

THE EDIBLE FOREST ESTATE

The Founding Charter

Why The Edible Forest Estate exists

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Document control

This publication forms part of the controlled Founding Library of THE EDIBLE FOREST ESTATE LIMITED. Superseded versions are archived and remain available for historical reference.

This Charter establishes the founding principles of THE EDIBLE FOREST ESTATE LIMITED. Governance, management and operational requirements are implemented through the Estate Constitution, Governance & Stage Gate Manual and other controlled publications forming the Official Publication Library.

Version	Date	Status	Change summary
1.0	17 July 2026	Initial controlled release	First Founding Edition

Execution and plans

Every document requiring signature must also be dated. Every plan requiring agreement must be signed and dated by all relevant parties and show its drawing number, revision, status, scale and production date.

1. Foundation

Every enduring Estate is built twice: first in principle, then upon the land.

This Charter records the constitutional principles upon which The Edible Forest Estate is founded and forms the primary constitutional publication within the Official Publication Library of THE EDIBLE FOREST ESTATE LIMITED.

The Charter establishes the enduring philosophy of the Estate rather than its operational procedures. Governance, land management, technical standards and participant obligations are implemented through controlled publications that derive their authority from this Charter.

The Founding Charter is intended to remain substantially stable between editions. Future revisions should improve clarity, legal certainty and governance while preserving the constitutional principles upon which the Estate was established.

2. Purpose

The purpose of The Edible Forest Estate is to create a practical and enduring model through which more people may enjoy the benefits and responsibilities of land ownership, food production and responsible stewardship.

The Estate seeks to:

- assist individuals and families to enter farming who might otherwise never have the opportunity;
- increase local food production through productive Food Forests and sustainable countryside management;
- make land ownership attainable at the lowest practical cost through careful planning, shared infrastructure and efficient subdivision;
- balance private ownership with responsible stewardship and wider community benefit; and
- establish the World's Largest Food Forest through the gradual creation of connected Food Forest Estates exceeding one hundred acres.

Every Estate should contribute to these objectives according to its size, location and practical opportunities.

3. Vision

To leave every Estate more productive, more beautiful and better managed for future generations than it was when acquired.

The vision of The Edible Forest Estate is to establish a lasting network of productive countryside Estates that demonstrate how responsible private ownership, practical environmental stewardship and local food production can strengthen both rural communities and the landscape.

Every Estate should be left more productive, more beautiful, better managed and more resilient than it was when acquired.

Success should be measured not by the speed of development, but by the quality, permanence and integrity of what is created for future generations.

4. The Rule of Thirds

The Estate seeks balance between three interests:

- Private ownership and benefit to the landowner.
- Community benefit through local food, education and participation.
- Long-term stewardship by the family-owned Estate company.

Where Food Forest produce is harvested, the harvested crop shall normally be divided equally by harvested weight, one third is allocated to each of these interests. If nothing is harvested, nothing is owed.

A landowner may collect their allocation, authorise another person to collect it on their behalf, or donate their share back to the Estate.

The Rule of Thirds represents the Estate's guiding principle for sharing the benefits arising from Food Forest production. It does not create a legal entitlement except where expressly incorporated into executed legal agreements.

The Rule of Thirds is intended to guide the allocation of benefits arising from Food Forest production. It may be adapted where necessary through specific legal agreements while preserving the underlying principle of balancing private ownership, community benefit and long-term stewardship.

5. Founding principles

- Think in generations.
- Long-term thinking should take precedence over short-term advantage.
- Clarity before commitment.
- Design before allocation.
- Precision creates trust.
- Good governance protects everyone equally.
- Experience should be recorded rather than repeated.
- Transparency strengthens confidence in governance.
- Quiet professionalism is preferable to unnecessary publicity.
- Every Estate must respond to the land actually acquired.
- Shared rights and legal boundaries must be protected.
- Leave the Estate better than it was found.
- Plan before construction.
- Leave every Estate environmentally, economically and socially stronger than it was found.

- Important communications should be in writing.
- Permissions should normally be obtained in writing.
- Improve the Estate rather than prolong disagreement.
- Mature trees should be retained wherever reasonably practicable.
- Shared infrastructure should be maintained cooperatively.
- Decisions should favour future generations over short-term convenience.

6. Family stewardship

THE EDIBLE FOREST ESTATE LIMITED is intended to remain a family-owned company under the stewardship of the HEAMES family. Family ownership does not make the Estate communal; it provides long-term continuity for the Estate vision, standards, Food Forest Programme and any retained land or shared infrastructure. Stewardship carries continuing responsibility to uphold the standards, governance and founding principles of the Estate.

Family stewardship carries responsibility rather than privilege. The Estate should be managed fairly, consistently and transparently for the benefit of all participants.

7. Experience

The Founding Edition draws upon practical experience from earlier farm acquisitions and subdivisions. The Estate recognises that experience is one of its most valuable assets.

Practical lessons arising from land acquisition, planning, governance, participant engagement, infrastructure, Food Forest management and legal documentation shall be captured through controlled publications so that future Estates continually benefit from accumulated experience.

Mistakes should be recorded once and learned from permanently.

8. Communications

Important communications affecting governance, land ownership, permissions, shared infrastructure or participant obligations should be made in writing.

Written records provide clarity, reduce misunderstanding and preserve an accurate history of Estate decisions.

Where significant matters are discussed verbally, they should be confirmed in writing at the earliest opportunity.

9. Future editions

The Founding Edition is the first word, not the final word. Future editions may improve the publications through experience, professional advice and legal change, while remaining faithful to the founding principles recorded in this Charter and preserving continuity between editions.

Earlier editions remain part of the permanent historical record and shall not be withdrawn or destroyed.

10. Related Publications

This Charter should be read alongside:

- TEFE-CON-001
- TEFE-GM-001
- TEFE-ES-001
- TEFE-PA-001
- TEFE-ROW-001
- TEFE-RC-001

END OF CONTROLLED PUBLICATION

TEFE-CH-001 | Version 1.0 | Founding Edition

Every generation inherits a choice: to leave the land unchanged, or to leave it better than they found it. The Edible Forest Estate has chosen the latter.

This Charter is the constitutional statement of purpose for
THE EDIBLE FOREST ESTATE LIMITED
and the foundation upon which the Official Publication Library is built.