

The background of the slide is a photograph of a marina. In the foreground, several sailboats are docked in the water. In the middle ground, there is a large, white, two-story building with a brown roof and a balcony. The building has several windows and a small cross on its facade. The sky is clear and blue.

SAVE OUR HAVEN CENTRE: LAUNCH OF TITCHFIELD HAVEN COMMUNITY HUB (THCH)

17 April 2023

Introduction by Pamela Charlwood – THCH Chair

THIS EVENING WE WILL RUN THROUGH:

- **A brief history of the campaign**
- **What has been happening in the last few months**
- **Titchfield Haven Community Hub charitable community benefit society – what it means, how it will work and how you can be involved**
- **The vision for the Titchfield Haven Community Hub**
- **The business planning and timescale for decisions**
- **How you can help**

BRIEF HISTORY

- HCC proposal 27 Sept 22 to close Titchfield Haven National Nature Reserve Visitor Centre and sell both Haven House and Haven Cottage
- Reason: they need to save money to catch up with repairs to the nature reserve and contribute to running costs
- Massive and universal opposition – over 13,000 signatures on petition and 3000 emails and letters to Executive Member
- But decisions taken by Executive Member and Leader 8 December to proceed with the closure which happened 23 December
- Haven House continues to have one person on duty to issue tickets for the reserve and sell duck food

WITH CONSIDERABLE HELP FROM OUR FRIENDS

- Great momentum behind the campaign to Save Our Haven Centre helped by the fact that Hampshire & IoW Wildlife Trust (HIWWT) in early December confirmed its interest in taking over the nature reserve (and possibly Haven House), working in partnership with our campaign group
- Greatly helped by registration by FBC as an asset of community value, meaning HCC cannot sell it to other than a community interest group for six months. That gives us till 13 June 2023.

IN THE LAST THREE MONTHS WE HAVE:

- Visited The Plough at Longparish – *a Community Pub*, many other locations eg Bursledon, Titchfield and had countless conversations
- Been working with HIWWT
- Through HIWWT, commissioned a survey of Haven House
- Met with FBC planners
- Been working intensively on our business plan: our thanks to HCC for their support
- Achieved registration with the FCA as a charitable community benefit society

The background of the slide is a photograph of a marina. In the foreground, several sailboats are docked in the water. In the middle ground, there is a large, white, two-story building with a brown roof and a balcony. The building has several windows and a small structure on the roof. The sky is clear and blue. The overall scene is bright and sunny.

SAVE OUR HAVEN CENTRE: LAUNCH OF TITCHFIELD HAVEN COMMUNITY HUB (THCH)

Titchfield Haven Community Hub - Charitable Community Benefit Society

Presentation by Lynne Murray – Founding Member

TITCHFIELD HAVEN COMMUNITY HUB – THCH

- THCH is registered with the Financial Conduct Authority as a charitable community benefit society rather than with the Charity Commission.
- **BUT** THCH is the same as any other charity, with the added benefit of being able to issue community shares.
- Like any other charity THCH will be governed by its charity trustees.
- The initial charity trustees are also the founder members: Pamela Charlwood, Lynne Murray and Caroline Herbert
- In future, the members of THCH will appoint the trustees at its AGM.

MEMBERSHIP OF TITCHFIELD HAVEN COMMUNITY HUB

- Anyone aged 16 or over may be a member of THCH, on completion of an application form and payment of an annual membership fee of £10.
- Applications for membership will be open once we can be confident that THCH will be able to acquire Haven House
- Each member will have one vote.

DONATIONS

- Like any charity, any donations to THCH will be eligible for gift aid.
- This means that if someone makes a donation of say, £100 then THCH can claim an extra £25 from HMRC, making the donation worth £125 in total: of huge benefit to THCH.
- **BUT** the person making the donation must also be a tax payer.
- However, the person making a gift aid donation can also claim tax relief, at their highest rate.
- A win all round!

COMMUNITY SHARES

- Community shares are a unique form of investment.
- They will be an opportunity for people to invest long term in THCH: full details will be set out in a prospectus.
- There may be tax relief available for any investor who buys shares and holds them for a specified period: details will be set out in the prospectus.
- They are different from shares in a company: they come with no ownership rights and no matter how many shares are owned, still one member, one vote.
- Community shareholders are paid interest, not dividends.
- Community shares can only be withdrawn at their original value, they cannot be transferred or sold.

TRADING SUBSIDIARY – Titchfield Haven Community Hub Trading

- Because THCH is a charity, it will not be able to run the café or let the holiday flats directly as these are not charitable activities.
- THCH will set up a wholly owned trading subsidiary – THCH Trading - to let the flats.
- THCH Trading will covenant all its taxable profits to THCH which means that THCH Trading will pay no tax and THCH will gain the benefit of any profit made from letting the holiday accommodation.
- THCH will contract with a catering company to run the café. The company will pay THCH the equivalent of a rent.

The background of the slide is a photograph of a marina. In the foreground, several sailboats are docked in the water. In the middle ground, there is a long, white, two-story building with a brown roof and a balcony. To the right of this building, there is another white building with solar panels on its roof. The sky is clear and blue.

SAVE OUR HAVEN CENTRE: LAUNCH OF TITCHFIELD HAVEN COMMUNITY HUB (THCH)

Titchfield Haven Community Hub Vision

Presentation by Caroline Herbert – Founding Member

VISION FOR HAVEN HOUSE

Use of the property's space

- **Café** – similar to before but we want to open the café on Saturday evenings for gourmet or themed evenings.
- **Wigeon room and maybe part of café** - propose to use for community activities in the evenings 6-9pm.
- **Shop** - H&IWWT have ideas to use for ticket sales for the nature reserve, along with promoting the Wildlife Trust, Small Shop and Office.
- **Long Gallery** – as before for exhibitions.
- **Upstairs** - 2 flats for Holiday Accommodation.
- **Part of garden** - proposed long term plan is to erect natural structure outside in eastern part of garden for educational purposes.

VISION FOR HAVEN HOUSE

Ideas for Activities at Haven House, Wigeon Room /Café Areas and Garden

- **Meetings** - Womens Institute, Local Historical Societies, U3A Groups, Mental Health Groups, Parkinson or Multiple Sclerosis Societies, Camera /Photography Clubs, Ornithologists, Botanists, Church Flower Arranging Group, Outdoor Swimmers Revival Group.
- **Education and Talks** - for school children and adults interested in wildlife.
- **Classes** - Chair Exercise, Art and Craft, Singing and Slimming Classes.
- **Clubs** - Chess and Bridge .
- **Exhibitions and Fayres** - Craft, Art, Jewellery, Wildlife.

Any other ideas welcome ideally via the questionnaire or by email.

The background of the slide is a photograph of a marina. In the foreground, several sailboats are docked in the water. In the middle ground, there is a long, white, two-story building with a brown roof and a balcony. To the right of this building, there is a smaller, white, two-story building with solar panels on its roof. The sky is clear and blue.

SAVE OUR HAVEN CENTRE: LAUNCH OF TITCHFIELD HAVEN COMMUNITY HUB (THCH)

27 MARCH 2023

Business Plan Presentation by David Rodgers

TITCHFIELD HAVEN COMMUNITY HUB: BUSINESS PLAN

- Hampshire County Council open book undertaking.
- Key assumption in the business plan - HCC will transfer Haven House at nil value.
- The challenge of preparing a business plan for Titchfield Haven Community Hub and its trading subsidiary.
- The research and assumptions in the draft business plan.
- The importance of the Haven House condition survey and improvement and repair costs.
- The need to maximise the income from Haven House.
- An accountant's review of the final business plan for the community share offer prospectus.
- Key purpose of the business plan - to demonstrate that Titchfield Haven Community Hub's proposal is a viable proposition.

The background of the slide is a photograph of a marina. In the foreground, several sailboats are docked in the water. In the middle ground, there is a large, white, two-story building with a brown roof and a balcony. The building has several windows and a small cross on its facade. The sky is clear and blue.

SAVE OUR HAVEN CENTRE: LAUNCH OF TITCHFIELD HAVEN COMMUNITY HUB (THCH)

Titchfield Haven Community How You Can Help

Presentation by Lynne Murray – Founding Member

HOW CAN YOU HELP?

- As you have heard, we are still working on the business case but our best guess is that we will need at least £300,000 to fund the acquisition and works to Haven House, and to get it up and running.
- We are applying for grant funding but we will need your support as well.
- Please complete the questionnaire handed out to you when you came in, to let us know if you are:
 - a) interested in **becoming members** of THCH
and/or
 - b) willing to **donate** to THCH
and/or
 - c) interested in **subscribing** for community shares

A scenic view of a harbor with a rainbow in the sky, a brick wall in the foreground, and a white building in the background. The rainbow is a double rainbow, with the primary rainbow being much brighter. The sky is a mix of blue and grey, suggesting a recent rain. The water is a greenish-grey color. In the foreground, there is a brick wall and a metal railing. In the background, there is a white building with a red roof and a few people walking. The overall scene is peaceful and beautiful.

Thank you for listening

Any Questions?

Website: www.thcommunityhub.org.uk

Email: enquiries@thcommunityhub.org.uk