



Bridgend Farmhouse Community Share Issue

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



**Our Vision:
Learning,
working and
growing
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develop a
flourishing
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and place.**

Who and Why

Bridgend Farmhouse Ltd is a charity set up to sensitively renovate a much-loved late 18th century farm steading on the South side of Edinburgh and then 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 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 life.

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 still need some money to pay for all the final restoration costs, and, as with all successful business start-ups, we need some capital to underwrite this early phase as we begin trading. If we can raise at least £50,000 through this share offer, we will be able to complete all the costs of the restoration, and develop the enterprise and hub now, so we can 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. For the last four years we've run courses, weekly drop-in days for volunteers, and special community events, as well as a range of outreach activities in the surrounding communities, during the renovation. Now we want to assure Bridgend Farmhouse as a successful community hub and social enterprise centre, run by staff and volunteers together and 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 based around my local area of Craigmillar. I then 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 many practical, innovative and fundamental ideas that will benefit the local community greatly keeping an important part of Edinburgh's history alive. I have great passion for the farmhouse and cannot express how important it means for many people. I really do look forward to its future to further support local communities.' **Jamie, Volunteer**

Invitation To Invest



By buying a “community share” 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 wonderful 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. IA shareholder becomes a member, and it's one member, one vote, so all members have an equal say at the Annual General meeting and on any decisions. After 5 years, we will begin to issue an annual return of up to 2% on your investment, redeemable against Bridgend Farmhouse Goods and Services. The rate of return will be dependent upon the level of our success each year. You will also have the opportunity to cash it in after 5 years should you wish to. If you are a tax payer, you may be able to get 50% of your investment back through a tax-incentive scheme to encourage investment in social and new enterprises. We have written to HMRC and we have a letter of assurance that our share offer qualifies for this. (see page 12)

It's only fair to 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 and inspirational project. As a community owned resource we offer opportunities to host services which support local people. Our building is a scenic and beautiful venue 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 charity's in Scotland to have changed our constitution in order to become co-operatively owned and run, and to launch a share issue that enables the local and wider community to invest in the site and its potential for further development - 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



History

2010 – A group of local residents and allotment holders met to discuss the restoration of the farmhouse and their plans to open it as a community hub. They start running consultation events with different groups and meeting with the City of Edinburgh Council. Current members of the Board of Trustees were active in these early groups.

2011 – We set up a charity, Bridgend Inspiring Growth, applied for grants and began running woodland skills courses and story-telling projects to reach out to differing groups. We developed our ideas for how the farmhouse could be used.

2012 – We were awarded a small development grant by The Big Lottery and held more community consultation events and projects. We appointed a consultant to draw up a business plan, feasibility study and options appraisal.

2013 – We appointed our first community development worker, supported by grants from the city council. We began running cooking courses, nature photography, health groups, picnics in the park, events, and more.

2014 – The farmhouse was put up for sale by the City of Edinburgh Council. Although it attracted 14 bids the councillors voted to give us a year's licence to use the building and time to raise the money needed to restore it. Once we were granted access every Sunday from 11-3pm, as volunteers, we started to clear the site and develop the land.

2015 – We were awarded an 'Investing in Communities; Growing Community Assets' grant of over £1m by The Big Lottery Fund. After a long campaign, councillors agreed to give us the farmhouse for £1 in an early example of urban asset transfer. It now belongs to the community.

2016 – We organised drop-in sessions twice a week, where volunteers came to 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 were awarded more grants for the restoration work from the Robertson Trust and Historic Environment Scotland.

2017 – We chose Cornhill Building Services as our contractor, supervised by a part-time project manager and our architects, Halliday Fraser Munro. We were 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 appointed two full-time staff and officially opened 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.



'I grew up being told lots of fascinating stories about Bridgend farm as my Grandad used to work in the Piggery when the farm was owned by the Binnie's. 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 on the open day! 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

Bridgend Farmhouse is a late 18th century traditional farm building with surrounding steadings. It stands on the site of an earlier hunting lodge and chapel built for James IV. It was a 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 here were the Binnies and the Darlings who still visit today. The City of Edinburgh Council bought the farm as part of a plan to create a gateway to Craigmillar Castle Park in the year 2000. However, it fell into disrepair and lay derelict until 2016 when the Council transferred it to us to be used, for ever, for the benefit of the local community. So, 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

- 1** Community development through active citizenship, shared ownership of the land and buildings, and volunteering.
- 2** Education and training in the community, particularly in the outdoors and local environment.
- 3** To improve health, both physical and mental, and address health inequalities and social isolation. To support people to live happy, healthy and enriched lives.
- 4** To support and enable arts, culture, and the heritage of the farmhouse.
- 5** To promote equality and diversity in all its forms.
- 6** To encourage environmental protection, bio-diversity and the enjoyment of Craigmillar Castle Park and promote sustainable development and living practices.

Our values:

Welcoming – We will respect everyone who comes to us and recognise that each of them has something to offer.

People Power – We believe everyone should have the means, opportunities and power to collectively 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

Sharing our journey, we have enjoyed the support of:

Sharing our journey, we are grateful to have had the support of: 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 and Health, Santander Foundation, Royal Institute of Architects, Bank of Scotland Foundation.





Our Projects



Workshops

We are using our purpose built workshops for simple woodwork, up-cycling furniture, rag-rug making, willow work and printing. We are offering 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 our users are interested in.



Come Dine wi' Us cooking/cafe training courses

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



Bike Repair

Bridgend has its very 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 for use at other times. We are also developing an electric bike project and exploring the possibility of building 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 an important element. Our volunteers have tackled building projects, requiring an extensive range of skills: building a shed; a pizza oven; an outdoor stage and super-composters. They have also completely re-developed the garden and transformed the greenspace. Heartened by this, they undertook the charring and cladding of our workshops followed by the painting and decorating of the Farmhouse. Volunteers learnt and shared skills to ensure this was a huge success.



Mosaic Projects

We run a range of different mosaic classes and projects, run by local artists. Upcoming ones include a history of Bridgend timelines with local primary schools, and also adult education classes to make your own.

Café training

Bridgend Farmhouse is developing a training cafe where people can learn and develop the skills for working in a professional kitchen and café. We will support people to develop confidence and a range of skills and to access appropriate qualifications. We will also provide people with assistance to seek further training and employment should they wish. We are all working to create a venue for affordable, locally and ethically sourced food.



Making natural cosmetics

We have already offered this project in different locations as an outreach project and 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 explored branding their products and designing their own labels with a view to starting a social enterprise.



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 Aunty Jessie, raids on the chicken coop and cows crossing Old Dalkeith Road. Our workshops with young and old and 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, exhibitions in the library, and more.



Bridgend Bothy Build

Run in partnership with SEDABuild, this is a volunteer led build of a traditional bothy (mountain hut) here in the city. It will be made almost entirely from natural or recycled materials, including straw bale, clay plaster, timber and a green roof. We will re-use the stones and bricks found on the site. It will be off-grid with electricity supplied by photovoltaic panels, but there'll be a wood-burning stove to keep you warm! Designed over the years in consultation with Bridgend Farmhouse members, volunteers will now be able to learn the skills to build their own home. They will 'raise the bothy' together, through a range of volunteer days and weekend courses open to all. Once completed we will use it for storytelling and performance events, an outdoor classroom, and for its traditional use of a place to sleep.

Acorn Fund

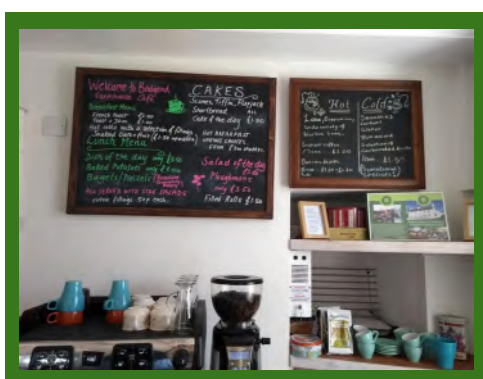
An exciting new opportunity for volunteers and members. The Bridgend Farmhouse Acorn Fund is a pot of money up to £200, available for volunteers to try out new projects and activities. Successful applicants also receive mentoring from staff and/or Board members to achieve their aims, and to help promote this to the wider community. Examples so far include a singing group, spoon-carving workshops, a youth outdoor work group, an international cooking group and a wormery. This is transformative in building confidence and skills.



The Bridgend Hub



The farmhouse has been completely restored, keeping many of its original features, such as sash-cord windows, chimney stacks, a lovely winding stone staircase, and a weathervane. However, we've added modern features too – fire doors, underfloor heating, extra toilets, a wheelchair lift, and a wood-burning stove. A beautiful historic old building – a beacon that stands out as a well-known place in the community.



The café and training kitchen occupy the whole of the 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 and provides the facilities to run training sessions. The café is dog-friendly.

The community 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 flats and houses were sold to their tenants in the 1980s, whilst some remain as social housing. However, the 1980's was 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 exists to help change all this through community self-help and working together to create more opportunities for a flourishing and diverse community.

Our large upper room is ideal for gigs, exhibitions, meetings, classes, fitness, groupwork, and small conferences. It is fully equipped with wi-fi and overhead projector, and can host up to 30 people.

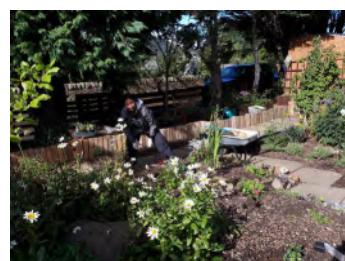


We have four large community workshops for wood-work and metal-work, bike-repair, arts and crafts, a base for outdoor education, and classroom. Each workshop is stocked with tools, storage and equipment.

Our front garden is a space for outdoor gatherings, children's parties, weddings, festivals with a stage for live music, a pizza oven, and as a space for relaxation and enjoying each other's company. We have plans to develop an outdoor natural play area.



Our kitchen garden - for growing fruit and vegetables, attracting bees and butterflies, and a place for organic composting, wormeries and natural waste management.



How Will The Share Issue Money Be Used

Our minimum target is £30,000.

If we raise this amount, we will be able 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



'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**

Our optimum target is £50,000

This would enable us to go further. We could:

- Run the café and training kitchen for longer hours each week
- Continue to have a full-time admin and finance worker next year
- Employ a part-time janitor/care-taker.
- Offer a wider range of community development projects.
- Put Bridgend Farmhouse as a social enterprise on a much firmer financial footing.
- 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.



'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**

Our maximum target is £100,000

This amount, would allow us to go even further 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 the site
- Ensure a more secure future for the whole Bridgend Farmhouse project
- Add more to the Bridgend Acorn Fund (see page 7)



'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 future for the Farmhouse

Bridgend Farmhouse has been able to open its doors with support from several key funders to pay 2 full-time staff and 2 part-time staff enabling us to open 7 days a week providing activity sessions, food engagement, events, a 3 day a week café staffed by volunteers, learning opportunities, all creating a welcoming and nurturing environment.

Having a community kitchen and café at the heart of the building, which enables us to generate income plus contributions from full occupancy of our hot desks and some regular lets of our spaces, all after 5 months of opening, we are covering our bills. As we build our volunteer food team and provided learning within the kitchen and café, we will be able to expand and deliver a wide potential for income generation via our food and facilities to rent.

Our goal is to be financially sustainable, but we will always want to provide opportunities and support for the community around us, which means the support of funded services will still be needed as part of how we operate.

We are, and will always remain, a community owned social enterprise who will use any profits we make to re-invest in our amazing place to ensure its long-term success and survival to serve 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.

Financial Projection

Bridgend Farmhouse

	2018 Year 1	2019 Year 2	2020 Year 3	2021 Year 4	2022 Year 5	2023 Year 6
Sales						
Café sales	9,900	22,000	23,000	23,690	24,401	25,133
Catering	5,700	16,200	17,496	18,896	20,407	22,040
Rents regular/ routine ie classes	11,460	21,120	22,810	24,634	26,605	28,734
Total Sales	27,060	59,320	63,306	67,220	71,413	75,906

LESS: Cost of Sales

Purchases assuming cost 30%	4,680	11,460	12,149	12,776	13,442	14,152
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VAT on Gross Profit

	0	0	0	0	0	0
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Gross Profit	22,380	47,860	51,157	54,444	57,971	61,754
Gross Margin%	83%	81%	81%	81%	81%	81%

LESS: Overheads

Staffing	59,244	61,021	62,852	49,738	51,230	52,767
Start-up costs	54,000					
Other Overheads	16,220	16,707	17,208	17,724	18,256	18,803
Total overheads	129,464	77,728	80,060	67,462	69,486	71,570

EBITDA	-107,084	-29,868	-28,903	-13,018	-11,515	-9,816
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Interest on Mortgage	0	0	0	0	0	0
Interest on short-term Loan	0	0	0	0	0	0
Interest payments to institutic	0	0	0	0	0	0
Interest payments to sharehol	0	0	0	0	0	0
Depreciation charge (100% Cap.	0	0	0	0	0	0
Total other costs	0	0	0	0	0	0

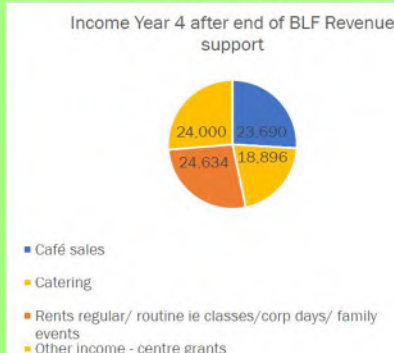
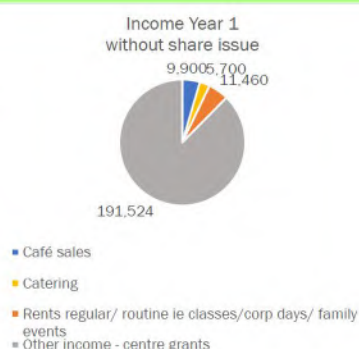
Operating Profit/(Loss) - Before	-107,084	-29,868	-28,903	-13,018	-11,515	-9,816
Other income - centre grants, sl	191,524	53,000	38,268	24,000	24,000	24,000

Corporation Tax	0	0	0	0	0	0
Net Profit/(Loss) - After Tax	84,440	23,132	9,365	10,982	12,485	14,184

Annual inflation	103%	103%	103%	103%	103%	103%
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Net profit % of turnover	312%	39%	15%	16%	17%	19%
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Discrete Project Grants not Included in this summary as income ought to be broadly similar to expenditure in e:
No Match funding at Present other than Lottery



Our Enterprise Strategy

We have a business plan – see website www.bridgendfarmhouse.org.uk – much of which is already in action.

We run a training kitchen and cafe, and will soon we will be providing outside catering, as well as renting out the kitchen for groups and evening classes. At other times, our café will be providing meals and snacks from locally grown (and farmhouse grown) produce, and reclaimed food. The café will provide an important meeting space.

We are already 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, providing a platform for performers, and as a popular venue for community celebrations. We provide office space, hot-desking facilities and IT access to support local people setting up their own social enterprises.

We can rent out the workshops to provide unique, accessible and affordable facilities to community groups, charities, small companies, individuals and instructors.

We run courses for which we either have grant funding or with a sliding scale of charges. We want to be offering people new opportunities to develop and try something new.

We can rent out the whole farmhouse and garden in the evenings or 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'll 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 modest average occupancy of 30%. Our rental charges will be affordable. We plan to be able to meet our own costs after five years and return a modest annual interest of 2% per annum redeemable against Bridgend Farmhouse goods and services to all members.

We have a marketing strategy, and now that we are open, further opportunities for income generation are emerging.

Situated on a main artery road into Edinburgh, the busy Old Dalkeith Road, the shining white building cannot be missed as you approach the bend in the road. 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 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 factored in ample parking spaces. We believe that 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. For example, 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 into partnerships with these organisations to apply for funding, and to make use of the farmhouse and our catering.



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 advance assurance from HM Revenue and Customs that investors in Bridgend Farmhouse Ltd can claim up to 50% of what they invest 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 will 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.

Governance Structure

Bridgend Farmhouse Governance

Who decides and when?



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

Board of Trustees (Must always be at least 50% local). (Meet Monthly)

Working Groups (Activities; Business; and Land/Buildings)
Open to all (Meet monthly)

Staff Team (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 at 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 we do not reach our target, then the share offer will be declared 'unsuccessful' and your money will be returned to you within four weeks of the closing date.

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 shareholders a 5% discount in the café.

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 - its 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



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 led 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 currently 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.



Frequently Asked Questions

How much can I invest?

It depends on 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 complete the funding that is required to pay for the restoration of the farmhouse and the building of the workshops. The rest will be used to pay staff so that they can continue in their posts, and to develop the facilities and community projects so that we can become self-sustaining in the future.

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 totally committed to creating a democratic culture at Bridgend Farmhouse. Members will be invited to two larger meetings each year where they can find out about, advice and vote on various 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 groups on operational matters, such as 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?

We aim 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 very exceptional circumstances. This is the time we need to get the enterprise up and running and then, it will depend on how business is going. We do however aim to give you a 2 per cent annual interest on your share, redeemable against Bridgend Farmhouse goods and services, after those first 5 years in years when we do well. After those initial 5 years your shares can be withdrawn although this will be limited each year. It will depend on the cash surplus available each year and the amount that can be withdrawn each year will be limited to a certain maximum 10% of the total share capital of the society, and people will be invited to make requests to withdraw it. Criteria will be put in place for agreeing to withdrawals at the point where withdrawals become possible.

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 as what you invested in the first place.

How do we safeguard against a majority of members 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 to first be approved by OSCR and the FCA. Also, the land is secured by the Big Lottery and our title deeds to ensure that it is only ever used as a community centre for learning, eating and exercise. So, we could never 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. Also, 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 who are not members.

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 in the application on the application form at the end of this share offer document.

Who can invest?

Anyone over 16. (But only those over 18 can be elected 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 member is that you become a shared-owner and have a vote at the AGM to elect the Board of Trustees and decide on important matters.

What if I want to become a member but £25 is too much?

Please contact us directly if the £25 share investment is too much. We are creating a 'sponsors scheme' where other investors can cover the minimum share investment for others to become members. You would then be able to apply for membership based on a smaller investment of potentially £10 if you live within our Area of benefit.

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 member?

Bridgend shareholders 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.**

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