

Tywardreath Enterprises

Making a positive economic and social impact on our community

We've been awarded 2 grants this month to support our pioneering social enterprise

UnLtd is a major charity supporting social entrepreneurs who have made us into a Star Partner to work with them offering grants and funding to support and encourage start-up social ventures in this area.

We've also been awarded their Transforming Places grant (1 of 8 awarded in UK) of funding and 3 years of their support to showcase and case study our pioneering work and measure our social impact.

Community Buying Group

We launched a pilot scheme in April with 200+ registered members living locally, mainly in Tywardreath. Community Buying Group membership offers local people and small businesses to benefit from our buying power and reduce all our costs. We will be running Newhouse Farm with Elmswood House and Tywardreath Village Shop and buying stock in bulk.

By combining your orders with ours we will buy at a larger volume discount and pass on money saving offers to you from local suppliers and large companies like Londis and Bookers.

It costs £50 a year to be a member of the scheme. Everyone who pledges a loan to the community investment fund gets 2 years free membership to thank them for supporting us. When we open the shop we will also give free membership to local people who are elderly, socially isolated or unable to work due to disability or illness.

Our community buying group will help us keep the price of basic grocery and household items affordable in the shop.

It will also enable us to expand the range the shop stocks. We are planning to run the buying group office from above the shop.

The CBG members will get a discount in the village shop on single items, to help those who don't have the need or storage space to buy in bulk.

Property Investment in Tywardreath Village Shop & Elmswood House B&B

Our solicitor started the buying process at the beginning of April so providing there are no unforeseen delays we should be owning and running both businesses in June.

Elmswood House will operate as it does now but the majority of B&B bookings will come from our business coaching clients or people attending training courses at Newhouse Farm. We do want to add a café and business centre at Elmswood for our guests, incubated businesses and local residents.

We are calling the shop 'Tywardreath Village Shop' and although we will buy from Londis we won't have to use their green signage. We can stock products from local suppliers too - many will be the people we support with our business incubator coaching and funding.

Londis have offered us a great deal to support our innovative business they will help with promotion and PR. Our buying group will buy at the discount for a multiple site retailer. Our business incubator will work with them to help micro business owners expand and sell their products in Londis stores.

We will open the shop 7am-8pm, with card payment facilities and cash machine. The newspaper deliveries will continue and we are expanding the home delivery service.

If you have an account facility at the shop now you will have it with us. People who pledge a loan to us can have a credit account at the shop.

www.tywardreath.co.uk

On our website you can read about our latest progress, news, events and information about all our activities. You can pledge a loan or register for shares. Or apply for jobs, free business coaching and work experience. Local businesses can add a free listing to our directory.

Community Investment Fund

We are continuing to raise loan pledges and offering 6% annual interest with repayment in 2 years.

So far we've raised over £200,00 from within our community, the rest of the money to buy the properties will come from our own equity and selling EIS qualifying shares.

In the long term we plan to extend this scheme to create a peer to peer lending facility to loan micro finance to local people and our incubated ventures at 7.9% annual interest and returning 6% to savers.

We are planning to start selling shares this month

It's two years sooner than we originally planned because after assessing our business plans **HMRC has approved our business plan as a company qualifying for the EIS tax relief scheme.**

This offers individual investors 30% off their income tax bill and other tax saving benefits when they buy qualifying shares in our company and hold onto them for 3 years.

If you are interested in registering for our shareholders prospectus to buy shares in the company that owns and runs properties in Tywardreath for the long term benefit of the community, please contact Trudy or Josh at Hunter Grange Investments Ltd.

Contact Us

Trudy Thompson & Josh Taylor are the directors of Hunter Grange Investments Ltd they incubate businesses, run social enterprise activities and invest in property in Tywardreath.

Email us - contact@huntergrange.com

Telephone: 01726 339540

Activities At Newhouse Farm

Corporate Business Coaching and Training workshops - We sell these services to large companies who want our entrepreneurial creative thinking, strategy and social enterprise expertise. This income has enabled us to fund our social enterprise activities for 6 years, giving our time and experience for free to support thousands of people across the UK to start and grow their own business.

For 2 years we have been based in Tywardreath and helped over 600 local people, this has created a hub of enterprising people around us who benefit from our business incubator support of our shared experience, contacts, resources and funding. They grow in confidence and entrepreneurial ability and we find ways they can collaborate and work alongside us to return the support we gave them by helping us run free activities in our community.

The profit from our ventures is reinvested with grants to fund our free community activities at Newhouse Farm. Once we have piloted these community activities and they are popular, we turn them into social enterprises to fund them for the long term. They remain free or for the benefit of local people but earn income from delivering social impact work for public sector and large organisations or they create products and services to sell to the public.

We have successfully piloted these activities at Newhouse Farm and there are many more in the pipeline being developed with local people:

- [Community Bee Hives](#) , selling honey, talks and training workshops to provide free activities involving local people in beekeeping and gardening to encourage bees and other pollinators.
- [Community Wildflower Scheme](#) - planting demonstration meadows at Newhouse Farm, collecting the seed and sharing it for free to our community to encourage more wildflower gardening. Selling bulk purchased wildflower meadow seed and training courses.
- [Community Food Growing and sharing scheme](#) - we have created a large vegetable garden to grow produce for our village shop and share the surplus with our volunteer gardeners. Every Sunday in the Summer between 10-12pm Tywardreath Gardening Club members volunteer their time to help us plant, weed and harvest to help us create the food sharing scheme and gardening activities for all ages.
- [Community Archaeology and history project](#) - we have gathered together a great team of local experts and enthusiastic volunteers to help us find Tywardreath Priory. We have run several community activities at Newhouse Farm, we plan to do more this year and create a 5 year community wide project.
- [Tywardreath Ladies Meet up](#) - every month a group of local women bring food and drink to share, we usually try a craft demonstrated by one of us or we just socialise. This month we are making origami birds for a wedding of one of the members at Newhouse Farm this Summer.

Bike Hire Scheme

We have 15 hybrid bikes all ready to hire, 5 of each size.

This scheme is a social enterprise created to provide self employment work experience for young people.

Hire charges - Community Buying Group Members get a 10% discount on bike hire.

Child bike - £9 a day
£25 for 3 days or £50 for 7 days

Adult bikes - £14 a day
£38 for 3 days or £80 for 7 days

To book a bike

Call **07933 68 48 98** or online at:
www.parbaybikehire.com

Jobs & Business Opportunities

We offer local people the opportunity to work for us as an employee or to start their own venture alongside us with our business incubator's funding and guidance to grow it.

Currently we have opportunities for people to help us run the village shop, Elmswood House B&B, Community Buying Group, Bike hire scheme and our activities at Newhouse Farm. If you are interested in working with us apply on - <http://tywardreath.co.uk/business-opportunities/>

We are also creating a paid work experience scheme for people with additional needs who find it very difficult to get suitable work locally. Two young people are starting next week for two days a week with more places being offered over the coming months.