

LAPFORD MILL HERITAGE RAILWAY CIC

Formation Documents

DRAFT — FOR REVIEW AND LEGAL ADVICE BEFORE SUBMISSION

PART ONE

Community Interest Statement

(CIC Form 36 — for submission to Companies House with Form IN01)

Note: The CIC36 Community Interest Statement is a statutory document submitted to the CIC Regulator via Companies House at the point of incorporation. The language below is drafted to satisfy the Community Interest Test — the Regulator must be satisfied that a reasonable person would consider the company's activities to benefit the community. The italicised guidance notes in grey boxes are for your information only and should not appear in the final submission.

Section 1 — Company Details

Proposed Company Name	Lapford Mill Heritage Railway CIC
Company Type	Community Interest Company limited by guarantee (no share capital)
Registered Office	Lapford Mill, Lapford, Crediton, Devon, EX17
Proposed Directors	[To be confirmed — minimum two; see Articles of Association]
Date of Submission	[To be completed]

Section 2 — Description of Community Activities

Guidance: Describe what the company will actually do. Be specific. The Regulator wants to understand the activities, not just the aspirations. Reference the location and the nature of beneficiaries.

Lapford Mill Heritage Railway CIC will operate a miniature heritage railway located at Lapford Mill, Lapford, Devon, for the benefit of the community. The Company will deliver a programme of public-facing activities encompassing heritage interpretation, educational engagement, skills development, and community participation.

The railway provides a unique and accessible opportunity for people of all ages and backgrounds to engage with engineering heritage, practical learning, and shared community activity in a rural setting in mid-Devon.

The Company's core activities will include:

- Operating regular public open days and passenger-carrying heritage railway experiences
- Delivering educational visits and programmes for schools, colleges, and community groups, with a particular focus on STEM awareness and engineering heritage
- Providing structured volunteering opportunities that support skills development, intergenerational participation, and social inclusion
- Hosting community events and family engagement activities promoting outdoor recreation and wellbeing
- Developing and maintaining heritage interpretation resources to share the history and significance of miniature railway engineering
- Seeking grant funding and partnerships to sustain and develop the above activities for long-term community benefit

Section 3 — Community Benefit

Guidance: Explain who benefits and how. The benefit must be to the community as a whole, or a sufficiently wide section of it. Identify the geographic community and any specific groups.

The Company will serve the community of Lapford and the wider mid-Devon area, as well as visitors from the broader public. The activities are designed to be inclusive and accessible to all, with no significant restriction on who may benefit.

Specific groups who will benefit include:

- Children and young people — through educational visits, STEM activities, and engagement with engineering heritage
- Families — through accessible public events and recreational experiences in a rural outdoor setting
- Older adults and retired individuals — through volunteering opportunities, skills sharing, and social participation
- People with an interest in engineering, heritage, or railways — through open days, practical activities, and heritage interpretation
- Volunteers — through structured development opportunities, training, and the social and wellbeing benefits of purposeful community activity
- The wider rural community — through a facility that contributes to the cultural and recreational life of a rural area with limited comparable provision

The Company is committed to ensuring that its activities are affordable and accessible. Where possible, events will be offered free of charge or at low cost. Income from ticketed events will be reinvested in the Company's community benefit programmes.

Section 4 — How the Community Interest Test is Satisfied

A reasonable person would consider the activities of Lapford Mill Heritage Railway CIC to be for the benefit of the community because:

1. The activities are open to the public without unreasonable restriction. Public events are advertised openly and designed to be welcoming to all.
2. The Company operates as a not-for-profit entity. All income is applied toward community benefit activities. No profit is distributed to members or directors.
3. The asset lock provision in the Articles of Association ensures that the Company's assets are protected for community benefit in perpetuity, including on dissolution.

4. The activities serve demonstrable social purposes: education, heritage preservation, skills development, volunteering, social inclusion, and outdoor wellbeing — all recognised areas of public benefit by the Charity Commission and CIC Regulator.
5. The Company provides access to a unique heritage resource — a functioning miniature railway — that would otherwise be unavailable as a community educational or recreational facility.

Section 5 — Asset Lock Statement

Lapford Mill Heritage Railway CIC is subject to the statutory asset lock applicable to all Community Interest Companies. The Company's assets may only be used for community benefit purposes or transferred at full market value (or to another asset-locked body). On dissolution, any remaining assets will be transferred to an organisation with equivalent community benefit purposes, as specified in the Articles of Association.

The Company does not own the land or railway infrastructure used in its activities. These remain in private ownership and are made available to the Company under a formal Operating Licence Agreement. The asset lock applies to assets owned by the Company itself, including funds raised through grants, donations, and trading activities.

Section 6 — Declaration

The proposed directors confirm that the above statements are true and accurate to the best of their knowledge, and that the Community Interest Company will be operated in accordance with the community benefit purposes described.

Director 1 —

Signed:
Full Name (Print):
Date:

Director 2 —

Signed:
Full Name (Print):
Date:

Director 3 —

Signed:
Full Name (Print):
Date: