

This document explains what a Community Land Trust is and why Wickham Community Land Trust has been formed.

What is a Community Land Trust, or CLT?

A CLT is a not for profit, community-based organisation that owns land and property for public benefit. Land is taken out of the market and is leased or rented, so that its value is captured for all time for the benefit of the community. The legal definition is set out in the Housing & Regeneration Act, 2008.

Advantages of having a Community Land Trust in Wickham

- A CLT captures the enduring value of land
- The land will not become a windfall to anyone
- A CLT steps into the gap between social housing and the open market to provide “intermediate affordable housing”
- It can bring in land which the owner would not normally have considered building on
- It can help the village retain its life-blood and prevent it becoming and staying ‘old’ as young families are priced out
- It can provide housing matched to ability to pay which helps boost the local economy
- It can provide affordable part equity and rented homes for people living or working locally
- It can develop land for affordable workspace
- It can help preserve buildings or sites of historic or architectural importance so that they can contribute to the renewal or regeneration of a community
- A CLT is run by members of the community for the community.

Wickham Community Land Trust (WCLT) was established in June 2008 as a Company Limited by Guarantee. It became a registered charity in 2010 and a registered provider of social housing in 2012. In August 2012 WCLT took ownership of its first eight properties.

WCLT’s primary objective is to provide affordable homes for those in work who cannot afford, from their own earnings, either to rent or to buy on the open market in the place where they grew up or are employed.

The Trust could adopt other charitable purposes from time to time, subject to the prior approval of the Charity Commission.

How the Trust is run?

There is a board of trustees drawn from the area that WCLT serves. Some trusteeships will reside with a post holder, e.g. a nominee from Winchester City Council, so that succession and local accountability is ensured.

What is intermediate Housing?

Our intermediate rental properties will generally be available at 80% of open market rents.

Any properties offered for affordable shared ownership will be offered at 50% equity in the first instance, with a rental element of 2.75% for the remaining equity. Buyers can opt to buy more equity at a later stage but they cannot buy more than 80% of equity.

WCLT Homes are permanently affordable

To protect the CLT’s homes so that they can be permanently affordable, there is no ‘right to buy’ on the rental properties. Leaseholders who buy equity under shared ownership will be able to ‘staircase’ to 80% and, when they sell their share, the CLT will have ‘first refusal’.

In this way, the CLT’s homes will remain in the ownership of the CLT who will make them available, when an occupant moves on, as affordable housing for subsequent generations.

The Allocation of Homes

WCLT has Application Forms and an allocation Policy which controls the process of identifying qualifying applicants. The application procedures and allocation policy have been accepted by both Winchester City Council and the Charity Commission as appropriate for meeting our charitable aims.

WCLT Homes in Houghton Gardens

WCLT owns eight homes here in Wickham, ranging from one bedroom flats to three bedroom houses and all with private gardens. Four of the homes are for rent and four shared ownership.

These homes now house those with connections to the area through family and work. There is scope to house 25 individuals, both adults and children, though generally they number 21 – 23.

Funding

To acquire these homes WCLT raised over £1m in a combination of grants, loans and donations.

WCLT is pleased to acknowledge pre-development funding from the Anglican Diocese of Portsmouth and the Charities Aid Foundation, grant from the Homes & Communities Agency and purchase funding from Parity Trust, Charities Aid Foundation, The Charity Bank, Winchester City Council, Hyde Housing Group and supportive local donors.

WCLT provides identifiable benefits:

- Housing those in work who cannot afford to buy or rent a home on the open market
- The housing of those living in situations inadequate or unsuitable for their needs
- The housing of families living in overcrowded conditions
- An increased number of households with connection to the village community now able to live within that community and to receive support from their families (e.g. childcare) or to provide support to family members who need their help (e.g. to elderly relatives)
- The housing of key workers serving the local area
- Shorter journey times for those residents with work in the local area.

Origins of CLTs

The idea started in practical land reform by the Co-operative Movement and the Chartists. In the early 1900s Letchworth Garden City was founded on an ambitious land trust system and much of it still is. The idea lapsed for about 70 years and was revived in the 1990s by Scottish crofters for community buy-outs from absentee landlords, such as the Isle of Eigg and Ghiga Trusts.

At the same time English villages were seeking solutions to village viability and the need for affordable homes. Stonesfield Community Trust in Oxfordshire is a good example, which has over the years delivered homes, workspace and other community projects. To date there are over 150 CLTs in the country.

The Origins of Wickham Community Land Trust

The Bishop of Portsmouth's Kairos initiative in 2004 asked parish churches to identify the needs of their communities. It challenged them to think in new ways about what the church can or should do to serve them better. St. Nicholas' Church confirmed the identified need in the parish for affordable housing. A group of both churchgoing and non-churchgoing volunteers began to seek the best way to meet this need. The CLT that emerged from this process is fully independent. This means that allocations of any properties will, by legal provision of the Trust's rules, not be controlled or influenced in any way by the support the church gives the project.

Contacts

Nic Holladay: Chairman
Geoff Phillpotts: Deputy Chairman
Judy Lucas: Director/Trustee

WCLT Tel no. 01329 834335
Mobile: 07491 674887
e-mail: wickhamclt@btinternet.com
website: www.wickhamclt.org.uk

Correspondence address:

Wickham Community Land Trust
PO Box 739
Wickham,
Hampshire,
PO14 9RH

For general information about CLTs see
www.communitylandtrusts.org.uk

Wickham Community Land Trust:
Charity Registration No. 1134897
Co. No. 6608621
HCA Registered Provider: 4692

Revised: January 2018



Houghton Gardens, Wickham
Photograph by J. Lucas

WICKHAM COMMUNITY LAND TRUST



Dedicated to providing affordable housing in Wickham



Housing for local people and those who work locally who

- cannot afford local market rents or prices
- do not achieve their housing aims through the social housing route.



Housing forever under the control of the community, for the community.