



Bridgend Farmhouse Community Share Issue

*Learning, working and growing together to develop a
flourishing community and place.*



OUR VISION:

Learning,
working and
growing
together to
develop a
flourishing
community
and place.

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Who and Why

BRIDGEND FARMHOUSE LTD IS A CHARITY set up to renovate sensitively a much-loved late 18th century farm-steading on the South of Edinburgh and to open it as a locally owned and run community hub. Bordering Craigmillar Castle Park between the housing estates of Craigmillar, Inch, Moredun and Gilmerton, we are ideally located to forge a strong community spirit, and to build on the area's history of community action.

WE WANT TO SUPPORT PEOPLE TO DEVELOP POSITIVE NETWORKS and healthy relationships, through creative activities: coming together to grow, cook and eat food, build a bothy, fix a bike, learn an instrument, share skills, act together on local issues, and so much more. Recognising the importance of creating jobs and training opportunities, we are also a centre for community enterprise. Our vision is to become a hub for people - many of whom are affected by the lack of training, education, health and social isolation issues linked to poverty - to work together with a shared purpose; to live a healthy, socially-connected lives.

WE'VE BEEN WORKING SINCE 2010 TO DEVELOP AND BUILD OUR COMMUNITY around the project. Our core development funding came from The Big Lottery Fund with support from Historic Environment Scotland and The Robertson Trust. This has paid for the **restoration of the main farmhouse and built four new workshops**. The City of Edinburgh Council have supported us throughout, transferring the ownership of the building and land to us for £1 in one of the early examples of urban asset transfer.

THIS IS WHERE YOU COME IN - we need funds to complete the restoration costs. As with all successful business start-ups, we need capital to underwrite this early phase as we begin trading. If we can raise at least £50,000 through our share offer, we will be able to complete the restoration and develop the enterprise and hub, allowing us to put more of our income back in to securing the future of the project.

WE BELIEVE THAT EVERYONE SHOULD BE ABLE TO ACCESS our courses, drop-ins and events for little or no cost. Over the last four years, during the renovation we ran courses; weekly drop-in days for volunteers, and special community events, as well as a range of outreach activities in the surrounding communities. Now we want to assure the future of Bridgend Farmhouse as a successful community hub and social enterprise centre - run by staff and volunteers together, owned and controlled by the local community. To do this we are offering you the opportunity to **buy a share in Bridgend Farmhouse Ltd**, a Community Benefit Society registered with the Office of the Scottish Charities Regulator (OSCR) no. SC048396 and with the Financial Conduct Authority (FCA) no. 7683.



"I joined the Bridgend farmhouse restoration project when researching different communities around my local area of Craigmillar. I attended on a Sunday at the beginning of summer (2015) and quickly noticed the importance and impact that the farmhouse made toward the local community. Not only was I surprised how many projects were on the go - such as wall building and traditional stool building that gave myself and the local area a strong sense of belonging - I also noticed how much the project was needed, benefiting many people from all walks of life. My enthusiasm for the project is very strong as my experience from the whole team and the farmhouse's future is strong, having practical, innovative and fundamental ideas that will benefit the local community, keeping an important part of Edinburgh's history alive. I have great passion for the farmhouse and cannot express how important it is for many people. I really do look forward to its future to further support local communities." **Jamie, Volunteer**

Invitation To Invest



BUY A "COMMUNITY SHARE" and you will have an equal voice in how the farmhouse and all its exciting activities are run – the training kitchen and café, the workshops, the garden, the education and skills programmes, the arts and music and special events.

We want to create a place where all can develop skills, form friendships, volunteer, perform, learn, eat good food, entertain our children and relax.

- **HOW IT WORKS:** Each share is worth £1 and you can buy any amount between 25 and 5,000.
- **A SHAREHOLDER BECOMES A MEMBER**, with one member: one vote, so all members have an equal say at the Annual General Meeting (AGM) and on decisions taken through our forums. After our first 5 years, we aim to give you a 2% annual interest on your share, redeemable against Bridgend Farmhouse goods and services. If you are a tax payer, you may be able to recoup 50% of your investment (see page 12) Anyone may have the opportunity to cash in their investment after 5 years - for more details read our FAQs on Page 15. We have written to HMRC and we have a letter of assurance that our share offer qualifies for this. (see page 12)

We must point out that if we are unable to make a success of the farmhouse, there is a chance you could lose your money. This is why we all need to get behind the project and make it work. Already we have £25,000 pledged towards our target of £50,000. So, roll up and let's make this lovely old farmhouse a vibrant community hub

The **share offer** opens on 2nd September and ends on 2nd November 2018.



"Bridgend Farmhouse is a unique, inspirational project. As a community owned resource we offer opportunities to host services which support local people. Our building is scenic and beautiful with the stunning backdrop of Arthur's Seat. Our premises and workshops are available to rent for many different purposes, events and celebrations.

An extensive range of learning opportunities flow from the heart of the building - our community kitchen and cafe - but also from the site itself with its yet-to-be-developed outhouses. Our learning and training opportunities enable all to flourish within our site and beyond.

We have transformed a derelict but historic building, facing possible demolition, into a beautiful project - **owned** by the community, **run** by the community, **for** the community. It stands as testimony to the power of people, their belief and vision.

We are one of the first charities in Scotland to have changed our constitution to become co-operatively owned and run, and to launch a share issue that enables the local and wider community to invest in the potential for further development and a site that can provide a wide range of services, opportunities and memories for the local people and beyond.

JOIN US - BE PROUD TO BE PART owners and help us provide that legacy."

Donna McArdle,
Development Manager



"I grew up being told fascinating stories about Bridgend farm. My Grandad used to work in the Piggery when the farm was owned by the Binnies. When I heard there was going to be a history project about the farm I couldn't wait to get involved and share some of these stories! I became a volunteer in October 2017 and have thoroughly enjoyed meeting local residents and giving them the opportunity to share their memories with us. I have been fascinated to learn about the history of the area that I grew up in and can't wait to share our findings! I am extremely proud to be able to remember my Grandad in this special way and hope to encourage other members of the community to come along and share their stories with us."

Amy McVicar,
Volunteer

History

2010 – A GROUP OF LOCAL RESIDENTS AND ALLOTMENT HOLDERS

meet to discuss the restoration of the farmhouse and their plans to open it as a community hub. We start running consultation events with different groups and meeting with the council. Current members of the Board of Trustees were active in these groups.

2011 – WE SET UP A CHARITY, BRIDGEND INSPIRING GROWTH, apply for grants and begin running woodland skills courses and story-telling projects to reach out to differing groups. We develop our ideas for how the farmhouse could be used.

2012 – WE ARE AWARDED A SMALL DEVELOPMENT GRANT by The Big Lottery to hold more community consultation events and projects. We appoint a consultant to draw up a business plan, feasibility study and options appraisal.

2013 – WE APPOINT OUR FIRST COMMUNITY DEVELOPMENT WORKER, supported by grants from the city council. We begin running cooking courses, nature photography, health groups, picnics in the park, events, and more.

2014 – THE FARMHOUSE IS PUT UP FOR SALE by the City of Edinburgh Council. Although it attracts 14 bids, the councillors vote to give us a year's licence to use the building and time to raise the money needed to restore it. Once we are granted access each Sunday from 11-3pm, as volunteers, we start to clear the site and develop the land,

2015 – WE ARE AWARDED AN 'INVESTING IN COMMUNITIES' GRANT of over £1m by The Big Lottery. After a long campaign, councillors agree to give us the farmhouse for £1 in an early example of urban asset transfer. It will always remain in community ownership even if our organisation doesn't survive.

2016 – WE ORGANISE WEEKLY SUNDAY & WEDNESDAY DROP-INS (11- 3pm) and volunteers come to further clear the site and to restore the garden. We continue to run events and courses such as woodwork, limestone-wall restoration, cooking skills, making natural cosmetics, forest skills and outreach youth projects. We are awarded more grants for the restoration work from the Robertson Trust and Historic Environment Scotland.

2017 – WE CHOOSE CORNHILL BUILDING SERVICES AS OUR CONTRACTOR, supervised by a part-time project manager and our architects Halliday Fraser Munro. We are awarded a grant by the Heritage Lottery Fund to appoint a heritage officer to run our *Place, Work and Folk* community history project.

2018 – WE APPOINT TWO FULL-TIME STAFF AND OFFICIALLY OPEN the farmhouse as a community hub at our launch on March 24th with nearly 1,000 people visiting during the day and evening events. We are now open for business with a wide range of groups, of all ages and backgrounds using the centre on a regular basis.

Bridgend Farmhouse stands on the site of a hunting lodge and chapel built for James IV. The late 18th century building and surrounding steadings were worked as mixed farm, with cattle, pigs, fruit and vegetables and a fine rose nursery. Many local residents still remember it as a working farm. The last families to live there - the Binnies and the Darlings - still visit today. In the 2000, the City of Edinburgh Council bought the farm with the plan to create a gateway to Craigmillar Castle Park. However, it fell into disrepair and lay derelict until 2016 when the Council transferred it to us. Now the Bridgend tradition of working the land, growing food and nurturing people continues, in the new life of the farmhouse as a community hub.

Our Aims

- **COMMUNITY DEVELOPMENT THROUGH ACTIVE CITIZENSHIP**, shared ownership of the land and buildings and volunteering.
- **EDUCATION AND TRAINING IN THE COMMUNITY**, particularly in the outdoors and local environment.
- **TO IMPROVE HEALTH - PHYSICAL AND MENTAL** and address health inequalities and social isolation. To support people to live happy, healthy and enriched lives.
- **TO SUPPORT AND ENABLE ARTS, CULTURE AND THE HERITAGE** of the farmhouse.
- **TO PROMOTE EQUALITY AND DIVERSITY** in all its forms.
- **TO ENCOURAGE ENVIRONMENTAL PROTECTION**, bio-diversity and the enjoyment of Craigmillar Castle Park and promote sustainable development and living practices.

Our values:

WELCOMING – We respect everyone who comes to us and recognise that each has something to offer.

PEOPLE POWER – We believe everyone should have the means, opportunities and power collectively to shape their lives and communities.

CARE AND JUSTICE – We want to nurture an ethic of care for people, place and planet and to promote social and environmental justice.

ENABLING – We will encourage everyone to develop themselves, to be challenged, to realise their potential and try something new.

CREATIVITY – We want to inspire everyone who comes to the farmhouse through our creative spirit and bold approach to change and diversity.

BELONGING – We will find common purpose and meaning with others by addressing isolation, distress and division.

A word from one of our backers.

“The renovated farmhouse will enable the community to expand opportunities for learning, healthy eating and exercise to people of all ages living in Craigmillar, Inch, Moredun and surrounding communities. This project is an inspiring example of a community making a positive and lasting impact to local people’s lives.”

Maureen McGinn,
The Big Lottery
Fund Scotland
Chair



Our Projects



Workshops

Our purpose-built workshops are used for simple woodwork, up-cycling, furniture, rag-rug making, mosaics and arts & crafts. We offer a range of workshops for children, families and other community groups during the summer holidays.

SPACE IS AVAILABLE FOR HIRE for groups delivering workshops that benefit our communities.



Mosaic Projects

We run different mosaic classes and projects, run by local artists.

Upcoming: a history of Bridgend's timeline with local primary schools, and adult education classes.



Come Dine Wi' Us

[cooking/cafe training courses](#)

Volunteers work with a professional chef to produce a 3-course meal each week for 24 weeks a year which is served to local people experiencing food poverty or social isolation. Volunteers learn all aspects of running a cafe and can gain up to four qualifications, including a Scottish Qualifications Agency award.



Bike Repair

Bridgend has its [own dedicated Bike Workshop](#). We currently run an open 'fix-your-own' session every Thursday, and we are looking to increase the opening hours. The workshop can also be hired out. We are also developing an electric bike project and exploring the opportunity to build bamboo bikes.

Volunteer Drop-in Days - Wednesday and Sunday 11-3pm

We run [open volunteer sessions](#) every Wednesday and Sunday, where all are welcome. Home-made food is always included, as we believe a shared meal is a key element. Our volunteers have tackled structural projects: building a shed; a pizza oven; an outdoor stage and super-composters, developing and sharing an extensive range of skills. They have also completely re-developed the garden and transformed the green-space. Heartened by this, they undertook the charring and cladding of our workshops, followed by the painting and decorating of the Farmhouse. Volunteers sharing and learning skills ensures success.

Café training

At Bridgend Farmhouse's training cafe people can learn and develop the skills for working in a professional kitchen and café. We support people to develop confidence and to access appropriate qualifications. We also provide assistance into next steps whether further training or employment. Our cafe is affordable, with locally and ethically sourced food.



Click on Text in red to go to our website for more info

Making natural cosmetics

We have offered this workshop in different locations, both as outreach and in-house, to a range of participants – school children P6-S3 and young mums. Ever popular, [this workshop](#) also covers cleaning agents, baby creams, stress, and sleep potions. Youth groups have designed their own branding to explore social enterprise and to discuss how marketing works.



PLACE WORK AND FOLK

Our volunteers are trained to interview people and collect their memories of local life in the days of the working farm – including Bridgend's last farmers, the Darlings. Examples of people's memories include ploughing; colourful characters like Granny Stenhouse and Auntie Jessie; raids on the chicken coop and cows crossing Old Dalkeith Road. Our workshops with young and old, our picnics and parties have inspired artwork, photography, poetry and more, helping us to link the past with the present.



Outreach

We continue to build links in the local communities, forge new relationships and reach out to people, by running activities at other community centres, schools, churches and green spaces. This has included community lunches, reminiscence sessions, story-telling workshops, taking part in other local events and galas, nature photography and exhibitions in the library.



Bridgend Bothy Build

Run in partnership with **SEDA Build**, volunteers are [building a traditional bothy](#) - a mountain hut, but here in the city. Constructed almost entirely from natural or recycled materials, including straw bale, clay plaster, timber and a green roof, we are also re-using stones and bricks found on the site. Off-grid but with electricity supplied by photovoltaic panels, it will feature a warming wood-burning stove! Designed over years, in consultation with Bridgend Farmhouse members, volunteers will be able to learn the skills to build their own home. We will 'raise the bothy' together, through a range of volunteer days and weekend courses open to all. Once completed we will use it for performance events, as an outdoor classroom, and for its traditional use of a place to sleep.

Acorn Fund

A fresh new opportunity for volunteers and members.

This is a pot of up to £200, available to volunteers to try out new ideas and activities. Successful applicants are mentored by staff and/or Board members to develop their ideas and to promote projects. Examples include: a singing group, carving workshops, youth outdoor-project; international cooking and a wormery. All transformative in building confidence and skills.

The Bridgend Hub



The communities we serve

The **surrounding estates** of Craigmillar, Inch, Moredun and Gilmerton were built by the city council in the 1940s, 50s and 60s. Many of the properties were sold to tenants in the 1980s, while some remain as social housing. However, the 1980s were a time of industrial decline and pockets of the estates were left with high unemployment and poverty. This has left a legacy of poor health, stress related disorders, struggling school pupils, lack of affordable public facilities, isolation and deep inequalities. Bridgend Farmhouse and its projects exist to help change this through community self-help and working together to create more opportunities for a flourishing and diverse community.



THE FARMHOUSE HAS BEEN RESTORED, but keeping many original features - sash- cord windows, chimney stacks, a lovely winding stone staircase and a weathervane. However, we've added modern features - fire doors, under floor heating, extra toilets, a wheelchair lift, and a wood-burning stove. A beautiful historic old building - a beacon, standing out as a well- known community place .

THE CAFÉ AND TRAINING KITCHEN OCCUPY THE ENTIRE GROUND FLOOR. The café can seat up to 25 people and can also be used as a meeting room, events or cinema space. In good weather, the café can expand out onto the veranda. The kitchen is equipped with standard professional facilities with facilities to run training sessions. The café is dog-friendly.

THE LARGE UPPER ROOM IS IDEAL FOR GIGS, EXHIBITIONS, meetings, classes, fitness, group work, and small conferences. It is fully equipped with wi-fi and overhead projector and can host up to 30 people.

WE HAVE FOUR LARGE PURPOSE-BUILT, COMMUNITY WORKSHOPS for wood-work, metal-work, bike-repair, arts and crafts, a base for outdoor education, and a classroom. Each workshop is stocked with tools, storage and appropriate equipment.

THE FRONT GARDEN IS IDEAL FOR OUTDOOR GATHERINGS, children's parties, weddings, festivals, featuring a stage for live music, a pizza oven and as a space for relaxation and enjoying socialising/ We have plans to develop an outdoor natural play area.

IN THE KITCHEN GARDEN, we grow fruit, vegetables and herbs, and have created habitats to attract bird, bees and butterflies and other wildlife. We are also developing our organic composting, wormeries and natural waste management .



Click on Text in red to go to our website for more info

How Will **The Share Issue** Money Be Used

OUR MINIMUM TARGET IS £30,000.

This would enable us to:

- **Cover all the final costs of restoring the farmhouse and building the workshops.**
- **Be able to meet our core costs for next year**, along with the income from our activities and our current grants, - i.e. staffing, utility costs and insurance.

OUR OPTIMUM TARGET IS £50,000

This would enable us to:

- **Run the café and training kitchen for more days each week.**
- **Continue to have a full-time admin and finance worker .**
- **Employ a part-time janitor/care-taker.**
- **Increase community development projects.**
- **Put Bridgend Farmhouse on a much firmer financial footing as a social enterprise.**
- **Expect to be able to pay a 2 per cent interest, redeemable against Bridgend Farmhouse goods and services, on all shares after 5 years of trading.**

OUR MAXIMUM TARGET IS £100,000

This would allow us to:

- **Develop the barn spaces**
- **Create more community spaces on site**
- **Build a children's play area in the front garden**
- **Support more youth work**
- **Offer more staff support for local skills development and volunteer- led activities**
- **Host more special events for the community and different groups**
- **Support the start-up of other social enterprises on-site**
- **Ensure a more secure future for the whole Bridgend Farmhouse project**
- **Add more to the Bridgend Acorn Fund (see [page 7](#))**



'I really enjoy the physical work at Bridgend. It's great for getting rid of the stresses and anxieties of life. The farmhouse has done me a lot of good already.' **Mike, Volunteer**



'Getting qualifications meant a lot to me. I'd've never got any without this. I get real enjoyment from cooking and meeting other people. I wish I could do more.' **Lynn, Volunteer**



'I like coming – it suits me. There's nice people and always something to do. It's about team working and getting new skills and meeting people.' **Gary, Volunteer**

Financial Projection

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FINANCIAL FUTURE FOR THE FARMHOUSE

BRIDGEND FARMHOUSE OPENED ITS DOORS WITH SUPPORT FROM SEVERAL KEY FUNDERS enabling us to pay 2 full-time and 2 part-time staff and allowing us to open 7 days a week, providing activity sessions, food engagement, learning opportunities, events, a 3 day-a-week cafe (staffed by volunteers) - all creating a welcoming, nurturing environment.

OUR COMMUNITY KITCHEN AND CAFE ARE AT THE HEART OF THE BUILDING.

They enable us to generate income and provide training. We also have income from occupancy of our 'hot-desks' and regular lets of our other spaces. Within months of opening we are covering our bills, developing our volunteer team and trainees and expanding our food services. This, combined with income generation from rental of our facilities, shows significant potential for growth.

OUR GOAL IS TO BE FINANCIALLY SUSTAINABLE and always to strive to provide opportunities and services for the communities around us through the support of key funders.

WE WILL ALWAYS REMAIN A COMMUNITY-OWNED SOCIAL ENTERPRISE. We will use profits to re-invest and ensure the Farmhouse's long-term benefit to the community.

WE INVITE YOU TO BECOME A SHARED OWNER, to be part of this unique resource and be part of the legacy of this stunning community owned building.

BRIDGEND FARMHOUSE, RUN BY THE COMMUNITY, FOR THE COMMUNITY.

Bridgend Farmhouse

Sales

	2018 Year 1	2019 Year 2	2020 Year 3	2021 Year 4	2022 Year 5
Café sales	9,900	22,000	28,800	29,664	30,554
Catering	5,700	20,700	22,356	24,144	26,076
Rents regular and routine	11,460	21,120	22,810	24,634	26,605
Total Sales	27,060	63,820	73,966	78,443	83,235

LESS: Cost of Sales

Purchases assuming cost of sales @25%	3,900	10,675	12,789	13,452	14,157
Gross Profit	23,160	53,145	61,177	64,991	69,078
Gross Margin%	86%	83%	83%	83%	83%

LESS: Overheads

Staffing	59,244	85,021	87,572	90,199	92,905
Start-up costs	54,000				
Other Overheads	16,220	16,707	17,208	17,724	18,256
Total overheads	129,464	101,728	104,780	107,923	111,161

EBITDA

Interest payments to shareholders	0	0	0	0	0
Depreciation charge (100% Cap. Allowances)	0	0	0	0	0
Total other costs	0	0	0	0	0

Operating Profit/(Loss)

Other income - centre grants & share issue	117,524	57,800	57,806	44,262	45,025
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Corporation Tax

	0	0	0	0	0
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Net Profit/(Loss) - After Tax

	11,220	9,217	14,203	1,329	2,942
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Annual inflation

3%	103%	103%	103%	103%
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Net profit % of turnover

41%	14%	19%	2%	4%
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Cashflow

Share Capital Withdrawal	0	0	0	0	0
Change in cash during period	11,220	9,218	14,204	1,330	2,943
Cash at beginning of period	12,137	23,357	32,575	46,779	48,109
Cash at end of period	23,357	32,575	46,779	48,109	51,053

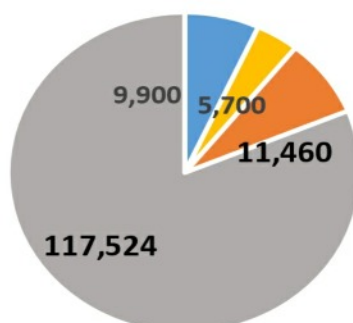
Notes:

Discrete Project Grants such as the current History Project are not Included in this summary as income ought to be broadly similar to expenditure in each case.

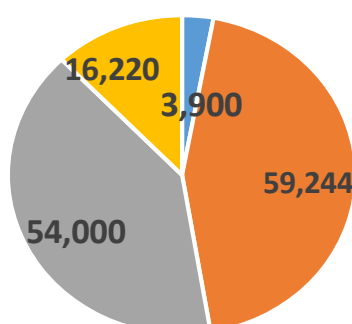
No Match funding at Present other than Lottery

[Click here for more info/pdf online](#)

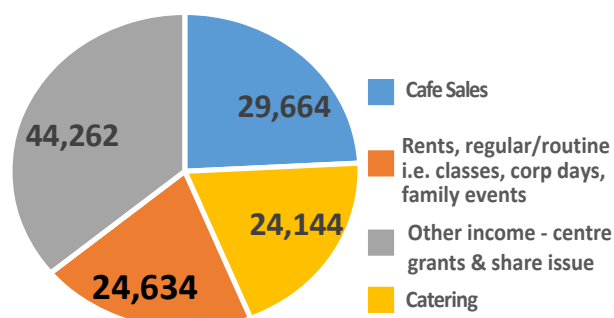
Income Year 1 inc. Full share issue



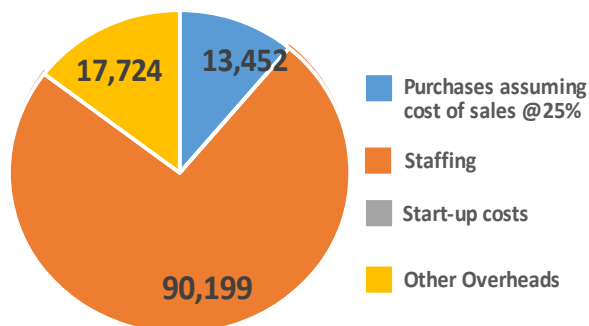
Expected Expenditure required Yr 1



Income Yr 4 after Big Lottery Fund Revenue ends



Expenditure Yr 4 Full Costs on Centre



Our Enterprise Strategy

- **WE RUN A TRAINING KITCHEN AND CAFE**, and are planning provision for outside catering and renting out the kitchen for groups and evening classes. At all other times, our café will be providing meals and snacks from locally grown (and farmhouse grown) produce, and reclaimed food.
- **WE ARE RENTING OUT THE MEETING ROOM UPSTAIRS** for classes, conferences, staff away-days, corporate events and exhibition space. We can host a range of exciting new learning opportunities, provide a platform for performers, and a venue for community celebrations. We provide office space, hot-desking facilities and IT access to support local people setting up their own enterprises.
- **WE CAN RENT OUT THE WHOLE FARMHOUSE AND GARDEN** in the evenings, or at weekends for birthdays, weddings, and conferences. We want to be known as a place for important celebrations and life events. Our proximity to the new city cemetery may provide a future income as a site for sensitive remembrance and celebration.
- **WE RENT OUT THE WORKSHOPS** to provide unique, accessible and affordable facilities for community groups, charities, small companies, individuals and tutors/instructors.
- **WE RUN COURSES** some of which we have grant funding; some with a sliding scale of charges. We want to continue to offer opportunities for people develop and to try something new.
- **WE WILL CONTINUE TO HOLD OUR OWN FUND-RAISING EVENTS**, such as Fair Days, music and performance days, story-telling, film nights and ceilidhs, sharing cultures, and art, and strengthening our communities.
- **OUR CURRENT BUSINESS PLAN** is based on a cautious average occupancy of 30%. Our rental charges are affordable. We plan to be financially self-sustaining after five years and return a modest interest of 2% per annum redeemable against Bridgend Farmhouse goods and services to all shareholders.
- **WE HAVE A MARKETING PLAN**, and now that we are open, further opportunities for income generation are emerging.
- **WE HAVE A WONDERFUL LOCATION.** Situated on a main artery into Edinburgh, the busy Old Dalkeith Road, the shining white building cannot be missed as you approach. Plans are already in place to ensure we take advantage of this visibility with clear signage. We are situated between the communities of Craigmillar, Inch, Moredun, Gilmerton, and sit on the edge of Craigmillar Castle Park. Inch Park and Cameron Toll shopping centre are just over the road. We are beside the new city cemetery and a Post Office sorting office. We are also on the main route to the Royal Infirmary, the Sick Children's Hospital and the new bio-quarter. Many people pass by the farmhouse on their way to the nearby allotments and there is a daily traffic of runners, walkers and dog-walkers. We have ample parking spaces and disability access. There is potential for an extensive range of people to use the cafe, the farmhouse community hub, and the workshops.
- **WE WILL CONTINUE TO ENSURE THAT OTHER ORGANISATIONS KNOW ABOUT OUR FACILITIES**, activities and courses, including the City of Edinburgh Council departments, voluntary groups, GP practices, NHS departments, our neighbours at Inch House and the Inch Park Community Sports Centre. We are exploring opportunities to enter partnerships with these organisations to apply for funding, and to make use of the farmhouse and our catering.

See **Page 5** for our aims and values

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OUR BUSINESS PLAN

See:
www.bridgendfarmhouse.org.uk
much of which is already in action.



Our Upcycling Team



Your Investment



"I like the company – they're good people. My confidence came right up - I came out of myself. When I first came I wouldn't talk, now you can't shut me up! It helped me a lot. If you want help – come along." Stevie, Volunteer

WE HAVE ASSURANCE FROM HM REVENUE AND CUSTOMS that investors in Bridgend Farmhouse Ltd can claim up to 50% of their investment back as income tax relief, provided they are UK income payers and have tax bills greater than the amount invested. If you use a capital gain to make your investment, you can also pay half the capital gains tax due on the amount you have just invested, in addition to the income tax relief you will receive.

SO, IF YOU INVEST, SAY, £500 YOU MAY BE ABLE TO REDUCE YOUR TAX LIABILITY BY £250, meaning investors can effectively double their investment for the same cash outlay. If you used capital gains of £500, you would also reduce the capital Gains Tax due on that £500 from £140 to £70.

You will be able to choose whether to claim the tax relief in the current tax year or backdated to last year. We will send out documents to enable you to claim tax relief after we have completed the share issue. You can either send in the claim for a rebate to the tax office that handles your PAYE, or include it with your self-assessment tax returns. *We cannot guarantee eligibility for these schemes as tax is dealt with individually by HMRC and dependant on your individual circumstances.*

INVESTING IN COMMUNITY SHARES, AS WITH ANY OTHER INVESTMENT, IS NOT RISK FREE. The value of the shares and interest paid depends on the success of Bridgend Farmhouse Ltd as a social enterprise. There is no right to compensation from the Financial Services Compensation Scheme nor any right to complain to the Financial Ombudsman. If Bridgend Farmhouse Ltd fails, the Board

will try to return the value of your shares to you, but can do so *only* after all other debts have been settled. The assets do not include the farmhouse or the workshops, these revert to The Big Lottery, who will seek another organisation to take them on for the benefit of the local community with the purpose of running it as a centre for the community with similar aims to our own.

WE ARE CONFIDENT THAT WE CAN MAKE A SUCCESS OF THE PROJECT AND THAT BRIDGEND FARMHOUSE LTD WILL BE HERE TO SUPPORT MANY FUTURE GENERATIONS. BUYING A SHARE HELPS US TO MAKE THAT ROAD A BIT EASIER.

Click on text in red for more info

Governance Structure

BRIDGEND FARMHOUSE GOVERNANCE who decides and when?

SHAREHOLDERS/MEMBERS (Elect a Board of **Trustees** at the AGM)
Meet bi-annually

BOARD OF TRUSTEES (Must always be at least 50% local)
Meet monthly

WORKING GROUPS (**Activities; Business; Land/Buildings**) Open to all
Meet monthly

STAFF TEAM
Staff - Meet fortnightly

VOLUNTEER FORUM (meets every 6-8 weeks)
& Seasonal Community Gathering

How things
have changed
since we
started
renovations:



2016



2018

How To Invest

WE RECOMMEND THAT YOU INVEST ONLINE:
www.crowdfunder.co.uk/bridgendfarmhouse
and pay by debit or credit card.

Money will be taken from your account at the point of investing, but it will only be passed to us in the event of us reaching our minimum target of £30,000 – the amount we need to complete paying for the work on the farmhouse and workshops.

You can also buy a share by completing our Share Application Form and paying either by cash or a cheque made payable to Bridgend Farmhouse. This is available on our website or at Bridgend Farmhouse.

If the share issue is successful, we will post a share certificate to you and you will become a member of Bridgend Farmhouse. We will offer all our members a 5% discount in the café.

**Click on text or url in red
for more info**



Our Café Team

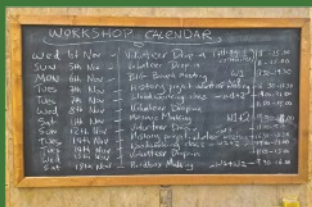


"It's been great to use all my cooking skills and making new friends." **Carlo**

"The team work's been great - it enhances my confidence. It's therapeutic too as it changes my mood. And then there's the healthy eating...that's good too." **Tam**

"I enjoy cooking for people - it's confidence building and it helps with my depression - I can relax and we have a laugh." **David**

"It's been wonderful - and seeing the trainees, how they've all come on and changed." **Customer**



Our Team



Some of the Staff volunteers and Trustees

TRUSTEES

AT BRIDGEND FARMHOUSE WE CURRENTLY HAVE FOUR STAFF MEMBERS (two full-time, two part-time), free-lance sessional tutors, hundreds of volunteers, and currently 11 trustees, 8 of which live locally to the Farmhouse. Our Board of Trustees are:

Will Golding (Chair) A community education worker in Edinburgh. He lives nearby and began the Bridgend Farmhouse project in 2010 and has helped to lead it ever since.

Anna Danby (Secretary) Works as an environmental and science educator for an Edinburgh based charity. She has been involved in the project from the outset.

Shaun McLaughlin (Treasurer) Local resident with a background in events and project management- including safeguarding and volunteer programmes.

Claire Stevens Local resident, with over 30 years' experience in Scotland's voluntary sector. She is chief executive of Voluntary Health Scotland.

Niel Hansen Local resident, trained in community development and is on the executive committee of the Edinburgh Tenants Federation.

John Knox Local resident and retired journalist who has been involved in the project since the beginning.

Kevin Morrison Local resident with a background in construction and civil engineering. Currently one of the founding members of the charity *Edinburgh Lone Fathers* for single fathers or contact fathers.

Henry Wilson IT professional with strong interest in DIY and woodworking. Committed advocate of waste reduction and recycling.

Lynne Colombo Local resident and crafts enthusiast who has worked for 30 years in the city's social work department.

Sally Swann One of BIG's founding members, who returned last year to be part of Bridgend's continuing journey. Has a background in health, research, IT and multimedia.

Sitara Keppie Local resident and chairs a local parents and pupils council. She works as a landscape architect in the practice she founded 12 years ago.

Click on text in red for more info

HOW MUCH CAN I INVEST?

It depends how much you can afford and what impact you want to have within the Bridgend Farmhouse project. Each share costs £1, and we are asking for any amount between 25 and 5,000 shares. Our aim is to raise at least £50,000.

WHAT EXACTLY WILL THE MONEY BE USED FOR?

£30,000 is needed to fund the completion of the farmhouse restoration, principally of surrounding outhouses and workshops. The rest will be used for staffing to ensure the development of facilities and community projects and to safeguard our aim to become self-sustaining.

IS BRIDGEND FARMHOUSE A CHARITY OR A BUSINESS?

Both. We are registered with the Office of the Scottish Charity Regulator (OSCR number SC048396) and with the Financial Conduct Authority (FCA number 7683).

HOW WILL MEMBERS HAVE A DEMOCRATIC SAY IN THE RUNNING OF THE ORGANISATION?

We are committed to creating a democratic culture at Bridgend Farmhouse. Members will be invited to two larger meetings each year to find out about; to advise and to vote on strategic decisions. At each AGM, they will elect the Board of Trustees (up to 12) who will meet monthly throughout the year. All members are also encouraged and invited to take part in or more regular decision-making on operational matters - the working groups and the volunteers' forum. Each person or group investing in shares will only have one vote, regardless of how many shares, to ensure we have an equal, co-operative culture of decision-making.

WILL I GET MY MONEY BACK IF I NEED IT IN AN EMERGENCY OR FOR LEGAL REASONS?

Our is to be able to refund your share in the long-term, but no repayment of investment can be made in the first 5 years except under exceptional circumstances. This is the period we need to get the enterprise up and running. Thereafter, it will depend on how business is going. After those first 5 years, when we are prospering, we aim is to give members a 2% annual interest on their share, redeemable against Bridgend Farmhouse goods and services. After those initial 5 years shares can be withdrawn, although this will be limited each year. It will depend on the cash surplus available each year. The amount that can be withdrawn each year will be limited to a maximum 10% of the total share capital of the society and members will be invited to make requests to withdraw it. At the point where withdrawals are possible, criteria will be put in place for

agreeing on withdrawals.

CAN ORGANISATIONS OR BUSINESSES BUY A SHARE?

Any group of people can club together to buy a share, but it must be bought in one person's name.

CAN I SELL MY SHARE?

No. Your share cannot be sold, given away or transferred to other people, except in the case of death.

DOES THE VALUE OF MY SHARE CHANGE OVER TIME?

No, it remains the same sum which originally invested.

HOW DO WE SAFEGUARD AGAINST A MAJORITY OF SHAREHOLDERS DECIDING TO COMPLETELY CHANGE THE ORIGINAL AIMS AND OBJECTIVES OF THE ORGANISATION AND PUT IT TO OTHER USE?

As a charity, our aims must always remain charitable, and any amendments to those need first to be approved by OSCR and the FCA. The land is secured by the *Big Lottery* and our title deeds ensure that it can only ever be used as a community centre for learning, eating and exercise. We can not put it to any other use and could never lease, or sell it for any other use. We can also introduce various safety measures, such as a double vote system, where any changes to the aims and objects would need to be approved and voted on at two separate members meetings, a month apart.

HOW WILL YOU MAINTAIN CONTROL BY THE LOCAL COMMUNITY?

A minimum of 50% of the elected Board must always live in the local area of benefit (map in our constitution and on our website) at all times, and no decision can be made at Board meetings without at least 50% of local members present. Our working groups also ensure local people and regular volunteers have active input to decisions. In addition, you must be a member to join the Board (either being voted on, or by being co-opted through the year), except for two places which can be filled by trustees that are co-opted on and who are not shareholders.

CAN MY INVESTMENT BE GIFT AIDED?

As we have charitable objects, we have applied for recognition as a charity by HMRC and so anticipate being able to claim *Gift Aid* on donations, but as investments do not count as donations, anyone donating will not be a member of the society, or enjoy any of the rights associated with membership. Anyone who wants to indicate that they would rather have their money treated as a donation can complete the Gift Aid section on the paper application form available from our website.

WHO CAN INVEST?

Anyone over 16. (But over 18+ for election to the Board).

IF I'M NOT A MEMBER, WILL I STILL BE ABLE TO USE THE FARMHOUSE?

Yes absolutely. Bridgend Farmhouse is open to all. The advantage of being a shareholder is that you are a shared-owner, at the AGM, you have a vote to elect the Board of Trustees and to decide on important matters.

I WANT TO BECOME A MEMBER, BUT £25 IS TOO MUCH?

Please contact us directly. We are creating a sponsors scheme where other investors can cover the minimum share investment for others to become members. If you live within our Area of Benefit, you would be able to apply for membership based on a smaller investment of potentially £10.

WHAT IS THE DIFFERENCE BETWEEN A SHAREHOLDER AND A MEMBER OF BRIDGEND FARMHOUSE?

Nothing - they are the same. A shareholder is a member, and vice versa.

WHAT OTHER BENEFITS WILL I RECEIVE AS A SHAREHOLDER?

Bridgend member will receive a 5% discount in the Bridgend Farmhouse café.

WHAT WILL YOU DO WITH MY PERSONAL DATA?

The details on your Share Application Form - name, address, contact number - will only be used internally and in accordance with the *Co-operative and Community Benefit Societies Act 2014*. Members of the Society may inspect the members' register to see names and addresses - but not how much people have invested. We will not sell, share or provide your details to any other individual or organisation and will ensure compliance with the *European Personal Data Regulations (GDPR)*.

If you have any further questions please consult our website:

www.bridgendfarmhouse.org.uk



Learning, working and growing together to develop a flourishing community and place

SHARING OUR JOURNEY

WE HAVE ENJOYED THE SUPPORT OF AND ARE GRATEFUL TO:

- The Big Lottery Fund
- Peoples' Health Trust
- Robertson Trust
- Heritage Lottery Fund
- Historic Environment Scotland
- One City Trust, City of Edinburgh
- Neighbourhood Partnerships
- Edinburgh and Lothians Trust Fund
- Travis Perkins Managed Services
- CEC Health and Social Care
- Edinburgh University Community Grants Fund
- SCVO Community Capacity and Resilience Fund
- Action Earth
- Community Shares Scotland
- Postcode Community Trust
- Foundation Scotland
- NHS Scotland
- Community Food & Health
- Santander Foundation
- Royal Institute of Architects
- Bank of Scotland Foundation.

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