We have land to farm!
Who wants it?

Ecological Land Cooperative
For a living, working countryside
We want to see a living, working countryside where land is accessible and affordable for those who want a land based livelihood.

We want to see farm businesses that use natural inputs to grow good, healthy, local food and produce that benefits people, communities and the natural environment long into the future.
Our mission

• **We create clusters of residential, ecologically managed small-scale farms** that are affordable, low impact and co-operative.

• **We demonstrate that low grade agricultural land can be improved using organic principles to support the production of good, healthy, local food and enhance biodiversity.**

• **ELC’s land is protected in perpetuity for agro-ecological use** and we are growing the ELC so that it becomes self-sustaining for future generations.

• **We undertake research** to provide evidence of the benefits of low impact, ecological agriculture for the natural environment.

• **We campaign for policy change** that encourages low impact development for sustainable food production, land stewardship and rural, land-based livelihoods.
We raise capital through ethical investment, community shares and other fundraising.

- Purchase land
- Design cluster of residential smallholdings
- Obtain planning permission
- Pass on only costs, rather than uplift gained from planning permission
- Seek relevant grant funding to keep costs down
- Recruit smallholders
- Create ecological management plans
- Monitor sites
What we offer
Our model provides a supportive framework for entrant farmers to establish their businesses.

- No conveyancing costs;
- Planning permission to build a low impact dwelling;
- A shared timber frame barn;
- A Highway Authority compliant access track;
- Renewable electricity generation and rainwater harvesting with no ongoing charges;
- One year of business mentoring from a sector expert;
- No-cost labour via regular volunteer days organised by the cooperative.
- Ongoing support and advice regarding business planning, grant applications and planning conditions/permission;
- Opportunities for mutual support and collaboration through our cluster model;
- Brand association, trust and credibility.
• We are a Community Benefit Society registered with the FCA.
• Our Board of Directors is elected by our membership at our AGM.
• We currently have 288 members: 257 investors, 24 stewards and 7 workers.
• Our co-operative rules reflect our values and inform the way we work.
• These values include participation, promoting diversity, empowerment, localism, sustainability and creating a common wealth.
• We’re committed to building strong, co-operative relationships with our land stewards – the farmers who lease our land.
Our commitment to supporting our land stewards gives them a significant say at our AGMs in the decisions we make as a co-op.

ELC Members' Voting Rights

- 50% Tenant (Steward) Members
- 25% Investor Members
- 25% Worker Members
Our 150-year lease requires tenants to comply with our Management Plan and they agree to ensure:

- At least one member of each household works full-time, or two or more members work part-time, on the holding so that there is at least one FTE worker.
- No subletting, etc.
- No synthetic inputs.
- Conservation of existing habitat.
- On-site renewable energy generation.
- Ensure all new buildings are reversible.
- Sell-on affordably only – at the rate set in the lease.
We are committed to reporting annually to local planning authorities on progress at all our sites.

We report on environmental, social and economic impact, including:

- employment and voluntary opportunities created;
- the state of the soils and habitats;
- traffic generated;
- energy and water use;
- waste treatment;
- visual impact
After five years establishing their farm businesses, our first cluster of three small-scale ecological farms was granted permanent planning in 2019.
Temporary planning permission granted in August 2018 with two farms established in late 2019 and a third to follow in the spring.

Site Two: Arlington, East Sussex
Plot Lease Purchase Prices (150 year lease)

- **East plot** - 3.54 ha (8.75 acres) - £129,500
- **South plot** - 1.97 ha (4.87 acres) - £106,220
- **West plot** - 1.21 ha (3.00 acres) - £95,000

The lease purchase price for each plot is calculated as the development cost of £77,000, which is the same for each plot, plus £6,000 per acre to reflect the differing sizes of the plots.

Land purchased in December 2018 and leased to local CSA project Cae Tân. Two OPDs planned following a planning application commencing in 2020. **Steward applications open**
Plot Lease Purchase Prices (150 year lease)

- East plot - 3.54 ha (8.75 acres) - £129,500
- South plot - 1.97 ha (4.87 acres) - £106,220
- West plot - 1.21 ha (3.00 acres) - £95,000

The lease purchase price for each plot is calculated as the development cost of £77,000, which is the same for each plot, plus £6,000 per acre to reflect the differing sizes of the plots.

Site Four: Sparkford, Somerset

Land purchased in October 2018. Awaiting decision on a temporary planning application made in August 2019. Two potential stewards identified. **Steward applications for the third plot welcome**
A 20 acre field on Bodmin Moor to be purchased in January 2020, with a temporary planning application process to commence soon after. **Steward applications opening soon**
Small scale success

- Research shows that direct sales of premium, organic produce, plus lower costs, together with adding value and on the farm, can support good incomes.
- Our new booklet demonstrates that small farms can, and do, make a profit in the UK today.
- The booklet provides proof that it is possible to create economically viable, sustainable and highly productive enterprises on very small acreages.
Wild Geese Acres

- **Location**: Greenham reach, Mid Devon
- **Size**: 6 acres
- **Established**: 2015
- **Produce**: salad bags, flowers, meat and fleeces
- **Employment**: 1 FTE
Steepholding

- **Location:** Greenham reach, Mid Devon
- **Size:** 9 acres
- **Established:** 2014
- **Produce:** Vegetables and eggs for a CSA scheme. Fruit trees at market and online
- **Employs:** 1.5 FTE
Cae Tan

- **Location:** Gower, Wales
- **Size:** 8 acres
- **Established:** 2015
- **Produce:** Vegetables for CSA box scheme for 100+ local households
- **Employs:** 1.3 FTE + 0.9 trainees

Small scale success
Elder Farm

- **Location:** Greenham reach, Mid Devon
- **Size:** 5.5 acres
- **Established:** 2016
- **Produce:** herbs and herb based products
- **Employment:** 1 FTE
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THANK YOU

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