

The Why, What and How of Community Farm Buy Outs



Why Community Buyouts for Farmland?

- Access to land is prohibitively expensive for small scale local food production.
- BD Land Trust buys a Farm and holds it in trust for Sustainable Farming in perpetuity.
- Farmers or Growers then Rent/Long lease the Farm from the BDLT.
- Save capital for farm business, allows a community bias to the

Origins: Fordhall Community Buy Out; Tablehurst Farm; Land as a Commons not Market Commodity



What is a Community Buyouts of a Farm?

- A Land Trust is a Community Benefit Society, exempt charity at law, join by investing £100, one share one vote, democratic body.
- The Land Trust holds the Farm as “Common Wealth” for Sustainable Farming in perpetuity.
- Tablehurst Farm, Sussex; Rush Farm, Redditch; Huxham’s Cross, Hammonds Farm Stroud, BD Seeds Co-op.
- Who? Small team, 6 directors, 250 plus members

How does a Community Buyouts of a Farm Happen?

- Farmer and BDLT partnership formed with the Farm itself.
- Prospectus issued, people/ organisations invest by buying With-drawable shares, Gifts, Interest free loans.
- Social and environmental return, not financial
- Land bought.
- Tenancy agreed

Apricot Centre Experience @ Huxhams Cross Farm Dartington 1)

- Unique toolbox: Biodynamic, Permaculture design, Agro-
- forestry, Research, Well being strand.
- Achievable Apricot Centre vision, Good farmers, Business
- Plan, Supportive Community.
- BDLT have the skill set to raise money, and deal with legal

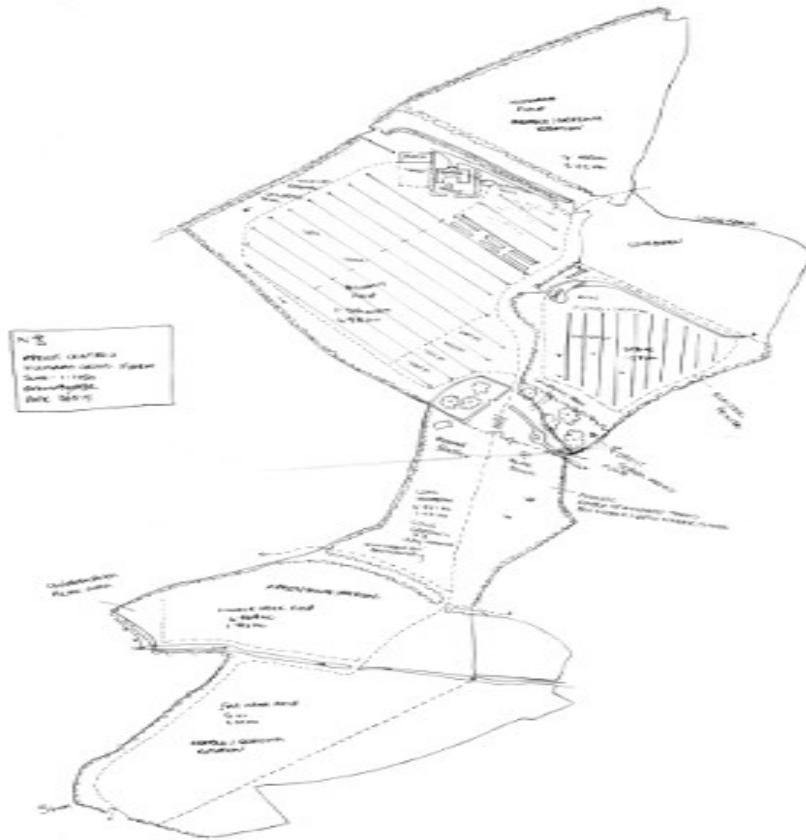
Apricot Centre Experience @ Huxhams Cross Farm Dartington 2)

- Raised £ 170,000 in shares, gifts, loans, BDLT invested
- £ 45,000 for £ 225,000 34acres land cost, and BDLT invest up to £ 100,000 for infrastructure.
- BDLT and Apricot Centre will launch a second share offer on 10th October

Permaculture Design on a Farm Scale

- We used the Permaculture design process to create the farm plan, with the community and designed “live” so others could see the process.
- Key tool in creating smaller viable farms

Permaculture Design on a Farm Scale

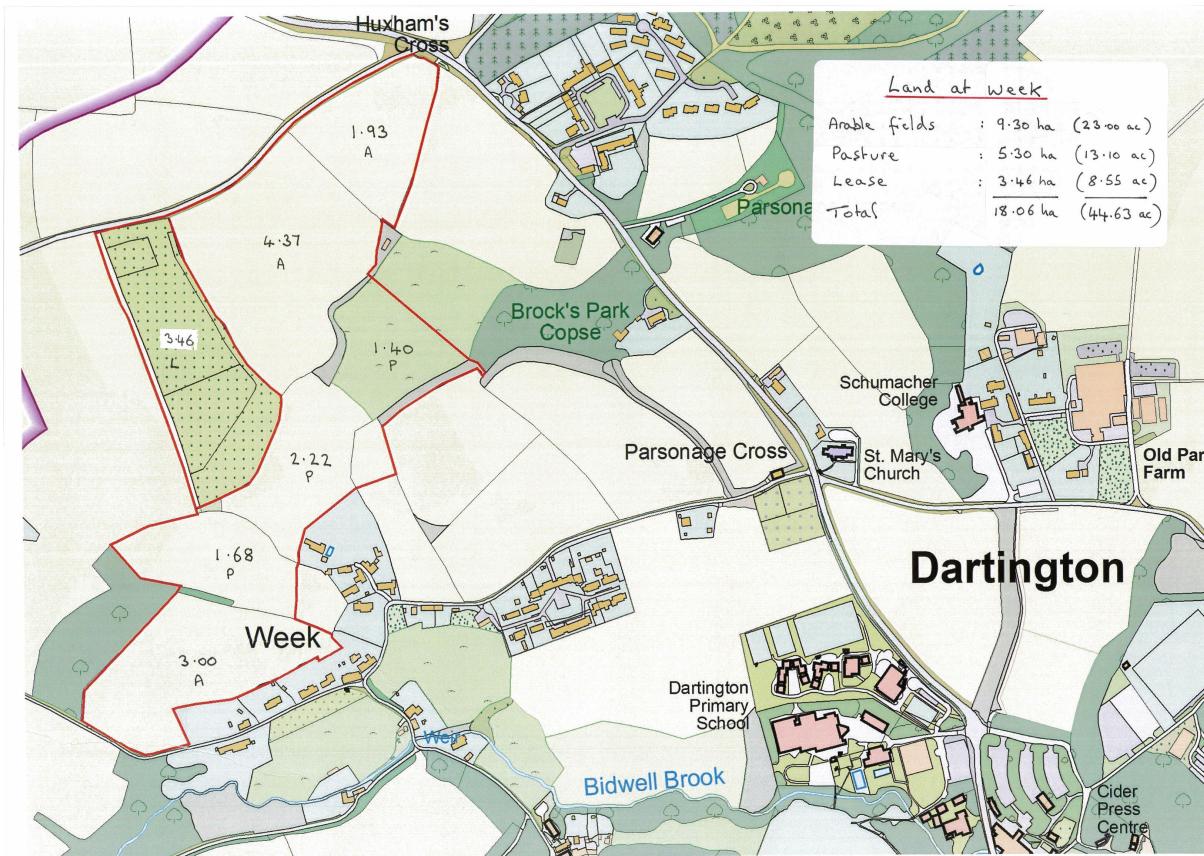


Biodynamic Land Trust

theapricotcentre
for sustainable living



Community building, co-op values, reconnecting with land, wildlife, access, Good food, Well being, Health, Low carbon, Training



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What it might look like

