

Report from the Chair



Trevor Cherrett,
Wiltshire CLT
Chair

In last year's report I looked forward to reporting back this year on "some very positive achievements". I am delighted to be able to do just that, thanks mainly to two major projects. The first was a programme of community surgeries and workshops funded by the Big Lottery's excellent *Awards for All* scheme, which enabled us to provide expert advice and guidance to over 30 communities across Wiltshire. We offered this advice as part of a wider programme of support to the growing number of communities interested and involved in Neighbourhood Development Plans, as part of a partnership with Community First and Wiltshire Council, both of whom deserve our praise and thanks for their excellent and diligent work. The core of this programme was a set of three major workshops held in Salisbury, Devizes and Chippenham. As a result we now have a significant number of communities seriously interested in forming Community Land Trusts.

The second was the Government's launch in December 2016 of a £60m national Community Housing Fund to support community-led housing. This was a very welcome initiative, and a just reward for much hard work by our National Community Land Trust Network and others working in this field. The fund was to be delivered via specific awards to individual local authorities. Wiltshire was earmarked to receive £650k subject to an agreed programme of work, and following detailed proposals submitted by WCLT and Community First to the Council in February we have held a number of meetings to discuss how we might take this forward. A joint project was agreed in mid-August which will include the employment of two field staff working across the county.

This is very welcome news as it will enable us to follow up the support we were able to initiate through the *Awards for All* project. It also vindicates our decision last year to continue operations on a voluntary basis "to keep the flame alight".

In this context I would like to thank our Board members for their unwavering support, and in particular Cllr Jonathon Seed for his help and liaison with Wiltshire Council. As Hon Treasurer Philippa Read has kept a tight rein on the strings of our very small purse (see her report), Melanie Barnett has provided invaluable help with meetings and administration, and Anna Maloney has continued to keep us admirably upright on the straight and narrow administrative road as Company Secretary(see her report).

Meanwhile Ian Crawley has if anything increased his astonishing delivery of technical support to communities within and outside Wiltshire (see his report) and will no doubt be a great source of advice and support to the new team we hope to recruit soon. Special thanks are also due to Professor Stephen Walker, our excellent speaker at last year's AGM, who has provided much voluntary advice and support to communities on the economics of land and development. Finally, I am also delighted to report that our partnership with Community First has flourished in delivering this year's projects, and will be crucial in working productively and creatively with Wiltshire Council in the years ahead. We look forward to the successful delivery of community-led housing across Wiltshire during 2017 and 2018.

Trevor Cherrett, August 2017

Activity Report



Ian Crawley ,
CLT Adviser for
Gloucestershire,
Worcestershire
and adjacent
counties

Roles & Responsibilities:

- * Trustee and Board Member, National CLT Network.
- * National CLT Technical Advisor.
- * Cashes Green CLT, Acting Secretary.
- * Nailsworth CLT, Secretary, CLT member and resident.

Overall:

- * Assisting nine CLTs currently working on acquiring land and/or getting a affordable housing scheme in place - Bronylls, Claverdon, Eastington, Fownhope, Nailsworth, Shilton, St Davids, Stow and Tattenhall.
- * Assisting one CLT from Gloucestershire Land For People period - Cashes Green.
- * Assisting three CLTs promoted locally near where I live - Nailsworth, Eastington and Horsley.
- * Assisting eight groups referred by the National CLT Network. CLTs formed - Claverdon, Fownhope, Hereford, Stow, Malpas, Tibberton, St Davids and Bronllys.
- * Assisting two groups referred from Cheshire Action (Tattenhall, Ashton Hayes) and one group referred from Wiltshire CLT (Colerne)
- * Undertaken three Scoping days (Colerne, Shilton and Winslow) and four Advice days (Bronylls, Malpas and St.Davids x2) for total fee income of £3500 to Wiltshire CLT.
- * Met seven local authorities to promote use of the new Community Housing Fund - subsequently met cllrs and then town & parish council reps. in Forest of Dean.
- * Attended three training events - Building New Garden City Movement/ Current Issues in Neighbourhood Planning/ CLT Technical Advisors Day.
- * Travelled 2712 miles to 19th July.
- * Travel expenses of £1602.70

Progress and activities during the year.

1. Buckinghamshire

1.1. Winslow

2. Cheshire

2.1. Malpas CLT. Advice day held on 21st October 2016. Site being sought.

2.2. Tattenhall CLT. Agreed to become CBS. Sanctuary HA has agreed to transfer the land for 4 homes. CW&CC agreed to transfer strip of land. IC provided telephone advice and documents on land transfer and governance.

2.3. Ashton Hayes. Public launch of CLT 23 January 2016. Purchase of former WI hall and land agreed with local authority but LA outbid at auction. Community now focusing on re-opening pub as a Community Pub, with new CLT site search to follow.

3. Gloucestershire

3.1. Cashes Green CIC CLT. Registered as a CIC. 78 homes fully occupied four years ago. Legal action continues over snagging problems. Meeting held with new HCA Area Director in June. Now £1000 pa funding for CLT to be confirmed from GreenSquare Group, alongside finalising Master Management Agreement and 125 year lease. CLT then needs to be relaunched.

3.2. Eastington CLT. Registered as a CBS. Neighbourhood Plan approved in referendum on 18th August 2016. Aster Homes appointed as development partner. Local farmer has agreed to sell to CLT 8 acres for 24 homes at £8000 per plot, on site outside NDP but which planners have said will support for affordable homes. Negotiations continuing, with CLT seeking funds to purchase. £20K Community Housing Fund grant awarded by Stroud DC.

3.3. Horsley. Project to purchase five completed houses from the private developer of a 16 house residential scheme on a former farmyard. Parish Council and CLT position confirmed in the Section 106 planning agreement and Land Transfer Agreement, prior to the landowner selling the site to a developer. Purchase to be funded through a Public Works Loans Board loan already agreed in principle. PC now unwilling to incur PWLB debt. Developer has auctioned off-plan homes and sold to Gloucester Homes with offer for CLT to match the price and purchase. Nailsworth CLT considering becoming involved.

3.4. Nailsworth CLT. Registered as a CBS. Aster Homes development partner. Site obtained freehold from Stroud DC for £1. Community Right To Build Order for 4 x2 bed houses and 6 x1 bed apartments approved at referendum on 18th August (26% turnout. 963 in favour, 190 against) and ratified by SDC on 27th October.

Activity Report cont.

Land transfer agreement and 125 year lease about to be signed. Contractor in place, contract price to be agreed, then HCA grant to be sought if required.

3.5. Stow CLT. Registered as charitable CBS. Presentation at their AGM on 25th May. CLT working on a number of possible sites, particularly a former Cotswold DC toilet block.

4. Herefordshire

4.1. Hereford. Launched on 27th October 2016, but limited interest, other than from the City Council. Sites being sought, in addition to ways the CLT can be involved in the 1000 home Three Elms Church Commissioners urban extension. Met group on 19th May 2017.

4.2. Fownhope. Neighbourhood Plan approved with local CLT included as a proposal. Scoping day 31st August 2016. CLT launched on 23rd November 2016. IC providing telephone and email advice on site search and governance. **Meeting group on 13th September.**

5. Oxfordshire

5.1. Shilton, West Oxfordshire. Land held by local Trust offered for development of affordable housing and playing fields. Joint preparation of a Neighbourhood Plan with a CRTBO for the development underway. Scoping Day held on 7th July. Housing Needs Survey being progressed. Documents and advice provided.

6. Wales

6.1. St Davids Peninsula CLT, Pembrokeshire. Registered as a CBS. Previous Scoping and Advice Days. Land on offer to build 78 homes in partnership with Pembrokeshire HA. Adjacent road widening required completed by County Council with Welsh Government grant. Planning application at pre-submission consultation stage includes, at landowner's request, a Premier Inn alongside the master plan for the 78 homes. This has resulted in local campaign against the scheme and the CLT's involvement. IC providing intensive support, through telephone, email and advice days. **Further visit to speak at AGM on 6th September 2017 and review project with Pembrokeshire County Council.**

6.2. Bronllys Health & Wellbeing Park, Powys

Scoping day held 5th February 2016. Opportunity is 72 acre Bronllys Hospital site with 65 acres on offer to the CLT on a long lease from the Powys Teaching Health Board, who are based there. Dedicated Health Park policy in draft Powys Development Plan.

Funding obtained for development worker to be based on the site. Advice Day 16th July to set out projects for the development worker and review governance. Memorandum of Understanding in preparation with PCC and PtHB.

7. Warwickshire

7.1. Claverdon CLT. Provided documents and advice on 11th May 2017 undertaking a financial appraisal for a potential development site.

8. Wiltshire.

8.1. Colerne. Scoping Day held on 19th July. Site search and Housing Needs Survey to be undertaken as part of the preparation of the Neighbourhood Plan.

8.2. Cricklade. Met local group on 7th February 2017 interested in purchasing and converting the former police station into retail with possible affordable housing above and behind.

8.3. I have also corresponded with Frome (presentation agreed on 23rd October), Seend (Scoping Day to be agreed) and Tisbury (Scoping day to be agreed).

9. Worcestershire

9.1. Tibberton CLT. Registered as CBS. Planning consent received for 10 home and new village hall scheme with allotments on nearby site. Land on 199 year lease from Wychavon DC Drainage requirements undermined scheme viability, but additional Wychavon DC funding has allowed scheme to start on site.

10. Other Advice and Support. Advising groups in Herefordshire and Oxfordshire on establishing Community Housing Hubs to operate like the Wiltshire CLT.

Ian Crawley, August 2017

Report from the Treasurer



Wiltshire CLT's
Treasurer Pippa
Read

These accounts cover the 12 month period from 1 April 2016 to 31 March 2017.

The costs we have incurred are mainly related to the activity of our Awards for All funded project. The majority of the costs relating to the project were venue hire, admin, travel and publicity with much professional expertise given voluntarily. We had minimal office costs but continue to provide host support to Ian Crawley for his in-depth work with communities exploring CLT models.

At the end of the year the cash balance we held included grants received in advance which will contribute towards funding expenditure from April 2017 onward.

Balance Sheet to 31 March 2017

Current Assets	£	£
Bank Account	7,143	7,143
Debtors	-	-
Current Liabilities		
Creditors	(1,817)	(1,817)
Current Assets less Current Liabilities	5,326	5,326
Capital and Reserves		
Share Capital		
Income & Expenditure Account	19	5,307
	5,307	5,307
		5,326

Exemption from audit

The society is entitled to exemption from audit under the provisions of The Friendly & Industrial & Provident Societies Act 1968 (Audit Exemption) (Amendment) Order 2006. The members will be asked at the AGM on 13 September 2017 to waive the requirement of the society to obtain an audit of its financial statements for the year ended 31 March 2016, in accordance with Section 476 of the Companies Act 2006.

Pippa Read, August 2017

Income and Expenditure account (1 April 2016 to 31 March 2017)

Income	£
Grant Income:	
Awards For All	5,721
Ian Crawley (NCLTN)	4,000
Total:	9,721
Expenditure	
Cost of sales – other direct costs	7,592
Staff training and welfare	57
Travel and subsistence	117
Information and publications	72
Subscriptions	60
Insurance	128
Software	180
Accountancy fees	100
Total:	8,306
Surplus	1,415

Report from Company Secretary



Anna Maloney,
Company
Secretary

Wiltshire Community Land Trust was registered with the Financial Services Authority (now the Financial Conduct Authority) in March 2011 as an Industrial and Provident Society for Community Benefit with charitable rules, now known as a Registered Society. Although it can own and manage assets in its own right as a Community Land Trust, Wiltshire CLT's primary purpose is to serve as a regional support organisation (or umbrella CLT) that promotes and supports the development of local community land trusts in Wiltshire, Swindon and neighbouring counties. It is a not-for-profit organisation.

Wiltshire CLT has open membership. Individuals over 18 years of age who live or work in Wiltshire or Swindon who support the objects of the Trust and agree to be bound by its Rules are eligible to apply for membership. Nominated representatives of organisations that are active in Wiltshire or Swindon may also apply for membership. Membership applications forms are available from the registered office. Wiltshire CLT is governed by a voluntary board of management. Elections are held annually at the AGM. Our Rules state that at least one third of directors must retire each year and may stand for re-nomination and election if they wish to serve on the board again.

Wiltshire CLT Board members (2016-2017)

Elected members

Trevor Cherrett (Chair)
Philippa Read (Treasurer)
Michael R Ash
Richard Kitson
Timothy O'Brien
Andrew Williamson
Melanie Barnett

Co-opted members:

Michael Ash (Swindon BC)
Cllr Jonathan Seed