

HAFAN
DDAEAR



EARTH
HOSPICE

Community Share Brochure

About Earth Hospice / Hafan Ddaear

A Community Benefit Society

Earth Hospice Ltd is a Community Benefit Society created by local people to secure and safeguard the future of The Cloisters, Llanallgo. We will establish a base for the work of Earth Hospice, and an exemplary model of community-led care and support for the dying and bereaved, which can be replicated across the world.

This share offer is running from Midwinter to Imbolc, 20th Dec 2024 to 30th Jan 2025. We are aiming to raise £650,000 from this Share Offer, which is open to everyone, locally and globally. We will use the money raised to buy and renovate the property. The total cost of the project, including the cost of purchasing the property along with redevelopment, is estimated to be in the region of £650,000 but becomes viable for us at £450,000 with additional finance.

Buying shares makes you a Member of the Society and gives you a say in how it runs. Each member has one vote, no matter how many shares they buy. Shares will cost £1. The minimum shareholding is £50 and the maximum shall be £45,000.

About Earth Hospice / Hafan Ddaear A Community Benefit Society

This document:

Describes the project, its benefits for members and the community

Explains about the Society and how the share offer will work

Contains information on how to apply for shares

Includes a statement of risk and all you need to know before purchasing shares

Summarises our Business Plan and Governance Model

About Earth Hospice / Hafan Ddaear

A Community Benefit Society

Earth Hospice / Hafan Ddaear is a Community Benefit Society set up by local folks with the aim to raise community share capital to purchase the Cloister at Llanallgo and secure this building as for the local community and establish a radical, grassroots hospice with a difference.

“I fully support the purchase and use of the building for the benefit of the community; that was its long time historical significance and so it seems only fitting to be its future significance”

Gillian Kellett Hodgkinson, Local Historian and Author

The building and land at the Cloister at Llanallgo has been a rectory for the church, a centre for community activity and stables for riding for the disabled and it is now for sale. We have formed a **Community Benefit Society** to gather community share capital to purchase the property and secure it as an asset for the community.

The Earth Hospice / Hafan Ddaear Vision

“A community hearth, a sanctuary space for gathering together, a place of rest and respite from the storms of the world.... “

Tending... Sanctuary for those in Need

Weaving... Death and Grief Consciousness

Offering... Support through Life Transitions

Nurturing... Healing through Earth Connection

Cultivating... a Spirit of Home-from-Home

The Cloister is situated on the Pilgrimage route of Saints' Way on Anglesey. We draw on the original meaning of "hospice" which was a place of rest and respite for Pilgrims, a place of hospitality, before the term later became associated with end-of-life care. The Earth Hospice concept is to create peaceful spaces for gathering and for rest; rooted in death and grief consciousness and yet welcoming of all of life. A non-medical, non-religious place the Earth Hospice provides sanctuary and hearth for all who seek it.

The Earth Hospice / Hafan Ddaear Values

“Inspired by the parable of the Storm, we offer a human-chain of care for those ”at sea” in these turbulent times“

Reaching out to those most isolated, alone and in need of community we offer Sanctuary founded in the core values of **DIGNITY, RESPECT** and **TRUST**

The Earth Hospice / Hafan Ddaear is a **GRASSROOTS** endeavour, providing a **COMMUNITY** led approach to caring for the most vulnerable, **TOGETHER.**

The Cloister at Llanallgo offers the **LOCAL** community a gathering place and our **GLOBAL** communities a model and inspiration that can be replicated around the world.

We uphold the **SACREDNESS** of dying and grieving in an **INCLUSIVE** way.

The Earth Hospice concept is about building **CONNECTION, RESILIENCE** and **PEACE** in community.

The Roots of the Story

The 3 founding members of the Community Benefit Society are Angharad Owen, Alexandra Derwen and Rev Sara Roberts.

The Cloister is the former rectory to the neighbouring St Gallgo's Church where it is said the remains of Gallgo are buried. Also buried in the Church are those who died when the Royal Charter sank in 1859 during a hurricane force storm just off the coast of Moelfre. 450 people died and many of their bodies were brought to the Church and the rectory which was used as a mortuary. Charles Dickens himself came to stay at that time in order to write about the aftermath of the Storm.

The building was later purchased by Angharad's family and renamed Cloister after her grandfathers publishing company. Angharad's grandmother, Eileen Clarke, was a strong advocate for disabled people and the Riding for the Disabled Ynys Mon operated from the stables at the Cloister for decades. Following the death of Eileen in 2023 the family home 4 generations strong is now on the market. It was a vision of Angharad's that it be saved from being a holiday home or airbnb, instead becoming a place for Peace and in service of the community.

The Unfolding Story continues...

Alexandra Derwen is the founder of a social enterprise that provides community development and training on death, dying and grief; a local funeral celebrant and death doula serving the dying and bereaved for over 20 years Alexandra is also the author of 3 books on death care and funeral rites. The Earth Hospice vision is something that Alexandra has long carried and nurtured. The training company that Alexandra runs would become a primary customer of the Earth Hospice, assuring its financial sustainability, by using the space for retreats and courses.

Angharad and Alexandra felt there was no better person to join them in the founding of the Earth Hospice / Hafan Ddaear Community Benefit Society than Rev Sara Roberts, the community chaplain in Bethesda. Rev Sara holds community grief spaces, is a former trustee of the Eternal Forest Trust in Boduan and provides a beautiful bridge between the Cloister's history as a site of spiritual significance and our vision for a secular but spiritual, inclusive space for all.

All 3 of the founding members are experienced in the governance and management of third sector organisations.

About the Founding Members

Alexandra Derwen



MINI CV: BA (Hons)Degree in Modern Languages, Post Grad Degree in Management from Warwick Business School, MA in International Relations and Peace Studies, ordained Interfaith Minister, author of 3 books on Death and Grief, founder and director of the Sacred Circle Training Co CIC. Formerly served on Boards as Chair of management committee for the Dingle Community Learning Programme in Toxteth, Liverpool (an Industrial Provident Society) also former manager and director of the Greenhouse in Bangor (a Community Interest Company) and currently a Trustee for a Charitable Incorporated Organisation called OA Region 9 CIO. Since 2008 has worked as consultant to the public and third sectors specialising in Community Engagement in Public Policy and policy development.

Rev. Alexandra Derwen is a death doula and funeral celebrant who is passionate about creating safe spaces for talking about the taboo, finding authentic ways to grieve, passing on and teaching the work of support for the dead and dying, and creating a community of practice in the field. Alexandra's background and expertise is in running businesses, organising and hosting retreats, and grieving on behalf of humanity. Alexandra is a Welsh Learner to GCSE standard and still going.

About the Founding Members

Angharad Owen

MINI CV: MSc Sustainable Environmental Management. Founder and Director of PixyMaps, associate with BRO Partnership, Satori Lab, Data Orchard and member of ODI Cardiff. Former Secretary for Greenhouse, Bangor and coordinator of Transition Bangor. Current roles include: Education Officer for GwyrddNi. Trustee of Rhiwlas Village Hall (a registered charity)and Caban Cynfi, Deiniolen, CIO. Director of Caban CIC. Chair of Brynrefail Community Group. Founder of Incredible Edible Rhiwlas and Prosiect Natur Llanddeiniolen, and chair of Gwynedd Local Nature Partnership.

Angharad Owen was raised at The Cloister, Llanallgo, and so has an intimate background knowledge of both the property and its surrounding environment and communities. Angharad's background is in environmental and community development projects - both in Wales and worldwide - and her experience in these fields includes spatial and stakeholder mapping, community engagement & building grass-roots networks, and external funding. She has a Masters in Sustainable Environmental Management, a keen interest in regenerative place-making, and is a storyteller and musician. Angharad is fluent in Welsh.



About the Founding Members

Rev Sara Roberts



MINI CV: Bachelors Degree in Theology and Post Grad degree in Theology, IDVA and ISVA qualified(domestic violence advisor) Traumatic Stress and Mental Health First Aid trained. Co-founded ECOBRO Community Interest Company, Co-founded CEFN Refugee Support Organisation, Former Trustee of the Eternal Forest Trust (Natural Burial Ground)Pwllheli and currently a Director of Croeso Menai. Sara is member of the Church in Wales College of Spiritual Directors.

Rev. Sara Roberts is a community chaplain based in Bethesda, Gwynedd, who since 2020 has successfully established an innovative, community-based ministry, serving the community through holding concerts in churches, and services in the wild woods and the mountain tops. Close to Sara's heart is finding out and tending to the needs of local people. This has led her to establishing a variety of groups, using various community spaces in Bethesda, to bring about greater wellbeing in her community - e.g. 'Amser Difyr', combating loneliness and isolation, and 'Caffi Colled', which provides a safe space and supportive environment for people to talk about feelings of loss. Until recently Sara was also a Trustee of one of North Wales' only natural burial grounds, at Boduan, Penllyn. Sara's Mother Tongue is Welsh.

What is a Community Benefit Society and what are Community Shares?

The three co-founders have created a Community Benefit Society and it is registered with the Co-operative Society.

We have opened a bank account to receive the funds raised by our Community Share Offer.

A Community Benefit Society is a form of co-operative the funding for which primarily comes from selling Community Shares. The purpose of a Community Benefit Society is to raise monies to purchase and run buildings and land in service of the local community. The assets of the Community Benefit Society remain locked by law for express benefit of the community and cannot be later sold for profit.

A Community Share is what you purchase when you put your money in to support the work of the Community Benefit Society. The investment you make in this community endeavour is primarily for social good rather than personal financial gain; a small return on investment may be possible once the enterprise is trading profitably but the reason a person invests in Community Shares is because they believe in the idea and want to show practical and material support.

The Community Share OFFER

Shares are sold in units of £1

**Individuals, Groups or Organisations can purchase shares from a min of £50 upto a maximum of
£50,000**

Individuals must be 18 years or over

Groups including families or community groups must nominate an individual to act on their behalf for voting
Organisations must also nominate an individual to act on their behalf when voting.

Regardless of the size of investment £50 or £50,000 the individual, group or organisation gets ONE vote
(this protects the co-operative by ensuring equality of voice and vote to all regardless of financial status)

In the first 5 years of operations the Earth Hospice will not pay out to investors in order to ensure that all capital works are
completed and the society is trading in a sustainable way.

We do hope to pay interest however the ability to allow shares to be withdrawn is dependent on getting new investors to
come in future years to allow the shareholders in this share issue to get their money back.

The BUSINESS Case

The Earth Hospice / Hafan Ddaear as a Community Benefit Society is eligible for third sector grants and financial support ONCE the Community Share Capital is raised. Your support of this endeavour is essential. The Earth Hospice / Hafan Ddaear will also trade to generate income and it is our desire and commitment to make this a viable business so it is self-supporting without being Grant dependent.

Income will be derived from:

Venue hire as a retreat centre

Room hire for gathering spaces and therapeutic rooms

A community cafe and shop

NB that the social enterprise of which Alexandra is a director, Sacred Circle Training Co CIC is lined up to be a key customer of the retreat space and venue hire alongside other compatible groups and organisations.

The primary income for the Earth Hospice / Hafan Ddaear will be in its use as a venue for retreats and residential courses run in a such a way that the ground floor remains open and accessible to the community for room hire. The full business plan is available for you to view on the Crowdfunder page or email joinourhearth@gmail.com

Disclaimers and Other Important Information

A Community Benefit Society, by law, contains in its constitution an Asset Lock which means that the assets of the organisation cannot be sold for profit, all proceeds from the Assets of the organisation must be invested in or distributed to the Communities it serves.

A Community Share Offer such as this is unregulated which means you risk losing all or some of your investment without any legal rights to statutory compensation or complaint.

The value of your Shares may go down if the value of the underlying assets of the society fall; the value can never rise. Community Share can pay interest, but that is capped at 5% or 2% above Bank of England base rate, whichever is higher; investors are able to decline interest and allow the money to be reinvested into the organisation.

The Governance pathway for this new organisation is set out in a separate document entitled Governance Model. As a shareholder you will be invited to an Annual General Meeting and you can vote on who makes up the Board of Directors. The Board of Directors shall be upto 12 people delegated with the day to day management of the Earth Hospice.

What to do next...?

If you:

Are inspired by the Vision

Trust the 3 founder members to act with ethics and integrity

Can see the Business Case

Wish to support this Vision financially

Have £50 or more to purchase Community Shares

Then your support is VITAL to this project!

You can purchase your Community Shares through our Crowdfunder website

www.crowdfunder.co.uk/p/earth-hospice-hafan-ddaear

You can share our Socials with your friends and connections and please do so with enthusiasm

You will be added to our Join our Hearth mailing list, please encourage your friends to join us too!