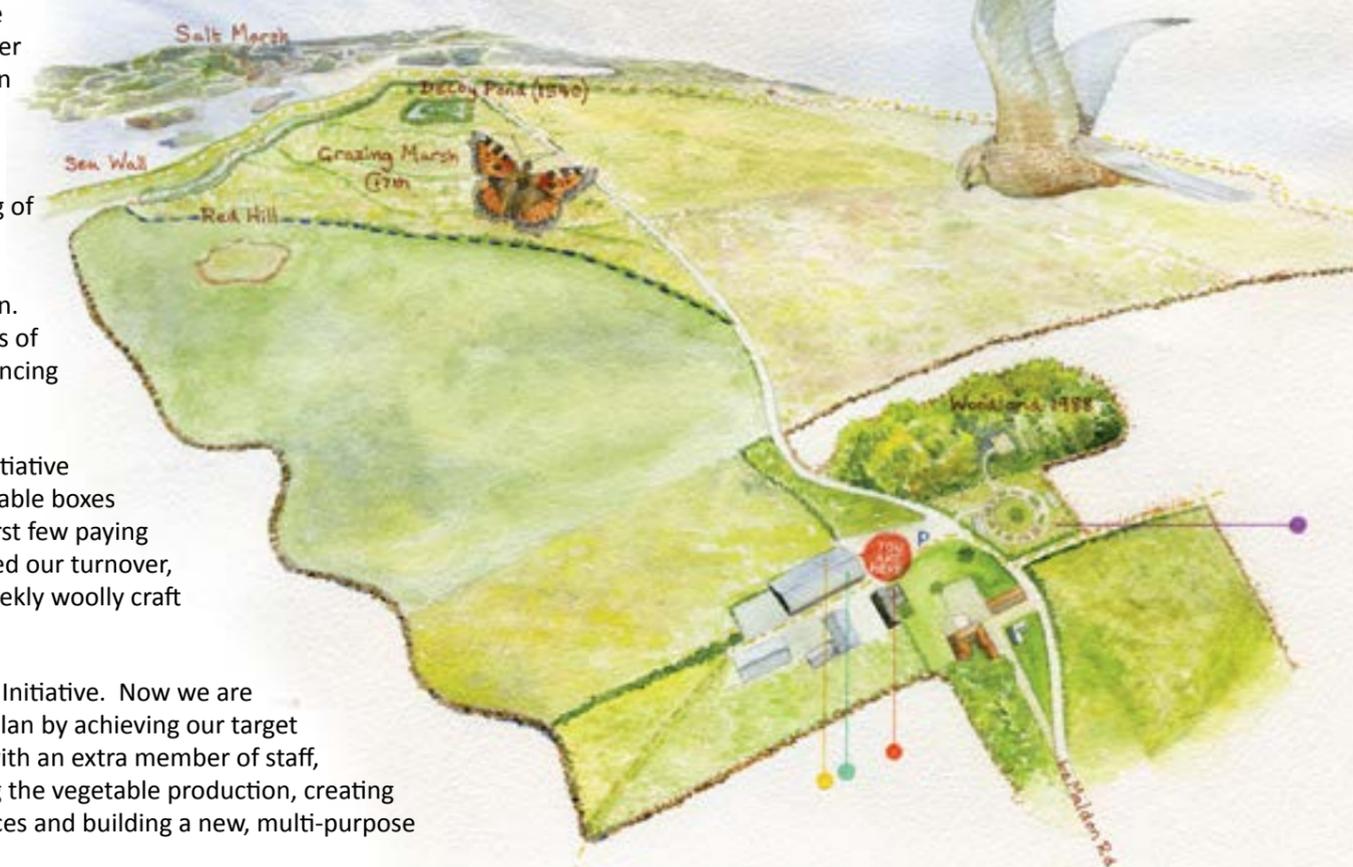
Now, with our membership feeling connected to the initiative and at the heart of our work, we have over thirty vegetable boxes per week supplying the local area, have taken on our first few paying co-workers, welcomed laying hens to the farm, increased our turnover, built a food quality kitchen, taken on staff and run a weekly woolly craft workshop.

So, we have laid the foundations for the Social Farming Initiative. Now we are ready to push on and complete our five year business plan by achieving our target of seven co-workers each day from Monday to Friday with an extra member of staff, bringing pigs and more chickens to the farm, expanding the vegetable production, creating accommodation for long term volunteers and apprentices and building a new, multi-purpose function room for up to fifty people.

We have updated our business plan for the next five years and will be seeking matched funding through grants and other sources as well as the community share offer to achieve our funding target.

So, I invite you to read through our prospectus, share it with others, ask questions about it, come and visit us and if you feel connected to our ethos and vision consider becoming a member and shareholder.

Happy Reading!  
Spencer Christy – Farm Director and Founder



## Foundations of the Social Farming Initiative

### An Abundance of Life

Lauriston Farm sits on the Blackwater Estuary in Essex, England which is an internationally designated wetland under Ramsar.

Such sites, “are recognized as being of significant value not only for the country or the countries in which they are located, but for humanity as a whole” (ramsar.org, 2014).

The twice daily rising and falling of the tide in and out of the salt marsh brings with it an abundance of life peculiar to the estuarine environment. Over winter, migrating birds in their thousands make the farm their home.

The six hundred year old sea meadow boasts plant life so rare it demands the highest level of UK conservation protection as Site of Special Scientific Interest. Indeed, over eighty percent of the farm holds this status. Evidence of human settlement from Neolithic to Roman and Anglo Saxon times can be found.

### Recent Developments

Lauriston Farm has been wholly owned by Robert and Marion Christy since 1993 with some land sold in 2003. Up to 2004 it was rented out until their son Spencer joined. He has developed the business from scratch using rare breed cattle and sheep and the biodynamic farming method to enhance the diverse habitats and wildlife which includes honey bees.

The Charitable Community Benefit Society was formed in February 2017 and this enabled the arrival of Andre and Monique Kleinjans who bring combined biodynamic social farming experience of some sixty years. The society now has over 140 members and rents 210 acres.

### Biodynamic Agriculture

Founded by Dr Rudolf Steiner through a series of lectures in 1924, biodynamic agriculture views the farm as one self-supporting organism, producing as much feed and fertility as possible from within the farm. The standards cover all the basic organic requirements but there is a requirement to keep animals, especially cattle, on the farm.

In addition, there is a variety of mineral, plant and animal based substances that are prepared in individual methods. They are used to enhance decomposition, assist with soil life processes and to confirm healthy plant growth. Most of the ingredients for these preparations come from the farm and are made on the farm.

Supplementing this, the influence of planets and constellations are taken into consideration when undertaking all the basic tasks of agriculture. Farm animals are managed to allow them to express their archetypal behaviour.

When all these aspects accompany common good agricultural practices the produce has a measurable, enhanced vitality.

Lauriston Farm achieved formal Demeter (biodynamic) certification in 2009 and has maintained it ever since.

### Camphill Communities

The research method used by Rudolf Steiner to develop biodynamics was applied to all aspects of life. This gave birth to Steiner (Waldorf) Schools, anthroposophic medicine, new forms of art and architecture, performing arts (eurythmy), curative education, philosophy and economics and much more.

In the United Kingdom the Camphill movement, initiated by Dr Karl Konig, draws from many aspects of this work providing residential communities for adults with learning disabilities. It was on a one week visit in 2010 to Botton Camphill Village in North Yorkshire that the inspiration for the social farming initiative at Lauriston was born.

The Camphill philosophy fully integrates adults with learning disabilities into all aspects of the community activities by working alongside co-workers. The activities typically include agriculture, horticulture, cookery and crafts all of which produce goods for sale and for use within the community. Therapeutic benefit is found through the meaningful work and the learning of new skills.



### Our Aims

The Society’s aims are wider than just the work with adults with learning disabilities. They encompass all the conservation work carried out on the farm as well as the educational work we undertake.

However, the success of the day placement program is essential to making the whole Society more financially viable. It will also enable the Society to reduce the impact of any reductions in government farm support if Britain does leave the EU. This is critical in ensuring the continuation of fourteen years of habitat creation and wildlife conservation on the farm.

So, when you become a shareholder you will also be supporting conservation work, including natural bee guardianship, wildlife and on farm education. This currently takes the form of workshops on biodynamics, educational farm walks and work experience. We are in conversation with a Forest School teacher to develop an outdoor Steiner orientated Parent and Child Group.

These aims are wholly charitable in nature which enables the CCBS to receive Charitable Exemptions from HMRC. This has been

very helpful in our fundraising activity and allows us to receive gift aid on donations. It also allows us to apply for funding from foundations that only fund charities.

To help with the use of anthroposophical methods the core team have had prior training or experience in these methods.



### Creating a Central Body of Warmth

Becoming a shareholder engenders a feeling of connectivity with the organisation and its work. Even if you never actually visit the farm, it can be in your consciousness and the good will this generates towards our aims is unmeasurable.

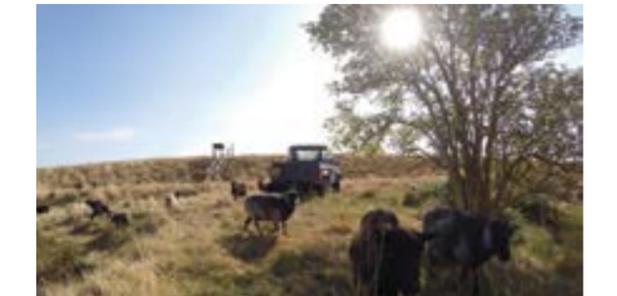
We refer to this a central ‘body of warmth’ at the heart of the Society and the work we are entrusted to undertake. The staff and trustees work on behalf of the membership and members assist with the work we are undertaking or advise us. It has led to a closer relationship to the wider community not forgetting that our primary concern is that of the Society’s aims.

### Trusting in the Future

The Society has gone through its initial set up phase and we have laid solid foundations for the future.

We continue to enjoy good relationships with our two landowners and the five year rolling agreements ensure the project has stability. By diversifying our income streams we hope to reduce the challenge of Brexit and cuts in social funding.

This development takes the farm further down the road of farm succession from one generation to the next. We hope that by expanding the work of the already vibrant Society, the work will continue way into the future.



## What we have achieved so far

### Forming a Vibrant Society

With over 140 members and more than half engaging with our first AGM, we are developing a vibrant Society. Seventy percent of our members live in Essex, so we feel truly embedded in our locality.



### A Successful Start-Up Fund Raising Campaign

In addition to members share capital of some £31,000 we also attracted grants in the region of £55,000 and two loans totalling just under £33,000. This enabled start up revenue costs to be covered for the first twelve months and the necessary investment in capital infrastructure.



### Vegetable Production

There is now one acre of Demeter certified biodynamic vegetables growing, including a large new poly-tunnel, which supplies thirty bags per week plus local farm shops and a local market. This required capital investment in the tunnel, irrigation, machinery, hand tools, crop fleeces and covers.



### Staff & Accommodation

Andre and Monique Kleinjans joined Lauriston Farm in August 2017 with over sixty years combined experience in biodynamics. They live on the farm in a rented bungalow and have set up the new vegetable enterprise as well as maintaining the farm infrastructure, the cattle and creating community. In addition, the wages for the Farm Director, the part time administrator, farm staff and social farming development were covered during start-up.

### Wool Crafts

Volunteer, Lois Gardner runs a weekly social farming wool workshop producing goods for sale from the sheep's wool. Products include bags, decorations and mobile phone and tablet cases. We are creating a permanent craft room with looms, wheels and drum carders.



### Day Placements

All the regulatory requirements are in place for hosting adults with learning disabilities. We have hosted Thriftwood College and CoCoCare and have a handful of co-workers coming every week to work alongside our staff.

We have secured a three year contract with Essex County Council as a provider of day services. Each day placement utilises the infrastructure we have created and the associated activity developed.



### Natural Bee Guardianship

Two new Sun Hives have honey bee colonies living in them with the swarms being collected by our secretary, Helen Hardwicke.



### Sales Expansion

The vegetables are bringing many more customers to the farm who are in turn buying more beef and lamb. We have seen a steady increase in sales since May 2018.



### Chickens

A woodland run was built and a house refurbished for twenty young laying hens from an organic producer in Devon. The eggs go with the weekly veg bags.



### Food Quality Kitchen

Built over Spring and inspected in August 2018, this compact kitchen enables lunches to be provided, workshops to run and the production of cooked goods for sale.



### Office Space

A fully equipped office space has been created for three workers together with the safe storage for data and medicines.

"So delighted to be part of such an amazing project that reaches out to the Community in so many positive ways. What has been achieved is inspirational!"

AMS, Farm Member

### Our Funders

We are very grateful to our members and the following organisations who have funded us:

Essex County Council  
Esmee Fairbairn Foundation  
Essex Association of Local Authorities  
Co-Operative and Community Finance  
Santander  
Tesco

## What you'll be supporting

Our initial set-up phase is complete and we are now ready to push on into the second phase of development which will see the day placements fully cross subsidise agricultural activity by the end of the 2019/20 financial year.

### Thirty Five Day Placements per week

Our growth to date covers all the Society's costs of sales and expenses and to guarantee the full implementation of the second phase, the development wages of the core staff are needed for one year as well as the start-up wages for a new full time member of staff. The **Day Placements Project Manager** will host days, process applications, liaise with social workers, other charities and organisations, manage our Essex County Council contract, ensure our continued regulatory compliance and keep all relevant paperwork updated. We hope this person will have experience with Camphill or a similar setting.



We also require a **nine seat people carrier** to transport co-workers to and from the farm to local pick up points. We intend to lease hire this vehicle so the funding needed is for the initial down payment and the first few months, after which trading will cover the costs.



### Student & Volunteer Accommodation

We need at least one extra pair of hands for the vegetable growing over the Spring and Summer and are looking to provide accommodation in a static caravan for students, long term volunteers or apprentices. We have a secluded pitch in the woods with its own vehicle access waiting for the caravan.



### Vegetable Storage

A cool, dark environment with air flow is best and we have this in an old 'Dutch' barn. It needs shelving, benches, a small refrigerated area and a simple canvas dividing wall.



### More Chickens

Demand for eggs is beyond our current twenty hens so we are looking to set up a second woodland run for a further twenty birds.

### Rainwater Harvesting and Bore-Hole

We need to address the issue of irrigation for the vegetables and can do this through harvesting rainwater from the barn roofs and also sink a bore-hole with an extraction license.



"It is very special to be a part of this project and feel so connected even though I don't visit very often."

MB, Farm Member

### Community Farm Shop

With the increased production, we can now justify a simple farm shop which will initially open once or twice a week and when the farm is hosting events. The shop will link to the veggie store and sell vegetables, beef, lamb, eggs, craft items and knitting yarn. It is adjacent to our car parking area and will further connect us to the local community.

### Berkshire Pigs

One boar, one sow and all the necessary fencing and water supply to develop a 'strip grazing' system for these outdoor pigs. We are aiming to feed the pigs from produce grown on the farm.



### Multi-Purpose Function Room for Fifty People

We host a wide variety of groups on the farm and sometimes there can be over forty people present in one day. We currently have to split up to eat and this creates divisions. So, we are planning a large indoor atrium style room which spans the existing kitchen and craft room to provide a practical, multifunctional space for up to fifty people at any one time.



The room will be available for local groups to hire for their functions and also create a practical workshop space on days when the weather is unfavourable. In the winter we will be able to eat our lunch next to the cows!

### Natural Bee Guardianship & Support for Other Insects

At least three more Sun Hives will be made to give homes to local swarms. One acre of grassland will be put into wild flowers for all pollinators and other insects.

"An amazing place - so tranquil and peaceful. I had a great visit and saw beautiful, happy and contented cows. We need more biodynamic farms like this one. Thank you!"

HC, Farm Member

### Expansion of Vegetable Production

In November 2017 we sub-soiled and shallow ploughed an extra acre for future vegetable growing. It has been planted to green manures to improve the structure and nutrient levels in the soil. Once we have the student accommodation, veggie storage, water supply and farm shop ready we can then turn our attention to this extra acre. It will have another poly-tunnel and besides producing food for eating it will also grow Demeter certified seed for the Seed Co-Operative in Lincolnshire. The celestial garden is also looking for a new gardener to grow herbs, cut flowers and small scale vegetables. The idea is to combine a sensory garden with food growing.



## Who's Behind the Initiative?

### Structure of the Society

At the heart of the Society is the membership. When you become a shareholder you own the business on a one member, one vote basis and the Board of Trustees and the Executive Team work on behalf of you.

At the AGM you can vote on the Board membership and ratify any changes to our constitution. You can also stand for membership of the Board and call a Special General Meeting if you have serious concerns you feel need addressing.

Currently, the Board has five Trustees (or Directors) including the Chair, the secretary and the Farm Director who is an ex-officio member. The Executive are paid employees and volunteers and comprise five people at present.

We have some long term volunteers who support the project enormously without receiving remuneration.

We also have a small team of co-workers supporting the daily work of the farm every week.

### The Board of Trustees:

Chair of the Board, **Christiane Mills**, has been volunteering at the farm for five years. Born in Paris, as a teacher she moved to England after marrying and to Essex in 1984. She is an experienced Reiki therapist, runs self-development workshops and is an active member of the Colchester anthroposophical study group.



**Odilia Kirst** grew up in Kings Langley surrounded by Anthroposophy and Biodynamics. She teaches children with severe learning difficulties. Odilia helps to run the Biodynamic allotments in Kings Langley and is involved in the local Transition activities. She has been a member of the Biodynamic Association for over 20 years and is now a trustee. Odilia is a director of Ways to Quality UK and Ireland and a farm member.



**Kai Lange** is a Director on the CCBS Board. Born in Germany, Kai has over thirty years of experience in biodynamics and has helped to develop biodynamic apprentice training across the UK. He has worked at Oaklands Camphill Community and Ruskin Mill and is currently course leader at the Biodynamic Agricultural College.



The Board's secretary is **Helen Hardwicke**. Born in Scotland, Helen arrived in Essex in 1985. She has always had a keen interest in the environment, nature and ethical farming and became a shareholder in the initial offer. After attending the farm's seven day biodynamic course in the spring Helen was keen to find a way of giving some practical help to the Society.



Farm Director **Spencer Christy** was born in Maldon, Essex and began building the farm business at Lauriston in 2004. Within the CCBS he sits on the Board of Trustees and is also a member of the Executive Team. Spencer is an active member of the Anthroposophical Society, a trustee with the Biodynamic Association and an attendee at the Maldon Quaker Meeting.

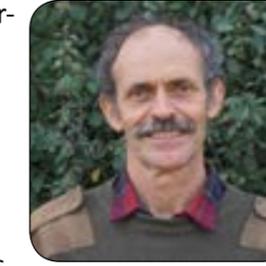


### The Executive Team:

**Monique Kleinjans** oversees all the vegetable and fruit production at Lauriston. Monique was born in the Netherlands and graduated in 1982 from the Dutch Biodynamic College Warmonderhof. She has been head gardener in a number of settings in the Netherlands and the UK including Plasdwbl in Pembrokeshire, Michael Hall in Sussex and Laverstoke park in Hampshire.



**Andre Kleinjans** oversees all the general farm work including livestock and all the use and production of the biodynamic preparations at Lauriston. Andre was also born in the Netherlands and graduating in 1981 from the Dutch Biodynamic College Warmonderhof, has been the farmer and horticulturalist at a number of settings in the Netherlands and the UK including Plasdwbl in Pembrokeshire and Laverstoke Park in Hampshire.



**Julia Cottam** is the farm's Communications Officer. Julia's love of nature begun at an early age, having grown up near Epping Forest. She has worked in finance and the entertainment industry and has also worked extensively on publicity and fund-raising for ME medical research. Her interest in natural medicine and the healing power of food drew her to the farm, first as a member and then as an employee.



**Lois Gardner** runs the farm's Woolly Craft workshops. Having been born and bred in New Zealand, Lois' love of sheep is unsurprising. She keeps a few Wensleydales, and is keen to produce articles 'from sheep to shop': shearing, carding, spinning, natural dyeing, and weaving. She became a farm volunteer after hearing Spencer give a talk, and finds Biodynamics an inspirational beacon of common sense.



The craft coordinator in the CCBS is **Sally Ure Reid**. Sally grew up in Forest Row, Sussex and was inspired by the Steiner Architecture, flow forms, biodynamic food and agriculture. She is a designer who has run her own business and has been involved with Lauriston for over four years, initially bringing the DWP project to the farm in 2014.

The executive team includes Spencer Christy as Farm Director.

*For more information, including our team of volunteers, see our business plan at: <http://www.lauristonfarm.co.uk/shareoffer>*

## Finances and Funding

The sole trading business operated profitably from 2004 to 2017 and the first years trading of the CCBS (2017-18) showed a small net profit which was supported by the grants received during the initial fund raising. This funded the start up costs detailed earlier in this prospectus.

The CCBS has fixed assets including two farm vehicles, one livestock trailer, tools, freezers, two wheel rotavator, poly-tunnel, office and kitchen equipment totalling approximately £20,000. The cattle and sheep are owned by Spencer Christy and loaned to the CCBS who are responsible for all aspects of their management. The Society own the chickens and any future purchases of other livestock.

The day placements program has started to generate income of approximately £6,500 since April 2018. Our original target was much higher than this but setting up took longer than anticipated. Now we are ready to invest in a dedicated member of staff to fully use the resource we have produced.

This cross subsidisation is vital for the long term economic stability of the CCBS. A small farm struggles to make sufficient profit without on farm diversification or off farm income.

In our first year of trading we successfully raised £31,000 in community shares, £55,000 in grants and £33,000 in loans. This enabled the CCBS to start-up the social farming initiative with this period ending in July 2018. This was later than originally envisaged so more of the original funds were required to fund the shortfall in budgetted turnover from day placements.

Our good track record of being awarded grants and loans sets us in good stead for further successful applications in this round of fund raising. We also now have our existing membership base of 140 individuals who will all receive this prospectus. In many ways, existing members are our best advocates for future members. The society is becoming known in the locality and more widely and there is more support for our work now than there was at the time of the initial share offer.

The turnover from sales of vegetables is on target. Meat sales are slightly behind but starting to pick up as a result of the vegetable sales. We are confident that these sales will continue to grow and we shall achieve our turnover targets.

Our published year end accounts gives detailed information on the performance to date and the business plan gives financial projections to the end of 2021. They can be viewed at [www.lauristonfarm.co.uk/shareoffer](http://www.lauristonfarm.co.uk/shareoffer)

Our environmental, social and educational aims are a good fit with the mission of a number of foundations and grant awarding bodies. The Society's charitable status assists with funding applications as well as enabling the recovery of gift aid from donations for future projects.

Lauriston Farm generates income from:

- Conservation work
- Sales of farm produce
- Social farming placements
- Educational programmes

Our new Social Farming Initiative, established conservation work, produce sales and educational programs are four income streams with good potential. They support each other through cross subsidisation and enable less dependence on agricultural funding from government.

Our market research identified a demand for social farming day placements and there is a lack of supply of such a facility in the Blackwater district. There is also an increasing interest in local artisan food, high animal welfare standards, chemical free food and food free from any genetically modified feed or seed. On farm education and outdoor education continues to grow in popularity and interest.

## Five Year Headline Forecasts

	2017/18	2018/19	2019/20	2020/21	2021/22
<b>Turnover</b>	£37,124.00	£62,152.00	£137,630.00	£182,863.00	£186,890.00
<b>Total costs &amp; overheads</b>	£92,259.00	£117,217.00	£197,865.00	£167,216.00	£173,467.00
<b>Other income</b>	£58,662.00	£60,500.00	£60,500.00	£5,500.00	£5,500.00
<b>Profit/loss</b>	£3,527.00	£5,435.00	£265.00	£21,147.00	£18,923.00

Note: The figures for 2017/18 are actual with grants covering the expected deficit during the initial start-up phase. The same is true for the second phase of development covering years 2018/19 and 2019/20 after which the Society trades without reliance on grants. A more detailed five year forecast is available in our business plan which can be downloaded from our website:  
<http://www.lauristonfarm.co.uk/shareoffer>

### Where the investment is needed

Our funding target of £140,000 will be split between revenue costs and capital costs until the end of the 2019/20 financial year.

For revenue costs, our aim is to raise £60,000 for development wages to complete the implementation of the second phase of our business plan and £20,800 start-up wages for the Day Placements Project Manager. Depending on the individual, this amount can cover up to twelve months by which time the day placements will be able to support the individual. In addition, £9,000 is sought for the first year of leasing a new nine person people carrier as the site is remote and the track can be off putting to private car users.

The capital costs cover a static caravan for volunteer/student/apprentice accommodation (£5,000). This is essential for the 2019 growing season as

the vegetable plot requires two full time people to manage it. We have the opportunity to use part of an old Dutch barn for vegetable storage and packing of weekly veggie bags. The conditions are ideal as the ambient temperature is cool and there is air movement.

Racking, packing tables and a small refrigerated area are needed (£2,500). This space will also work well as a farm shop (£1,000), initially only selling farm produced produce.

The vegetables need better water for irrigation so there are plans to harvest rainwater from the cattle shed (£1,500) and also sink a bore hole (£2,000).

Our Berkshire pigs will pioneer a strip grazing approach, sowing the food they need and moving them every day (£2,000). Doubling the laying hens to forty only needs fencing and the birds themselves (£500).

The major capital investment (£25,000) centres on a new multi-purpose, atrium style function room for over fifty people. This will enclose the front of the cattle barn and link the existing kitchen with the craft room. It will enable all visitors to eat lunch in the same space and also be a venue that other groups could use for their functions. It will offer wheelchair access throughout.

If all of this is achieved, we can then cultivate a second acre for vegetable growing and erect another poly-tunnel (£8,500).



## Frequently Asked Questions

### Who can buy the shares?

The offer is open to anyone over the age of sixteen.

Companies and other corporate bodies can become legal members of the Society though they will have to nominate a nominee when they make their application. Clubs and other incorporated groups (such as a group of friends or a family) can also buy shares but whoever buys them will be the legal owner. They will need to make their own arrangements for how things like votes will be cast on their behalf and how any withdrawal payments will be repaid to everyone who contributed in the first instance.

The shareholder will receive a beautiful share certificate on completion of the share offer

### Can I buy shares as a gift for someone else?

Yes, but get in touch with us, rather than using the application form. When shares are bought, there's a legal contract between the investor and Lauriston Farm Limited. We need to make special arrangements to ensure that the person who is having shares bought for them is still able to personally agree to that contract.

### Can I buy Shares for someone under 16?

Yes. Fill out the form in your name and give the name of the person under sixteen and their date of birth. When they turn sixteen we will contact them to ask if they would like the shares to be transferred to them. We shall then let you know their choice and make the necessary changes to our records and issue a new share certificate with their name on and remove your certificate from our records.

### What's the minimum investment?

Our ideal minimum investment is £100. It is what we have built our business plan around and represents an investment in a community business and not a donation to a good cause. It also carries costs of processing and further costs every year for the Society such as notification of the AGM, sending out of annual accounts, the quarterly newsletter and other administration. So we can't set the bar too low or else it'll end up costing us more than we receive.

### What if £100 is too much for us?

Whilst £100 is our ideal minimum shareholder investment, we do not want your

ability to pay to preclude you from becoming a member. Therefore, as a Board we have agreed to offer a concessionary membership rate of £50 to individuals on low incomes or some form of benefit. Alternatively, individuals can club together as friends or as a family and buy shares collectively as described in the, "Who can buy shares?" section. Finally, if this rate is still too high we do accept donations and our charitable status allows us to recover the Gift Aid on your donation provided you are a UK taxpayer.

### What if the Society becomes insolvent?

In the event of insolvency our assets would be sold and the proceeds will firstly pay off any creditors. After that, investors will get back all or a proportion of their money. The level of repayment will depend on the amount of assets owned by the Society. These are initially quite low but will grow over time. Regardless of the level of assets, you won't be liable for any more money. A Charitable Community Benefit Society is exempt from the regulations governing public share offers so there is no right to compensation from the Financial Services Compensation Scheme, or recourse to an ombudsman.



Finally, the Society's asset lock kicks in and any surplus assets will be transferred to the Natural Beekeeping Trust (registered Charity Number 1140009) with whom we have had a very close relationship since it was formed in 2009.

### When can I buy shares?

The share offer opens on Wednesday 7th November 2018 and closes on Friday 5th April 2019.

### Can I join the Board?

Yes, in the future when a space becomes available. In order to join you will need to be a shareholder and be voted on at an AGM. The Board can also co-opt a member for a specific task or for a specific need for a limited period of time without the need for an AGM vote. You can also become an advisor to the Board if you have a particular skill we are looking for.

### What happens if the land owner decides to sell the land?

This is very unlikely but should it occur Lauriston Farm Limited will have first

opportunity to buy the land. It is one reason we chose the Charitable Community Benefit Society as it is the perfect vehicle for acting as a land trust. If we were unable to raise the funds to buy the land then we would enter into conversations with other land trusts, such as the Biodynamic Land Trust and work with them to buy the land. Robert and Marion Christy have been incredibly supportive of the development of the farm and are very keen to see it develop according to the business plan and eventually be placed in Trust.

### What happens if the offer fails to raise sufficient funds?

In order to deliver our business plan without significant revisions, we need to reach the minimum funding target of £20,000. If this target is not reached we will not draw down any investment. We will review our business plan based on the funds we have raised. If we are able to produce a viable new business plan we will contact investors to establish if they want to invest in it.

### Is there a maximum I can invest?

The maximum investment is £7,500.

### Do I need to buy blocks of £100?

No, each share is priced at £1 and once you have purchased the minimum amount then you can buy any amount so long as it is in whole pounds up to a maximum £7,500.

### Why would we stop at £80,000 if there was an appetite for people to invest more?

We are seeking a blend of investments to achieve our overall target of £140,000 of investment. Depending on the success of the other investment streams the Board may consider to increase the upper limit of shares issued if there was an appetite for such investment.

### Any more questions?

If you still have unanswered questions why not come on a farm open day. Alternatively, please contact us via email with your question and we will answer it promptly. Please use the following email address: [shareoffer@lauristonfarm.co.uk](mailto:shareoffer@lauristonfarm.co.uk)

## What are Community Shares?

Lauriston Farm Limited, trading as Lauriston Farm, is using a form of investment called community shares (also called 'withdrawable shares') which are ideally suited to community-focused organisations like Lauriston Farm. Our community shares will give each investor a social and environmental dividend.

Community shares can't be sold on or transferred. Shareholders will not immediately receive interest on the shares they buy. They may withdraw their shareholding (in essence, get their money back) but only under certain conditions decided by the Board. Such decisions about offering interest and withdrawals will first be made after five years and reviewed annually. If withdrawals are possible, shareholders will have to give three months' notice in writing to withdraw.

In making these decisions, the Board will always have to ensure that getting money back to shareholders is prudent, taking into account our objectives as a Charitable Community Benefit Society. So, whilst we have a strong business plan that supports our plans for growth, and a desire to ensure a return to shareholders who have shown faith in our Society, our wider community purpose will always come first.

So, as a shareholder it is important you share our values over and above a desire to receive an immediate return.

## Benefits of Membership

### The indirect benefits of membership are:

- Environmental - wildlife conservation through biodynamic farming
- Social - life experiences for adults with learning difficulties through Camphill model
- Educational – farm based learning for the wider community using Waldorf methods

### The direct benefits of membership are:

- Feeling connected to a project producing the above benefits
- Taking an active part in decision making at AGMs
- Receiving a quarterly newsletter
- Invitations to events for members at the farm and beyond
- The opportunity to volunteer for the Society
- Being first in-line to enjoy our farm produce

### Don't forget the hedge pledge!

**"For every one pound share you invest in we will plant one centimetre of mixed native hedging suited to human foraging and wildlife habitat."**

## What's next?

### Contact Us

If you have any questions, just drop us a line by email, telephone or post and we will respond as quickly as we can to you.

### Open Days

You can come and visit us to see and hear for yourself what we do and ask any questions you like on Saturday and Tuesday mornings at 10.30 for two hours - see inside front cover for dates.

It is essential that you book in for these as space is limited and you can do this on our website and on our Facebook page.

### Sharing on Social Media

If you like what we are doing please share this prospectus and our facebook, twitter and Instagram posts among your social media contacts. The more the word spreads, the more likely we are to attract members and deliver our business plan.



## How to Become a Shareholder

### Online via Crowdfunder

We're running our share offer via Crowdfunder.co.uk an online platform which specialises in community share offers.

Crowdfunder uses Stripe to process payments with credit cards and debit cards.

Crowdfunder take 3% + VAT commission and Stripe takes 1.67% + VAT and a 25p + VAT transaction fee on every transaction. This means for every £100 invested via Crowdfunder there is a total transaction fee of £5.90 which Lauriston Farm absorbs.

In order to use this service, you need a valid email address to create your Crowdfunder account and a UK debit or credit card.

Once you've decided how much you want to invest, enter your card details into their secure service when prompted and Stripe takes care of the rest.



### Directly to Lauriston Farm Limited

You can also apply directly to Lauriston Farm Limited by removing and completing the form on the next page and posting it to:

Lauriston Farm Limited, Lauriston Farm, Goldhanger, Maldon, Essex CM9 8AH

One form is required for each individual member. You can also download the form from our website:

[www.lauristonfarm.co.uk/shareoffer](http://www.lauristonfarm.co.uk/shareoffer)

and email it to us at: [shareoffer@lauristonfarm.co.uk](mailto:shareoffer@lauristonfarm.co.uk)

Either way, you can pay by electronic bank transfer (BACS) or by cheque. Please make cheques payable to Lauriston Farm Limited. Alternatively you can visit us and fill the form in on the farm paying by BACS, cheque or good old fashioned cash!

You will receive a receipt after your direct transaction with the farm. Remember, we do not access any funds until the share offer is over and we have contacted you with confirmation of our situation.

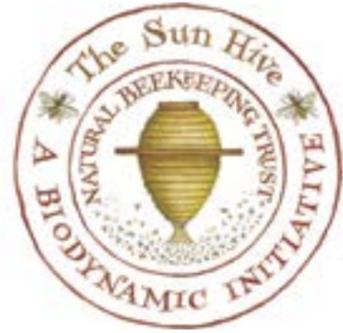
### The Hedge Pledge!

**"For every one pound you invest we will plant one centimetre of mixed native hedging suited to human foraging and wildlife habitat."**

- an investment of £100 will plant one metre of hedging which incorporates six plants
- an investment of £500 plants five metres of hedging with thirty plants
- the total funding sought of £35,000 plants three hundred and fifty metres of hedging with an incredible two thousand, one hundred plants!



## Organisations we work with



The Natural Beekeeping Trust  
www.naturalbeekeepingtrust.org

**Biodynamic Association**  
vital soil, vital food

Biodynamic Association  
www.biodynamic.org.uk



Funding Enlightened Agriculture  
www.feanetwork.org



BDA Certification  
bdcertification.org.uk



Biodynamic Land Trust www.Biodynamiclandtrust.org.uk

North Ronaldsay Sheep Fellowship  
Nrsf.moonfruit.com

Seed Co-Operative  
www.seedcooperative.org.uk

Rare Breeds Survival Trust  
www.rbst.org.uk

Essex County Council  
www.essex.gov.uk

The Essex Wildlife Trust  
www.essexwt.org.uk

Natural England  
www.gov.uk/government/organisations/natural-england

Maldon District Council  
www.maldon.gov.uk

Shetland Cattle Herd Book Society  
www.schbs.co.uk



## Notes

### Application to become a Shareholder in Lauriston Farm Limited

Name.....

Address.....

.....Postcode.....

Email.....

Phone.....

I wish to become a member of Lauriston Farm Limited in accordance with the rules & apply for £1 shares to the value of:

£50 Concession  £100  £150  £350  £1,000  Other £.....

(Minimum of £100, maximum of £7,500, concessionary rate of £50)

*If the share offer is oversubscribed and/or unable to offer you any or all the shares you have applied for, we will refund the difference by cheque to the address above unless we are notified otherwise.*

**Please tick the boxes below to indicate that you agree with the statements:**

- I confirm that I am 16 years old or older
- I have read the share offer document and understood and accept the terms of the share offer and the Rules of Lauriston Farm Limited
- I consent to using the email address above as the primary means of communication for official documents from Lauriston Farm Limited

Signed.....Date...../...../.....

The offer closes 5th April 2019 or whenever £80,000 is subscribed, whichever is soonest. The Board reserve the right to extend this offer.

Please enclose a cheque for payment made out to "Lauriston Farm Limited" and return the completed application form to; **Lauriston Farm Limited, Lauriston Farm, Goldhanger, Essex CM9 8AH or submit payment to bank account number 20751117 sort code 16-58-10**

Lauriston Farm Limited will store securely the information you have provided and will not share that information with anyone else without your permission.

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**History of Field**  
 Work first began on the sea wall you are standing on some five hundred years ago, progress was slow and it wasn't until the mid 1900's that the sea defence was sufficient to start the gradual natural drainage of inland fields. As the salt water leaves the soil, the plants adapt to more freshwater conditions and the field retains the undulating profile of a salt marsh giving it the romantic name of a 'Sea Meadow'. By the seventeenth century this field was sufficiently dry to excavate the Gore Decoy Pond in front of you, which was worked until the mid nineteenth century, catching migrating ducks.

**Habitat Management**  
 This field is designated as a Site of Special Scientific Interest (SSSI) as is this whole peninsula and salt marsh behind you. To maintain the rare plant species found in this field we graze with both rare breed sheep and cattle at a low density and ensure the water levels in the field rise and fall annually. In addition, the whole peninsula is certified biodynamic organic so no chemicals are used in the fields and this benefits wildlife. The work is financially assisted by Natural England.

**Target Species**  
 The field provides excellent habitat for ground nesting birds such as Snipe, Lapwing, Redshank and Curlew. It also suits Marsh Harriers, Reed Warblers and various duck species. In addition, many insects and mammal species make the field their home and the borrow dyke supports water vole. All these species and the various rare plant species are listed in the designation document for the Blackwater Estuary SSSI.



**Lauriston Farm Limited**   
Charitable Community Benefit Society

Lauriston Farm Limited, Lauriston Farm, Goldhanger, Essex CM9 8AH, England

Email: [shareoffer@lauristonfarm.co.uk](mailto:shareoffer@lauristonfarm.co.uk) Tel: +44 (0)1621 788348

website: [www.lauristonfarm.co.uk](http://www.lauristonfarm.co.uk)

[facebook.com/LauristonFarm](https://facebook.com/LauristonFarm)

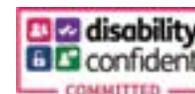
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