



Investments by members

2001

£137k

Ekopia was registered as an Industrial and Provident Society in Edinburgh on 6th February 2001. Our first investment was £137,000 in the Phoenix Shop.

2002

£276k

The Eko was launched.

2003

£310k

- The second investment was a loan to Findhorn Foundation for just over £50k.
- The second issue of the Eko was launched & Ekopia became a founding member of DTAS.

2004

£329k

- The Deed of Community Conditions created the Titleholders Association which was housed in Ekopia until 2023.
- £23k in grants was received to research affordable housing & development of the wind park.

2005

£524k

- In 2005 we had raised over £500,000 in shares from members for reinvestment in Community projects and membership grew to 250 by the year end.
- We made new investments in NFD Eco-Chalets, Newbold House, Phoenix Community Stores, affordable housing & Findhorn Wind Park (FWP).
- Ekopia rule change led to us becoming officially registered as a 'rural housing body' with the Scottish Executive.

2006

£594k

- FWP commenced production with the 3 new turbines plus Moya (which had been purchased from NFD) with a total installed capacity of 750kW.
- The third issue of the Eko was launched.

2007

£622k

- By the summer of 2007 we had purchased land at 'Barrels East' at The Park from Duneland Ltd. ear-marked for development by the 'Soillse Group'.
- We also launched an initial small share issue to support the creation of a 'Community Development Company' (CDC).

2008

£642k

- The Phoenix was, for the second year, unable to declare a dividend to shareholders.
- During that year, we explored either charitable status for Ekopia, or creating a new body with such status to hold 'Land Trust' assets.
- Richard Lochhead MSP, Cabinet Secretary for Rural Affairs and the Environment, invited Alex Walker to join the Rural Development Council, which advises the Scottish Government on rural issues.

2009

£657k

- Station House Co-op was a new project in which we had invested although the renovations were not yet completed.
- Phoenix: a new management and strategy was introduced. Stock and activities were scaled back, eventually returning the shop business to profitability.
- Launched a new share issue in support of Moray Steiner School.
- Ekopia became a member of the newly re-launched Community Energy Scotland.

2010

£647k

- Share issues and loans from members exceed £725,000.
- Membership has been largely stable with a total of 270 members.
- Station House project completed in 2010.



2011/12

£629k

- 2011, Construction on the Soillse project has begun
- The fourth issue of the Community Currency was launched in 2012 to coincide with the community's 50th birthday.
- Phoenix shop had an excellent trading year with profits in excess of £70,000 recorded. This has enabled PCS Ltd. to be in a position to repay about £15,000 of its existing loans to Ekopia.
- By 2012 we had £268,000 invested in the East Whins affordable housing project by Park Ecovillage Trust.
- We signed up to a new marketing arrangement with Ethex, who became the premier web based port-of-call for UK investors seeking ethical investments.
- 260 members with total investments of £771k.

2013

£694k

- The Findhorn Foundation Trustees agreed a statement that paves the way for the creation of a business plan to support the construction of a new shop building.

2014

£728k

At this point, we have:

- £287,000 invested in Findhorn Wind Park, which makes The Park Ecovillage a net exporter of renewable electricity;
- £190,000 invested in the Phoenix – the north of Scotland’s largest health food store and we are contributing to plans to provide new premises;
- £370,000 invested in providing affordable housing for community members;
- £120,000 plus in supporting various other community ventures such as Moray Steiner School and Newbold House;
- Secured grant funding to provide new office accommodation at The Park;
- The UK’s oldest local currency scheme, the Eko;
- Ekopia also supported the community’s first “Dragons’ Den”
- After 18 months of formation of the Central Area Development team (CAD) with the remit of preparing a business plan for the creation of a new shop/café building close to the Park main entrance. CAD is awaiting the final drawings from the design team and arranging various surveys prior to submitting a planning application in the summer.
- We received confirmation that we have successfully applied for an EU grant via their ERDF programme that will help pay for the construction of a small office building now called the Trees for Life Building.

2015

£781k

- Community Shares Scotland was created.
- Our new Whins office building opened.
- During 2015/16 steps were taken to dissolve the long-standing Moray Steiner School as a charity and merge their activities with the Drumduan Trust/Drumduan Upper School.

2016

£874k

- Phoenix Findhorn CIC newly registered as a Community Interest Company as of 27 April 2016.
- The Welcome Centre team (formerly CAD), with representatives from the various stakeholder groups involved, including Findhorn Foundation, NFD, NFA, PET and Ekopia, continue to meet as needed to monitor progress.
- Our bid to the Scottish Government’s Strengthening Communities programme was successful. We were awarded £40,000 to allow us to investigate the opportunities offered by an expansion into Forres including exploring a social enterprise hub there.

2017

£1 million

- With the support of the grant from the Scottish Government’s Strengthening Communities Programme. The original idea was a proposed partnership with Forres Area Community Trust regarding property purchases on Forres High Street. However, this proved impractical when the properties we were interested in became unavailable. Nonetheless, the funding that enabled this exploration has been extended for a further year and we have re-focussed on a new-build project in Findhorn.
- We acquired a 0.08ha plot of land in The Park Ecovillage, next to our current Trees for Life Building, with a view to developing the needed office spaces.
- We were awarded £369,262.61 to build the Social Enterprise Hub in Findhorn, as a grant from the Moray LEADER Programme, part-financed by the Scottish Government and the European Community LEADER 2014-2020 Programme. The LEADER grant contribution represents 70% of total project costs, leaving the remaining £158,255 to be invested from Ecovillage shares.
- Park Ecovillage Trust successfully secured a grant from the Scottish Government’s Rural Housing Fund, receiving a total grant of £130,000 in 2017. This enabled the construction of six new affordable flats at West Whins. Ekopia invested a further £130,000 in the project.
- The Phoenix board reported a successful 2017-18 trading year, with healthy increases in turnover and contributions to initiatives that support the flourishing of the community. With profit for the year before dividend and tax of £51.8k, on a turnover of just under £1.3m, a full dividend was declared.
- Findhorn Wind Park Ltd had major expensive maintenance and repair issues. As a result, loan repayments to Ekopia were postponed.
- Ekopia provided a loan to New Findhorn Directions Ltd. which was used to purchase new all-electric holiday caravans and to revamp the surrounding landscape.
- We launched the fifth issue of the Eko (still the UK’s longest-running local currency).





2018

£1.1 million

- We received grants from The Pebble Trust (£5k), Naturesave Trust (£3k) and Beatrice Fund (£20.6k). The grants supported the new hub with office furniture, landscaping, common area furniture, and a printer.
- Findhorn Wind Park Ltd had a positive turnaround during 2018, with uninterrupted production, which has allowed FWP to continue with capital repayment to Ekopia investors. Furthermore, the wind farm’s planning permission was extended from 2023 to 2035, giving FWP more security and time to repay remaining investors.
- Drumdunn School & Newbold Trust had a complete overhaul of their management team and staff over the past two years and financial issues are starting to emerge.
- NFD - NFD created a new affordable housing development to develop 12 flats with social rent to replace the long-term rental caravans. We successfully raised £130,000 from our members for the project.

2019

£1.4 million

- The new social enterprise building (The Hive) was completed in February 2019, with Grand Opening and MSP Richard Lochhead as our special guest.
- Changes to our Rules were agreed at a General Meeting to comply with 2014 legislation and protect our ‘bencom’ status.
- We changed our name to Ekopia Social Investments Ltd as this better describes our activities.
- On 20th August Moray Council’s planning committee approved consent for NFD’s block of 8 affordable housing units at The Park (now called ‘Silvertrees’). At the same meeting, they also approved outline planning consent for Duneland’s North Whins project. In the same evening, Drumduan School Association unanimously approved the sale of Drumduan House to Ekopia to save the school from going into administration.

2020/21

£1.6 million

- We were honoured to be asked by HIE to become one of several anchoring organisations supporting communities across Moray and the Highlands during Lockdown. We supported five organisations, with a grant totalling £39,241.
- In 2021, we launched an inspirational, community-driven project allowing us to invest an additional £338,000 by purchasing the Moray Art Centre.
- On Monday 12 April fires at The Park destroyed the community’s main meditation sanctuary and community centre building.
- We continued our research into a possible investment in agriculture. A scoping study for a potential investment in land for an ethical farming enterprise was completed in July 2021.

2022

£1.7 million

- Park Ecovillage Trust’ eight units at North Whins were completed in the summer of 2022.
- Drumduan School has continued the work on restructuring the whole school and is doing well, with student numbers of 96 and a projection of a surplus of £8k for the year ending July 2022.
- In order for the THA to manage its legal and operational duties properly, they have decided to create a separate entity.

2023

£1.6 million

- We made a new investment in Naturally Useful of £60k, supporting them to purchase the land they use.
- Findhorn Wind Park is currently in the middle of a major refurbishment project.
- In partnership with Duneland Ltd, Ekopia has been working on creative ways to increase the number of affordable housing units in the community. After securing grant funding from the Scottish Government’s Rural Housing Fund of £330,000 and land purchase discounts from Duneland totalling £237,000, we were in a position to offer six affordable units for sale. This includes a discount of just over 40% for purchasers.

