

SOUTHGEN

BRIGHTER FUTURES

YOUR CHANCE TO OWN A PIECE OF SOUTHWOLD



THE OLD HOSPITAL FUND

A COMMUNITY SHARE OFFER FROM SOUTHGEN LTD • MAY 2019

- Share offer period: 10 May – 16 June 2019
- Minimum share offer target: £125,000
- Maximum target: £350,000
- Projected interest rate: 4%, beginning June 2022
- Terms and conditions apply

The Southwold and Waveney Valley Regeneration Society Ltd (SouthGen). Registered Address: Ashleigh, Constitution Hill, Southwold, Suffolk IP18 6HE. A charitable community benefit society, FCA Registration No 7498
www.southgen.co.uk

OF THE COMMUNITY BY THE COMMUNITY FOR THE COMMUNITY



SUMMARY OF OFFER

IF YOU ARE CONSIDERING
BUYING SHARES, IT IS
IMPORTANT THAT YOU
READ CAREFULLY THE
WHOLE OF THIS DOCUMENT
AND THE ACCOMPANYING
BUSINESS PLAN AT:
WWW.SOUTHGEN.CO.UK



THE OFFER'S MAIN TERMS

- Minimum target -- £125,000
- Maximum target -- £350,000
- 4% annual interest, beginning in June 2022 and paid out in December 2022.
- Minimum investment of £150
- Maximum investment of £25,000 or 10% of the total monies raised
- Potential tax relief for high rate taxpayers of between 30 - 50% of their investment
- No share withdrawals until December 2023
- A cap of £10,000 annually on the number of shares that can be withdrawn
- 3-month notice required to withdraw shares
- The rate of interest and the limit on withdrawals are subject to the future financial performance of the Society and may be varied annually

OUR SHARE OFFER OPENS ON 10 MAY 2019 AND CLOSSES ON 16 JUNE 2019. THE MANAGEMENT COMMITTEE MAY EXTEND THIS PERIOD FOR AN ADDITIONAL MONTH IF THIS HELPS TO ACHIEVE THE MONIES NEEDED.



Power to Change, through the Community Shares Booster Programme, has awarded Southgen matching equity investment. For every pound invested by a member of the public, Cooperatives UK will invest an equal amount up to £100,000. It will hold its shares on the same terms and conditions as members of the public.

The Community Shares Unit has awarded the Old Hospital Investment Fund Standard Mark, which confirms that this share offer meets national standards of good practice. See communityshares.org.uk.

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

SOUTHGEN HAS SIGNED UP TO A CODE OF PRACTICE THAT INCLUDES GIVING MEMBERS OF THE PUBLIC A RIGHT OF COMPLAINT TO THE COMMUNITY SHARES UNIT.

OUR STORY

Over 100 years ago, local residents united together and raised money to build the Southwold and District Hospital to care for all people – young and old, prosperous and poor. This was at a time when the majority of the population were farm workers, fishermen, and artisans; their average life expectancy was 40 years old.

Today, the area that the Old Hospital once served is now a popular tourism destination. Southwold itself has the highest proportion of second homes in the country and a house price earnings ratio double that of London. But its area – the Waveney Valley in East Suffolk – has one of the lowest rates of social mobility in the country. We are losing young people and families who are the future of a sustainable community. High rents and rates are transforming the character of Southwold's High Street from independent shops to national brands. This not only affects Southwold's appeal to its residents and visitors, but threatens the livelihood of the ordinary shops on which we all rely.

When the NHS called for a consultation on the future of the hospital, the community saw the writing on the wall – sale to the highest bidder, demolition of an iconic civic building, and redevelopment as luxury housing.

The fact that this did not happen is a tribute to the fighting spirit of Southwold and Reydon, and the neighbouring parishes.

“THIS IS A TRULY UNIQUE PROJECT, BOTH IN ITS PARTNERSHIP APPROACH AND IN THE RANGE OF BENEFITS IT WILL BRING TO PEOPLE IN SOUTHWOLD AND WAVENEY. IT'S ALSO A GREAT EXAMPLE OF A COMMUNITY COMING TOGETHER.”

Doug Field,
Chair of New Anglia Local Enterprise Partnership

Due care and attention have been taken in preparing this Offer Document. The process has been overseen by the Management Committee, supported by Co-operative and Mutual Solutions Ltd (CMS Coop). The Management Committee vouches that the information contained in the Offer Document is in accordance with the available facts at the time of writing, and that there are no known omissions likely to affect the viability of SouthGen.

The terms in this document have been developed through robust modelling by CMS Coop based on information provided by the SouthGen Management Committee.

A NEW COMMUNITY USE FOR AN OLD COMMUNITY BUILDING

IF THIS SHARE OFFER IS SUCCESSFUL, THEN INVESTORS WILL OWN 814 SQUARE METRES IN THE OLD HOSPITAL, A CO-WORKING SPACE AND A NURSERY.

IF THE SHARE OFFER FAILS TO ACHIEVE ITS MINIMUM TARGET, ALL MONIES WILL BE RETURNED TO INVESTORS.

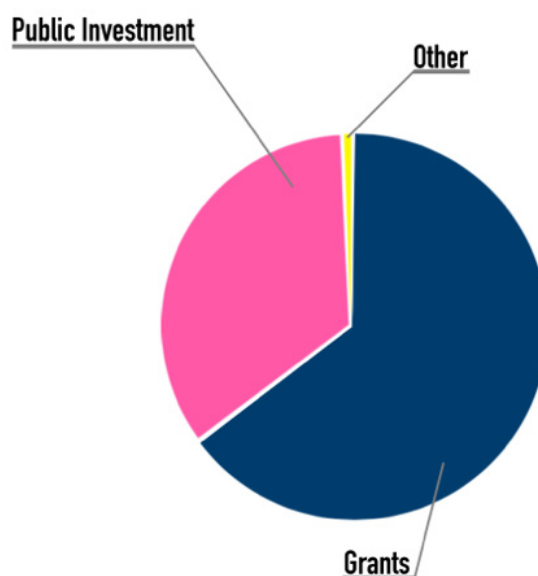
Two years ago, over 300 residents of Southwold, Reydon and neighbouring parishes packed into St Edmund's Hall in Southwold and voted unanimously to authorise a recently formed community benefit society to buy back from the NHS their community hospital, which had been closed in 2015. Thanks to Hastoe Housing Association and the Southwold and Waveney Valley Regeneration Society Ltd (SouthGen), this was achieved in March 2018.

Now, SouthGen and Hastoe, through a pioneering partnership, are redeveloping the Old Hospital for new uses that benefit the community – nine affordable dwellings and a community hub.

Hastoe will build four flats for social rent and five shared ownership dwellings, all for people with a local connection.

SouthGen will build the community hub, which will provide a long-term affordable lease to Southwold Library and create a nursery, co-working space and farm to fork café..

In a remarkably short period of time, SouthGen has raised two-thirds of its funding target by winning competitive grants. Now the moment has arrived for the community to reclaim ownership of its part of the Old Hospital by investing in the Old Hospital Fund.



The Architectural Heritage Fund awarded SouthGen a grant of c £14,500 on 21/3/2019. This is included in the Pie Chart but not in our Financials.

ABOUT SOUTHGEN

**BY THE END OF 2023, SOUTHGEN'S
BUSINESS PLANNING SHOWS IT
WILL GENERATE NET PROFITS OF
£46,669. ONE OF THE PRIVILEGES
OF BEING A SOUTHGEN MEMBER
IS DECIDING HOW TO USE PROFITS
TO BENEFIT THE COMMUNITY**

SouthGen is a charitable community benefit society that is democratically run by its members (investors) on a one member – one vote basis irrespective of how many shares they own. We have charitable objects and a charitable asset lock. Our assets cannot be sold into private ownership and our profits must be used for the public benefit.

SouthGen's geographic area reflects the catchment area of the former Southwold and District Hospital, which cared for patients living within a 13-mile radius of Southwold. SouthGen's Society Rules, available at www.southgen.co.uk, describe our charitable objects. These include:

- Providing affordable work space, buildings and land to create jobs and training;
- Advancing education and training opportunities, particularly for the unemployed;
- Providing, maintaining and improving public amenities including childcare;
- Providing an inclusive place for community association and social welfare;
- Preserving buildings or sites of historic or architectural importance.

OUR MISSION

TO HELP CREATE A BRIGHTER FUTURE FOR OUR COMMUNITY

OUR VISION

**PEOPLE OF ALL AGES LIVING, WORKING AND FLOURISHING
IN OUR COMMUNITY**

OUR VALUES

INNOVATIVE, OPEN, INCLUSIVE

ALL ABOUT COMMUNITY SHARES

COMMUNITY SHARES HAVE FINANCED BUSINESSES AS DIVERSE AS PUBS AND PIERS, DISTILLERIES, FARMS, FORESTS, AND FOOTBALL CLUBS. COMMUNITY SHARES ARE NOW THE SECOND LARGEST FORM OF CROWDFUNDING IN THE UK AFTER EQUITY CROWDFUNDING, MEASURED IN TERMS OF FUNDS RAISED.

Community shares are a way that people can make a big difference to their community whilst potentially making a small return on their capital. See

www.communityshares.org.uk

The only restriction on share ownership is that you need to be at least 16 years old. Otherwise, membership is open to everyone: local residents, people working in the area, second homeowners, visitors, businesses, clubs, and other charities.

So, wherever you live, whoever you are,

- If you are concerned about Southwold and Reydon's future
- If you want Southwold to retain its unique character
- If you value a thriving community
- If you are excited by the new facilities being offered at the Old Hospital

Then now is your chance to help Southwold remain the place that you love.



MINIMUM & MAXIMUM INVESTMENT

£150

Minimum investment
(6 shares costing £25 each)

£25,000

Maximum investment or 10%
of the total amount raised.

CLUBBING TOGETHER

If the minimum share buy is a stretch, you can pool resources with family, friends or colleagues and form an investors club. The application form (available online or at the Library, Post Office, and other designated places advertised in advance of the share launch) makes this easy. The only difference between a club and an individual investor is that a club has one vote in the Society's affairs and receives one membership reward.

SHARE OFFER TARGETS

£125,000 – £350,000

In 10 months, SouthGen has raised 66% of the £725,420 it will cost to redevelop the community's part of the Old Hospital, mainly through grants. By dint of hard work, SouthGen's dedicated management team has achieved an exceptional 100% success rate in making grant applications.

If everyone now pitches in, this share offer will raise the final sum needed to transform aspiration into reality.

If the share offer does not achieve its minimum target, it fails. SouthGen would then return your money.

THE RETURN ON YOUR INVESTMENT



**FOR THE FIRST
150 INVESTORS!**

We encourage prospective members to view this share offer as a one-off investment that will generate a long-term, if modest, financial benefit and a lifetime of social benefit to our area. Our Business Plan calls for paying an annual interest of 4% from trading profits, beginning June 2022, and paid in December 2022.

IF YOU WOULD LIKE TO COMPARE THIS INTEREST ARRANGEMENT TO WHAT YOU MIGHT MAKE FROM LEAVING YOUR MONEY IN A BANK, IT EQUATES TO AN AVERAGE INTEREST RATE OF 1.33% FOR THE FIRST THREE YEARS OF INVESTMENT AND 4% PER YEAR THEREAFTER.

AN ADNAMS LIMITED EDITION IPA

Investors who came to our community celebration party loved the IPA brewed specially by Adnams for that occasion. We held a naming competition. The winner was Old Hospital Hop! Now, to commemorate the launch of the Old Hospital Fund, Adnams is donating a six pack of Old Hospital Hop to the first 150 people to invest.

YOUR NAME FOR POSTERITY IN THE OLD HOSPITAL

If you buy more than £1,000 in shares, we will list your name on a plaque in the Old Hospital. If you are able to invest £25,000, you can have a room or the Old Hospital garden dedicated to the person of your choice. There are only five opportunities for a special dedication.

TAX RELIEF FOR INVESTORS

The government has generous benefits for high rate tax payers to encourage them to invest in social enterprises.

50%

Tax relief on the first £150k of qualifying investment under the Seed Enterprise Investment Scheme (SEIS). Invest early to obtain maximum tax relief.

30%

Tax relief through the Enterprise Investment Scheme (EIS) on any investment after £150k of qualifying investment.

EXAMPLE 1:

Jenny, a high rate taxpayer, is one of the first investors to buy £20,000 in SEIS qualifying shares. She will get £10,000 (50% of £20,000) off her tax bill. With £10,000 more in her pocket to spend, she will still earn interest on her full investment.

EXAMPLE 2:

James, a high rate taxpayer, is a bit slower off the mark. He buys £5000 in shares towards the end of the share offer. Tax relief at 50% has been exhausted, but James will still get a 30% reduction in his tax bill (£1500 in his pocket to spend) and interest on the full investment.

SouthGen has applied to HMRC for Advance Assurance that our project is eligible for social enterprise tax relief.

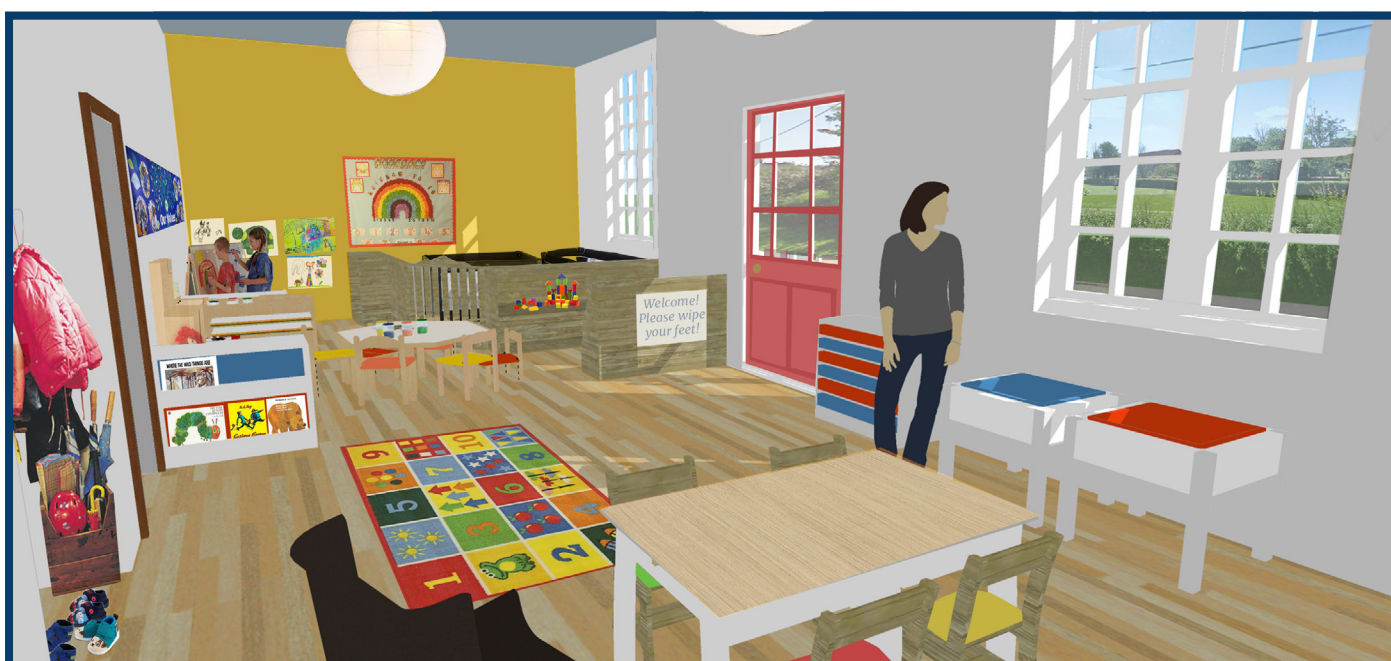
The investor, not SouthGen, applies to HMRC for tax relief. Whether you qualify, and the amount, depends on your personal circumstances.

You should seek advice from professional advisers. See <https://www.gov.uk/guidance/venture-capital-schemes-tax-relief-for-investors>.

THE BENEFITS INVESTMENT WILL BRING TO EVERYONE



You will be retaining a library for future generations in a space tailored to our librarian's vision, where she can offer expanded educational, cultural and social opportunities for all ages.



In an area with insufficient childcare provision, you will help meet the needs of young working families by creating a nursery with 17 spaces, open 51 weeks of the year from 8am to 6pm.

YOU WILL BE PRESERVING AND RESTORING A LOCALLY LISTED BUILDING, AND ENHANCING SOUTHWOLD'S HISTORIC CHARACTER

OUR BUSINESS PLAN AT WWW.SOUTHGEN.CO.UK PROVIDES DETAILED INFORMATION ABOUT THESE BENEFITS



The backbone of East Suffolk's economy is self-employed people and micro-businesses – both require affordable, flexible space to flourish, which commercial property developers are not delivering. You will be providing a co-working space with up to 30 desks, superfast broadband, high spec meeting rooms, plus mentoring and support.



Your investment will help to fill a gap in the tourism-dominated Southwold hospitality sector. You will be creating a welcoming, inclusive social space with simple, tasty, healthy food, where young people can be trained, and which will also support local supply chains.

FREQUENTLY ASKED QUESTIONS



CAN I BUY SHARES AS A GIFT?

Absolutely. What better way to help your community and also benefit your family or friends! The application form has a section that allows you to gift shares. If you are buying shares for a person under 16, you hold the shares on their behalf until they come of age.

CAN I SELL MY SHARES?

Community shares are not traded like shares listed on a stock exchange. This means that they do not go up and down in value. They are not transferable except in the event of bankruptcy or death.

If you would like to bequeath your shares, the easiest way to do this is by nominating a beneficiary on the share offer application.

CAN I WITHDRAW MY SHARES?

Shares can be withdrawn after three years if SouthGen's financial circumstances permit this.

- If the hub opens in October 2020 (as planned), the first time that shares could be withdrawn would be in December 2023.
- There is an annual limit of £10,000 on share withdrawals.
- All withdrawals are paid on a first come-first served basis at the end of the financial year (31 December). If you want to withdraw your shares, you will need to provide at least three months' notice.
- If you own more than £10,000 in shares, then tranches of shares can be prioritised for withdrawal on a yearly basis or subject to mutually acceptable arrangements.

HOW TO INVEST

ONLINE

Visit: www.crowdfunder.co.uk/southwoldhospital

We have set up a Crowdfunder page, where you can use a credit or debit card. The page will open for investment on 10 May 2019, and will remain open for 5 weeks or a total of 9 weeks if SouthGen decides to extend the offer period.

You will need to provide your personal details and, if you are buying shares for someone else, give their details.

If you are buying shares as a club, business or other group, you should provide the details of one person who is the nominated member for us to contact with information about your group investment.

Your investment, along with a small fee, will be debited from your account once you've submitted your investment amount, and will be held securely by Crowdfunder's payment processor until the share offer closes. Crowdfunder will only draw down the funds if we reach at least our minimum target.

If our share offer is successful in meeting its target by the time the page closes, SouthGen will then contact you to ask for details of a nominated beneficiary in the event of death.

For more details, see:
www.crowdfunder.co.uk/terms-conditions.

OFFLINE

Applications will be available at Southwold Library and the Post Office. If you are housebound, contact SouthGen on 01502 723792 for personal delivery.

Payment can only be made by cheque, payable to Southwold and Waveney Valley Regeneration Society Ltd. Post it along with your completed application form, to SouthGen, Ashleigh, Constitution Hill, Southwold, Suffolk IP18 6HE.

We aim to acknowledge receipt of your cheque and completed application form within 7 days. We may cash your cheque as soon as it is received. We will hold your money securely in a segregated account until we know that our share offer is successful.

MEMBERS ARE THE HEART OF THE SOCIETY



Investors become members, and every member, regardless of how many shares they own, has one vote in the affairs of the Society. This is very different from publicly traded shares where the majority shareholders control the company. It explains why community shares are considered the most democratic way of managing community assets.

Members stand for and elect the Management Committee. They also decide the amount of interest to be paid, limits on share withdrawals and, as noted earlier, how to reinvest profits for the benefit of the public.

THERE ARE MANY OTHER WAYS THAT MEMBERS CAN ENGAGE WITH THE WORK OF THE SOCIETY.

- They may have expertise relevant to the community businesses, and can act as advisors to the Management Committee.
- They may have a passion for gardening or growing and can help to tend the Old Hospital Garden.
- They may want to help out with an after-school homework club or teach people to write CVs or Personal Statements.
- They can regularly use the café and other facilities, and provide the Management Committee with feedback on how to improve the businesses.

SouthGen's Membership Strategy is published on www.southgen.co.uk.

SOUTHGEN'S MANAGEMENT COMMITTEE

The Management Committee is responsible for managing the business so that is financially sustainable and also generates profits that can be used to benefit the community. The Society's Rules (posted on www.southgen.co.uk) set out their obligations and duties.

SouthGen's current Management Committee consists of six people with a mix of skills that represent our community's diversity. All have operational roles in delivering this project.

JESSICA DE GRAZIA JEANS, CHAIR

Jessica is a retired barrister who worked for many years as a consultant in institutional capacity building in criminal justice systems. She has lived in Southwold part time and full time since 1987. Her children attended pre-school and primary school in the area. Jessica wrote the submission that resulted in the denial of the NHS appeal of the Old Hospital's ACV designation, negotiated the deal with Hastoe and the NHS to buy back the Old Hospital, and led on obtaining planning permission for the scheme. Now she is Project Manager for the redevelopment phase and lead grant writer. Jessica's other civic responsibilities include serving as a Trustee for the Suffolk Preservation Society and as a Southwold Town Councillor.

DUNCAN CARDWELL, VICE CHAIR

Duncan is Chief of Growth at Adnams Plc and also serves on its Executive Committee. Duncan's business experience spans the tech sector, start-up companies, logistics, bricks and mortar retail, and E-commerce. Duncan fully understands the problems of start-up companies, and thinks outside the box to find innovative solutions to perplexing problems. He also understands the business of job creation and growing people's skills to enhance employability. Duncan has three children and commutes to the Adnams Distribution Centre daily from his home in Norfolk.

CHARLOTTE BROWN, COMPANY SECRETARY AND BUSINESS PLANNING LEAD

As an insurance loss adjuster, Charlotte's career has taken her all over the world investigating catastrophic accidents in the oil and gas sector. Until recently, she was a Board Director at Matthews Daniel, a small company of specialist energy loss adjusters. Charlotte and her husband, Andrew, visited Southwold for the first time several years ago, fell in love with it, and decided to move to the town to live here full time. Charlotte has thrown herself into the life of the area, dedicating hundreds of hours of her time to SouthGen. She brings to the Management Committee an understanding of business and corporate risk and governance.

Elections to the Management Committee occur at the Annual General Meeting, and, like all other resolutions, are by majority vote. Assuming, we meet our minimum target, members will elect a new Management Committee at the AGM held in June 2020.

DAVID BURROWS, CONSTRUCTION LEAD

Dave, who was born and raised in Reydon, brings to SouthGen drive, enthusiasm, commitment to community, plus valuable expertise in the construction sector. Dave, who started as a 'brickie', worked as a project manager for M S Oakes Ltd before moving to the UAE where he served in senior management roles in the oil and gas sector. Family and his love of Suffolk drew him back to his Reydon roots. His start-up company, Pegasus Solutions, provides facilities to the offshore energy sector and construction industry. Dave, who has three small children, fully understands the issues facing local businesses and young families. Besides serving as Southwold Town Crier, Dave is the Chair of Sole Bay Utd Junior Football Club and recently set up the Sole Bay Football School for children aged 2 – 6.

MARTIN CULWICK, TREASURER

Martin is a well-known face to local residents from his years working at Lloyds Bank in the Market Square and then H.A. Adnams on the High Street. He has a long record of community service – 20 years as book keeper for the Southwold Sailors Reading Room and three years as Secretary to the Southwold Lions. In his retirement, Martin is a driver for the Voluntary Help Centre and serves as SouthGen's Treasurer. Martin's meticulous record keeping and his patience in negotiating the online world of HMRC make him a huge asset to SouthGen.

NICOLA JOPLING, COMMUNICATIONS AND MARKETING LEAD

Nicola, who is currently employed as a Digital Consultant at GroupM, has 19 years experience in the world of advertising. She has led the strategic communications planning for some of the world's highest-profile brands. She holds a Cannes Media Lion for her creativity. Nicola's extended family owns a second home around the corner from the Old Hospital. When Nicola learned of the project, she volunteered to help with SouthGen's marketing and communications strategy for shares. Nicola brings to SouthGen the perspective of the visitor and second homeowner who think of Southwold and Reydon as their second community.

PROJECT FINANCE

SouthGen must raise £725,420 to complete this project. Of this, £651,377 is capital (construction costs and other capital expenditure) and the remainder is working capital. SouthGen have raised almost 50% of the total capital costs (£356,000) through 2 large grants from the New Anglia LEP and the Community Business Fund.

This share offer is a critical piece in the SouthGen funding package. Our financials are predicated on achieving £125,000 in public investment, matching investment of £100,000 by the Cooperatives UK (Community Shares Booster Programme), and a commercial loan of £150,000 at 6%. If we achieve public investment of £250,000, we can dispense with the commercial loan, which will reduce our finance charges and improve our net profits.

Our financials include a Director's Loan obtained in January 2018, which is interest free until 2020 and thereafter pays interest at 6%. Repayment will begin after 2023.

A detailed breakdown of all the costs and funding/finance and an explanation of assumptions is contained in our Business Plan (www.southgen.co.uk). Hard copies are available at the Post Office and the Library.

Summary profit and loss forecasts and balance sheets are set out on the following pages.

PROFIT & LOSS ACCOUNTS	2019	2020	2021	2022	2023
Total income/sales	5,000	55,571	251,965	273,926	294,071
Less cost of income/sales	0	(3,940)	(18,330)	19,349)	(19,929)
Gross profit	5,000	51,631	233,634	254,577	274,142
LESS OVERHEADS	(16,840)	(65,221)	(203,108)	(206,285)	(211,599)
PROFIT BEFORE INTEREST AND TAX	(11,840)	(13,590)	30,526	48,292	62,543
Interest cost	2,792	(11,175)	(12,424)	(9,372)	(6,113)
PROFIT BEFORE TAX	(9,048)	(24,765)	18,102	38,920	56,430
Tax	0	0	0	0	0
PROFIT AFTER TAX	(9,048)	(24,765)	18,102	38,920	56,430
Less Share Interest	0	0	0	(9,762)	(9,762)
RETAINED PROFIT/(LOSS)	(9,048)	(24,765)	18,102	29,159	46,669

BALANCE SHEETS**2019****2020****2021****2022****2023****FIXED ASSETS****478,153****757,220****730,500****703,780****677,060****CURRENT ASSETS****203,364****58,207****58,323****64,816****84,171****CREDITORS < 1 YEAR****1,616****(7,060)****(7,354)****(7,968)****(8,935)**

Net current assets

204,980

51,147

50,969

56,848

75,236

CREDITORS DUE > 1 YEAR

Directors Loan

(75,400)

(75,400)

(75,400)

(75,400)

(75,400)

Loan

0

(150,000)

(105,000)

(55,000)

0

Grants

(298,241)

(298,241)

(298,241)

(298,241)

(298,241)

NET ASSETS**309,491****284,726****302,828****331,987****378,655****CAPITAL AND RESERVES**

Share capital

244,038

244,038

244,038

244,038

244,038

Retained profit and loss account

65,454

40,689

58,791

87,950

134,618

SHAREHOLDERS FUNDS**309,492****284,726****302,828****331,987****378,656**

OTHER LEGAL INFORMATION WE NEED TO TELL YOU

Society Rules can be downloaded at www.southgen.co.uk, where you can find other documents relevant to this share offer.

As with any other investment, there is risk involved. Should SouthGen run into financial difficulties:

- We may not be in a position to pay interest
- We may have to suspend your right to withdraw shares
- You may lose all the money you pay for your shares.

If SouthGen is wound up, its assets will be used first to meet its liabilities and next to repay members for their shares. Any surplus will be passed onto a charity, society or other asset locked body serving SouthGen's area.

If a Member dies, the repaid value of the shares will be part of their estate for probate purposes.

Shareholders should be prepared to tie up their capital for a number of years. Share capital cannot be withdrawn for the first three years of investment and thereafter only at a maximum level of £10,000 per annum. Please note that the Management Committee may resolve at any time to return excess capital to members in the proportions in which they provided it to the Society. Also, the Management Committee reserves the right to refuse an application for withdrawal to protect the stability of the society's financial position.

If you are in any doubt as to the action you should take, we advise that you seek your own independent financial advice from your stockbroker, bank manager, solicitor, accountant or other independent financial adviser duly authorised under the Financial Services and Markets Act 2000 (FSMA) or from another appropriately authorised independent financial adviser.

The content of this document has not been approved by an authorised person within the meaning of FSMA. Reliance on this document for the purposes of engaging in investment activity may expose an individual to a risk of losing all the money he/she has invested.

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

SOUTHGEN THANKS YOU



CO-OPERATIVES UK



Supported by
Councillors Locality Funding



Gareth Nash and Dave Hollings, CMS Coop
Colin Clark, Marshall Hatchick
Helen Rumsey, Ensors LLP
Kevin Brown, Walter Wright LLP
Laura Krickova & Stewart Henry, Constable Vat Consultancy LLP
Mark Sargeantson, FRICS Consultant, Fenn Wright
Ralph Carpenter, Matt Bell & Joseph Gautrey, Modece Architects
Jamie Hephher, Neil Griffin, Fergus Fitzgerald, Dan Gooderham, Adnams Plc
Charlotte Clark, Mike Ellison & Mandy Wilkerson of Suffolk Libraries
Cheryl Willis, East Suffolk Economic Development Team
Southwold Trust
Stephen Taylor & Brian Prettyman, Suffolk County Council
Hastoe Housing Association
Wellington Construction Ltd
Abigail Roland
Adam Collins, Built by Stack
Emily McVeigh, Food Hub Cookery School, Kenton Hall Estate
Flora Walker
Gerard Amiel
Ian Buxton
Jenni Carbury, University of Suffolk
Jessica Brown, Aldeburgh Food and Drink
Jessica Walker
Julie Carpenter (photographs)
Leo Elward, CommsUnite
Louis Champain, Champain Landscapes
Mark David, The Cooking Experience Ltd
Mark Hannant, Film maker
Mark Hooper, Indycube
Murray Gellatly
Phoebe Dunning
Phoebe Sabin
Sam Wilson, Artist & Illustrator
Sarah Thompson, Childwise
Tiffany Doe, Newpark Childcare
Will Dunning
Will Windell
Patricia Tobin (volunteer photograph)

Thanks also to all current and past members of the SouthGen Management Committee, our volunteers, and all involved with SouthGen's forerunner, Save Our Southwold (SOS), for their hard work.

SOUTHGEN
BRIGHTER FUTURES

