



Chagfarm AGM meeting pack 17th October 2013

Davon and Sylvan Friend

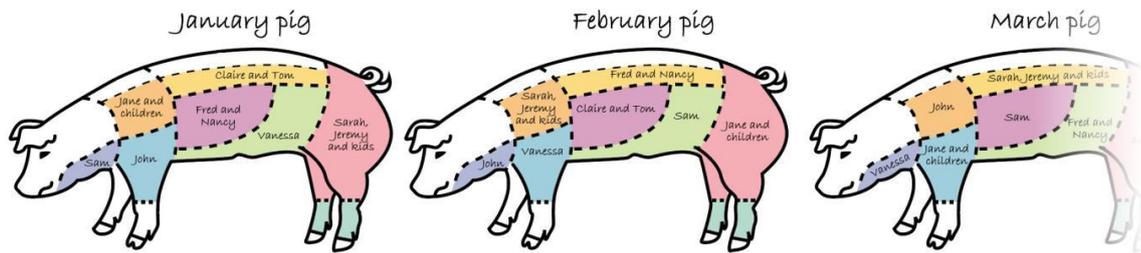


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1 Meeting welcome

Welcome to Chagford Community Farm's first annual general meeting!

Agenda	Time
Members arrive (coffee, tea and biscuits)	7.30pm
Welcome and meeting start	7.45pm
What we are doing	8.00pm
Farm update	8.15pm
Financial summary (half year accounts)	8.30pm
Discussion points and questions	8.45pm
Meeting close	9.05pm

Chagfarm's core values

- 1. Contributing to a more robust local community** – we want to complement the existing local food network of shops and producers, reduce food miles and bring greater resilience to the local economy.
- 2. Promoting high welfare farming systems** – we believe that happy and healthy animals are nutritionally better for human consumption. We will demonstrate a highly productive small scale alternative to modern, intensive factory farming. Whatever you think of the Organic movement, we believe the production methods deliver the highest welfare and most naturally produced food.
- 3. Recognising local heritage** – we will select heritage breeds which have a history of presence in the local area whilst managing the land and animals using traditional methods which maintain the character of local landscape.
- 4. Enabling community involvement** – we want to reconnect people with where their food comes from, how and where it is produced and the implications of the choices we make on the environment, biodiversity and our own health.
- 5. Local employment and education** - we will provide employment and a “way in to” farming for two part time young farmers. We hope it will grow over time to offer more products and employ more local people. Feed, materials and additional labour will all be sourced locally where possible. We will run training courses such as cheese making, dry curing and mead making for members and the local community.

Farm membership

Members have the choice of produce shares, subscription shares and work shares.

Produce shares allow you to order a set amount on an agreed frequency. Our meat shares enable us to share the risks and rewards of farming associated with Community Supported Agriculture in a similar way to Chagfood's veg shares. If our animals put on good weight, are healthy etc you get more meat as you order a share of an animal and not a certain quantity or weight of meat.

Subscription shares allow more flexibility, this is where you pay a set fee for certain produce each month but can decide to let credit build up or instead arrange a regular order against that credit.

Work shares allow members to volunteer on the farm in exchange for produce. They commit to work a certain number of hours a week and cover dairy and animal welfare tasks in exchange for some food. Two of our work share members are here tonight (Astrid and Sarah).

5 year shares - On top of this we encourage members to invest in 5 years of produce paid up front to help us with the capital start up costs. These members benefit from fixed food prices for five years and get interest in produce each year depending on the performance of the enterprise.

2 Farm update

Here's a quick summary of our first 7 months of farming:

Farm infrastructure: fenced 5 fields for organic stocking densities, repaired small goat sheds, installed water connection to spring 500 metres away, installed drainage system and septic tank, built milk bottling and cheese making dairy and 2 weeks from completing it. Next up is building a toilet, re-roofing the old piggery, fitting out milking parlour and building a cheese cave.

Goats: We have 5 female goats for milking, they are approximately 8 months old and we hope we can get them in kid by February so we can have our own milk by August next year. If not, we will have to wait till February 2015 to have our own milk. We have collaborated with Jane Ross, Whiddon Down by doing up her milking parlour so we can buy her milk and start bottling/ making soft cheese in our dairy over the next few months. We also have 7 male goats that we are rearing for meat. The first of which will go to slaughter in early December. The goats have been eating lots of mixed forage in the woods which should make for full flavoured milk and cheese next year.

Pigs: We have 5 large pigs which are a Durac/ Landrace/ Oxford Sandy Black cross and 6 smaller Kune Kune pigs. The large pigs root and dig up the ground to forage and the smaller pigs graze on grass. This way we can rotate them whilst one clears the brambles and the other eats the grass. The work well together. Two of the larger pigs will go to slaughter in early December; the Kune Kunes are much slower growing and won't be ready till the end of next year.

Chickens: Our first batch of chickens went to slaughter last month and the feedback so far is very good. They led a great life in the woods, some free ranging a little too much and were lost to the fox. We've now improved the fencing and hope we can get continuity of supply over the coming months with our next batch hopefully available in December.

Bees: The weather this summer enabled our six hives to produce approximately 140lbs of honey. We hope you enjoyed our honey. We don't have enough of our own to provide over winter so will continue to supply Peter Hunts honey until our next harvest next summer. That concludes the farm update.

Member communications: We will continue to send out monthly communications and adhoc emails using mailchimp. We are building another release of our website which will include the ability for members to check their balance/ statement and potentially amend their orders. This will be released in April.

3 Financial summary

Last year's accounts (October 2012 to March 2013)

Income and expenditure for the period October to 31st March 2013

	2013	
	£	£
Receipts		
Sales goods		1,548
Sales membership		1,362
Bank interest		1
Total		<u>2,911</u>
Expenses		
Purchases		
Livestock	1,125	
Goods for resale	42	
Dairy costs	53	
Feed hay & straw	117	
Closing stock difference	<u>0</u>	
		<u>1,337</u>
Gross profit		<u>1,574</u>
Administration		
rent	338	
insurance	85	
Motor and Travel	308	
Machinery costs including fuel	71	
Tools and repairs	26	
Set up costs - New build	7,979	
Office costs	644	
Training	25	
Subscriptions	527	
Bank charges	4	
Miscellaneous	<u>5</u>	
		10,012
Net receipts less payments		<u><u>(8,438)</u></u>

Three year targets and estimates (starting this year April 2013 to March 2014)

Costs	Year 1 (2013/14)	Year 2 (2014/15)	Year 3 (2015/16)
Capital setup costs	£25,000.00	£10,000.00	£5,000.00
Revenue costs (feed, packaging etc)	£9,600.00	£11,000.00	£15,000.00
Overheads (rent, salary, insurance)	£13,000.00 (£3k)	£25,000.00 (£7k)	£30,000.00 (£15k)
Membership income	£12,000.00 (32)	£30,000.00 (60)	£50,000.00 (90)
Directors investment	£33,600.00	£14,000.00	£0.00
Subsidy	£2,000.00	£2,000.00	£0.00
Profit/ Loss	£0.00	£0.00	£0.00

4 Discussion points

- **Collection point and times** – proposing to deliver on Thursday afternoons – any comments on that or the current collection point in pound barn and AL martins and sons. Any suggestions on better locations for collection points.
- **Recruiting new members/ business members** – in order for us to be viable we need to get to 80 to 100 members (depending on order volumes of course). We have a plan for the period to April. Suggestions for how we do this are welcome.
- **Next seasons price changes** – there are 6 price increases proposed for next season. These are based on the cost of actual production (now we understand them better) and market rates where we cannot supply it from anyone else at the price we were advertising previously. Please ask any questions or provide your feedback on the form on the next page.
- **Recruiting two new Directors** – we were thinking it would be good for the farm to have two non executive directors, potentially one working in local retail and another experienced local farmer in case you can recommend anyone or put the word out.

5 Your feedback

Please tell us what you think about our current and planned products (changes in orange)

Share	Next season price	Feedback
Pork share – Whole pig approx 55kg	£400 (+£100)	
Pork share – half a pig 22-25kg	£200 (+£50)	
Pork share – quarter pig 10kg	£100	
Pork share - eighth pig 5kg	£50	
Pork share – subscription – min £10 pcm	Min £10 PCM	Bacon to be £15kg from April 2014
Goat share - pint of whole raw organic goats milk	£2	
Goat share – soft cheese 200g	£3.00	
Goat share – hard cheese 200g	£4.50 (+£1.50)	
Goat share – yoghurt 500g	£2.50 (+£0.50)	
Goat share – whole goat 12kg	£120	
Goat share – half goat 5kg	£60	
Goat share – quarter goat 2.5kg	£32.50	
Goat share – subscription – min £5 pcm	Min £10 PCM	
Chicken share – approx 1.7kg organic bird	£12	
Goose share – approx 6kg organic goose	£70 (+£10)	
Honeycomb share – approx 4 or 5 1lb jars	£25 (+£5)	
Honey jar share – one jar of local honey	£5.00	