

Report from the Chair



Trevor Cherrett,
Wiltshire CLT
Chair

Partners in Progress

Last year I reported on the setting up of the Wiltshire Community-Led Housing Partnership (WCHP) which brings us, the Wiltshire Community Land Trust (WCLT), working together with Community First Wiltshire & Swindon, and Wiltshire Council. I am pleased once again to report that this partnership is working well and solid progress is being made. Communities all over Wiltshire are being supported and a pipeline of projects is in place. This is a tribute to all three partners, especially the work of the project officers but also the steady support provided by Wiltshire Council housing and planning staff. This has been a very successful effort to `mainstream` community-led housing.

I am also delighted to report that we have been successful in bidding for a Wiltshire & Swindon Community-Led Housing Enabling Hub, Homes Of Our Own, hosted by Community First, which boosts our funding and enables us to employ a full-time Co-ordinator for community support, working alongside the WCHP project officers. This project puts our funding on a more secure base, although it is also essential that we continue to work towards creating a sustainable income through fees and consultancy work.

These positive developments are also changing WCLT`s role from project management – now undertaken by the WCHP Steering Group – to project advice and scrutiny. WCLT will have two members on the new Steering Group, drawn from our Board, and one of our key roles will be to check that good progress is being made to support communities in Wiltshire (and Swindon) who are keen to take an active role in meeting their local housing needs. In the longer term it may also fall to us to `keep the flame alight` - as a charitable company we can continue to maintain some support even if funding dries up.

But right now the future looks very bright: we can support more and more communities wanting to build `homes of our own`.

Sadly, Vicky Bodman, who has really made the running as project officer, is moving on in the autumn, so a key task will be to find someone who can replace her with equal ability, energy and effectiveness.

There will also be changes to how WCLT is run. We are now working closely with Community First and it makes sense for them to take on the administrative support role. On this point I would like to express huge gratitude to Anna Maloney, our current Company Secretary, who has kept us on the straight and narrow so well. Despite taking on a full-time job elsewhere (not to mention her two young children) she has willingly continued to help us up to and including this year`s AGM. Thank you Anna.

My thanks also to Philippa Read as Hon Treasurer, who will continue to have a key role supervising the financial books in liaison with Community First, and to the Board members, who continue to provide excellent advice from their collective expertise. Ian Crawley has been especially helpful, drawing upon his knowledge and experience as a national advisor. They have helped make my job a stimulating and positive experience. We will of course need to continue to strengthen and refresh the membership of our Board. Currently members must stand for re-election every three years (if they wish) and we are always looking for new talent. Nominations and re-nominations will be made at the AGM. And I must add that I will be entering my ninth year as Chair in 2020, which is high time for me to bow out and welcome a successor. Applications on a postcard please!

Trevor Cherrett, August 2019

Report from the Treasurer



Wiltshire CLT's
Treasurer Pippa
Read

These accounts cover the period from 1 April 2018 to 31 March 2019.

This has been a year of continued growth for the Wiltshire Community Land Trust with its growing involvement in the delivery of the Wiltshire Community-led Housing Project recognising the unique position of WCLT and the expertise of its board members.

This has resulted in increased income from the project enabling us to manage, and fully participate in, our role in the partnership.

Ian Crawley continues to work with community land trusts throughout the south west and beyond and we are grateful for the income this provides for WCLT. WCLT enables Ian to provide in-depth support for emerging and developing CLTs by hosting his work. In return we and Wiltshire communities benefit from his wide experience and expertise.

It is pleasing to report a surplus of £7,005 in this financial year, giving WCLT a solid base on which to develop its work into the future.

WCLT is very grateful to Chartered Accountant, John Brace ACA, for his thorough work on our behalf in preparing our financial statements.

Balance Sheet to 31 March 2019

	£	£
Current Assets		
Bank Account	13,027	13,027
Debtors	-	-
Current Liabilities		
Creditors	None	None
Current Assets less Current Liabilities	13,027	13,027
Capital and Reserves		
Share Capital	12,817	12,817
Income & Expenditure Account		

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 12 September 2019 to waive the requirement of the society to obtain an audit of its financial statements for the year ended 31 March 2019, in accordance with Section 476 of the Companies Act 2006.

Pippa Read, August 2019

Income and Expenditure account (1 April 2018 to 31 March 2019)

Income	£
Community led Housing Project	10,000
Ian Crawley	2,000
Total:	12,000
Expenditure	
Re-payment of Nadder Valley CLT grant	2,500
Other direct costs	1,241
Travel and subsistence	230
General administrative expenses	1,024
Total:	4,995
Surplus	7,005

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.

I am standing down as Company Secretary effective from 13th September. I would like to take this opportunity to thank Trevor Cherrett and all the Wiltshire CLT Board members for their support over the past four years and for their ongoing commitment to community led housing in Wiltshire.

Wiltshire CLT Board members (2018-2019)

Elected members

Trevor Cherrett (Chair)
Philippa Read (Treasurer)
Michael R Ash
Richard Kitson
Andrew Williamson
Stephen Walker

Co-opted members:

Michael Ash, Swindon Borough Council
Lynn Gibson, Community First

Observers:

Nigel Knott, Seend CLT
Wilton CLT representative