



Community Share Offer

12th September 2015 - 29th February 2016

We are excited to announce the launch of our community share offer. This gives you the opportunity to invest in our farm and become a co-owner. By investing, you are supporting a new approach to farming; one that's sustainable, resilient and benefits people as well as the planet.

Sutton Community Farm (SCF) is a farm with a difference. We are community-owned. This means that you can join in and help shape who we are and what we do.

Since 2010 we've been growing vegetables on seven acres of land on Little Woodcote Estate in Wallington. Each year, we've gone from strength to strength and have been inspired by the way local food brings the community together.

Building on the last five years, we are excited to be opening our farm for membership to the wider community, taking us forward to the next level. This share document tells you about our plans and why you should invest in our farm.

What we do

In a nutshell, our purpose is to increase access to fresh, healthy, sustainable food and provide a shared space for people to cultivate skills, get exercise and make friends.

We distribute the majority of our produce in a VegBox scheme, currently selling 200 Boxes per week to local households and pickup points in south London. We also sell wholesale to restaurants in central London.

As we grow food, we invite people to join in. As well as our regular cohort of volunteers, we have visits from school groups, disability colleges, probation services and businesses from across London. Our educational work is centred around food production, cooking and healthy lifestyles. We also engage with people beyond the farm, taking our work into schools and the local community.

Our plans for the future

Our business plan is viewable on our website and provides a guide to our plans for the future. We aim to be independent from grants, however we do follow up opportunities if they help us achieve our mission.



The Community Shares Standard Mark is awarded to share offers that meet national standards of good practice. This share offer has been subject to an assessment procedure covering the business model, community engagement, governance and clarity of the offer document itself. For more information, see: www.communityshares.org.uk



Why buy a Community Share in our farm?



Share period: 12th Sep 15 - 29th Feb 16

Minimum investment: £30

Maximum investment: £6,000

The money raised through this share offer contributes to increasing our working capital and if certain levels are met, we can fund new projects that help develop our farm, as outlined.

SCF has a good record of growth and our finances are healthy. Each year we have increased the traded income and reduced our grant dependency. Our Annual Accounts are available on our website:

<http://bit.ly/scf-accounts>.

How to invest

The minimum investment is £30 and the maximum investment is £6,000. Any amount in between may be invested. Share applications can be made using the attached share application form or online:

microgenius.org.uk/project/sutton-community-farm-36

What are the benefits of investing?

By investing, you will:

- Become a co-owner of the Community Benefit Society that is Sutton Community Farm;
- Receive a Share Certificate and SCF tote bag;
- Be entitled to one vote at general meetings of the members;
- Be invited to special events on the farm;
- Be updated regularly through a members newsletter and Annual Report;
- Be providing longer-term security to the farm, investing to increase access to local food while benefiting people and our planet.

Target level 1: £10,000

This is our initial membership drive, and we're aiming for 250 new members.

If we don't meet this target, you will still be offered membership. You can choose not to become a member. All monies raised will be added into our working capital. Examples of how we will use the working capital include purchasing tools, site maintenance, and improving and expanding the VegBox scheme.

Target level 2: £30,000

At this level, we will invest £20,000 into the following projects:

- ✓ **Increase farm visibility** along Telegraph Track and Woodmansterne Lane with signage (£5,000).
- ✓ **Construct a self-service produce stall** so that people can buy produce on-site (£7,000).
- ✓ **Make the farm more water efficient** by completing works on our rainwater collection systems, collecting water from every roof and connecting our storage ponds into our irrigation (£5,000).
- ✓ **Complete a renewable energy study** for roof and ground mounted PV, making our farm carbon positive (£3,000). Funding the PV installation may involve a further share offer with interest available.

Target level 3: £60,000

At this level, we will invest an extra £30,000 that will:

- ✓ **Complete a Sutton FoodLab business plan** and initiate steps towards renovating the glasshouses on our site. A FoodLab is a space for education and value-added production. This will help turn produce from the farm and wider community into products such as jams, healthy juice drinks, popcorn, herbal teas and honey. It will also provide space to teach cooking skills and enable enterprises like our local baker to scale-up.
- ✓ **Power our deliveries by 100% renewables** with a larger electric van, able to meet our projected customer growth.



About the investment

You are investing in Sutton Community Farm Limited (SCF), a Community Benefit Society, registered with the Financial Services Authority (32202R) on 16 Sep 2013 under the Co-operative and Community Benefit Societies Act 2014.

Our governing document, known as the Rules, contains details of members' rights and the management and constitution of the Farm. Please note that the share offer will close once the higher target of £60,000 is reached.

Investment limits

Shares are priced at a nominal £1 a share. You can invest any amount between a minimum figure of £30 and a maximum figure of £6,000. We want this offer to be as open to as many people as possible. If you have a little to spare we would welcome you investing £50. If you have larger sums you think could make the difference, we would welcome you investing what you can afford.

Restrictions on returns

We intend to pay a reasonable rate of interest on shares provided the profits of the business can afford it and it's agreed by the members. Our aim is to pay 2% p.a. on the share capital. The rules of the Society allow interest payments at the discretion of the Board of Directors. Payments will be suspended if the financial performance of the farm cannot support them. You can choose to receive a 2% annual return on your investment, paid every year, if affordable or you can forego this right to claim the annual interest in which case the farm's finances will benefit further.

Risks and caution

This is an established society with a good track record and solid plans for the future. As with any investment the ultimate risk is if the farm fails. In this case you would lose all of your invested money. In that unlikely event you would have no right to compensation from the Financial Services Compensation Scheme.

Your personal liability in all circumstances is limited to the value of your shares. We have identified the key risks in our Business Plan, section 13 and what we will do to reduce these risks. This is an investment in the Community Farm and not in the land we currently use.

Eligibility of membership

Members must be 16 years or over and the shareholding must be paid in full.



Voting rights

On purchase of the minimum amount of shares you will become a member of the Society and will be entitled to full voting rights at the AGM and other general meetings.

All members have one vote regardless of the number of shares held.

Nature of the investment

The investment should be considered as an opportunity to contribute financially to the farm with the expectation of a social dividend rather than a financial reward. This is a long-term investment.

The value of shares in the SCF cannot increase beyond the nominal value of £1. Shares cannot be sold and may be withdrawn by members who have held them for a minimum period of five years or such other period as the Management Committee decides.

The Farm business cannot be sold for the benefit of its member shareholders and if it ceases to trade and has surplus assets at that time, members will have their investment returned to them and any surplus beyond that shall be applied to further the objects for which SCF was established.

Shares are not transferable except in cases of death or bankruptcy. Share capital may be withdrawn by selling the shares back to SCF after a minimum of five years from the then purchase date. You may withdraw some or all of your shares after the minimum period provided:

- Notice of three months is given;
- Trading surplus or fresh share capital allows this financially;
- The Board does not refuse the request as it is legally allowed to do so. This will be based on protecting the long term interest of the society and the community value.

Finding out more



Key documents

Our governing document lays out the rules for our organisation, our business plan explains our aims and how we will achieve them. These documents are available on our website.

Who is behind Sutton Community Farm?

Please refer to our website to see our current Board Members and staff: suttoncommunityfarm.org.uk

The **Community Shares Standard Mark** is awarded to share offers that meet national standards of good practice, as embodied in the Community Shares Handbook. Specifically the share offers have been subject to an assessment procedure covering the business model, community engagement, governance and clarity of the offer document itself. For more information, see: www.communityshares.org.uk



"I bought some vegetables from you last week. They were so good I have ordered some more. They are so tasty compared to supermarket veg! I will be a regular returning customer." - Terry

"I would like to say a big thank you to everyone for making feel so welcome, coming here has gone a long way to helping me restore my sense of humour and make me feel valued at a particularly difficult time in my life." - Sarah

"Congratulations Sutton Community Farm on the miracle of the year – my daughter doesn't eat vegetables, yet she ate your kale!" - Helen

"It's exhilarating to work at SCF, whatever the weather! I've met some awesome people there, and the whole experience is making me much more aware of our connection to the world around us – and the need to strengthen it – in ways I couldn't even have imagined before. I'm sometimes physically knackered at the end of a full day's work, but my heart is full and it's great to be able to contribute to something so positive and so necessary." - Victoria

"We worked with SCF last year to give young people Not In Education, Employment or Training an opportunity to give something back to their community. The people at SCF were so accommodating and passionate about what they do. Our young people left having had a thoroughly rewarding and enjoyable experience, inspired about the value of hard work. The passion from those working at the farm is infectious." - Ben, NEET Outreach Worker

"I am so happy I found you guys, it is wonderful to have real fresh food – the smell of them as I cut them is so wonderful. Please thank everyone for all their work." - Nicola

"SCF is a fine example of peri-urban farming and the organisation is to be highly commended on the strategic approach taken to integrating values, principles, and structure." - Naturesave Insurance

"Just wanted to say thanks for providing great tasting food and for making the pickup points accessible for us. After eating so called organic foods from supermarkets there is no comparison at all.....so, so nice!!" - Jenny

Getting in touch

Farm Phone. 077 2215 6097

Email. info@suttoncommunityfarm.org.uk

On the web

Web. www.suttoncommunityfarm.org.uk

Twitter. @suttonfarm

F. facebook.com/suttonfarm