



Wickham

COMMUNITY LAND TRUST

Community-led affordable housing for local people



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History

- The Trust was established in June 2008 as a Company Limited by Guarantee and became a registered charity in 2010 (Charity No: 1134897)
- The Trust was approved as a registered provider of social housing in 2012 and took ownership of its first eight properties, in Houghton Gardens, in the same year.
- In 2022 the Trust acquired a further 10 homes in Wickham at Wykeham Vale.

Purpose

- To provide affordable homes for those who cannot afford either to rent or to buy on the open market in or near the parish of Wickham and Knowle where they or their families grew up or they are employed.

The Trust Board

- The charity is led by a Board of Trustees, the majority of whom live in Wickham and who all give their time and expertise voluntarily to the Trust.

Affordable housing

- Wickham Community Land Trust (WCLT) rental properties are available at discounts from open market rents. Rents vary depending on the conditions dictated by local authorities and legislation.
- Shared ownership properties are offered at 50% equity, with rent payable on the equity retained by the Trust.

Permanently affordable

- WCLT rental properties are exempt from "the right to buy" provisions that apply to properties owned by Housing Associations.
- Applicants accepted into a shared ownership arrangement with the Trust can 'staircase' to no more than 80% of the value of the property.
- WCLT has the right to re-acquire the property when a shared owner wishes to sell. WCLT affordable homes thus remain permanently in the ownership of the Trust for the benefit of future generations of local people.

The Allocation of Homes

WCLT controls the application and allocation processes for occupation of the homes it provides. These processes have been accepted by Winchester City Council and the Charity Commission as appropriate for meeting the Trust's charitable aims.

Funding

To acquire its homes, WCLT has received at various times, grants from Homes England, Winchester City Council, South Downs National Park and Hyde Housing, plus commercial loans from ethical banks and a significant legacy donation from the family of Dick and Joyce Warwick.



Benefits brought to the community

- Secure accommodation for those with strong local connections who are unable to buy or rent on the open market.
- Good quality housing for those living in situations inadequate or unsuitable for their needs.
- Increased family and community cohesion by virtue of the "local connection" qualification required to secure a WCLT home.
- Provision of affordable homes for local key workers, vital to the sustainability of the community.
- Environmental gain when residents live close to their work.
- Assets, now worth over £3.5million, remain in local management and control for the perpetual benefit of residents in Wickham and Knowle Parish.

For information about how to register an interest in one of our homes, please go to our website at www.wickhamclt.org.uk



What our residents say...

"WLC T have been the best thing to have happened to our family. The trust have been such an incredible support to us over the past 10 years, right from the application stage to now. We are able to live in a wonderful home, in the village I grew up in whilst saving to one day buy our own home, hopefully".



"Finding a decent and affordable house is difficult, especially around here! We went to the WCLT to see if they could help, and through them we were able to stay local to my family and live in a cracking house that we could actually afford. They supported us through everything, from moving into our first home as a young family to dealing with a crisis when a pipe burst! Brilliant landlords, and they are all local too, it really feels like a big WCLT family!"

"Without WCLT we wouldn't have been able to stay in this lovely village where myself and our children grew up in. They are a fantastic group of people and continue to offer us support. We will be forever grateful to them – thank you!"





Friends of Wickham Community Land Trust (FoWCLT)

WCLT was the first of its kind to be formed in the South of England. Its provision and control of affordable homes enables families with strong local identities to make a vital contribution to the ongoing viability of the community.

As we continue to grow and deliver more affordable homes for local people, we want to engage regularly and effectively with the community we serve. The charity needs strong local support to deliver good quality affordable homes for local people who would otherwise have to leave the area.

If you are interested in supporting us, please become a Friend of Wickham Community Land Trust. You can do so by completing and returning the form opposite or by downloading it from our website (www.wickhamclt.org.uk/friends). There is no joining fee as we are keen that no one should be excluded. However, if you feel able to make a donation (we ask a minimum of £10.00

per person) it will be gratefully received and used directly to support our affordable homes programme. A report of FoWCLT income and expenditures will be published annually.

By becoming a Friend, you will receive regular updates of our progress, invitations to events where you can meet the Board and fellow Friends socially and hear more about the work of the Trust in providing community based affordable housing and services.

We hope to introduce other unique benefits that you can enjoy, details as they become available.

We do hope you will join us and other Friends!

Application form to become a Friend of Wickham Community Land Trust

I/we wish to be a Friend(s) of Wickham Community Land Trust:

Name(s) in full (please print):

Address:

..... Post Code:

Tel no: Email:

Communication preferences (please tick as appropriate):

Post ☐ Email ☐ Telephone ☐

Privacy notice: we take your privacy seriously and will never divulge any of your personal details to third parties without your consent unless legally required to do so. We use personal information to process your donation, to thank you for supporting us and to provide you with further communications about our news, events, products and activities. Our full Information Notice can be viewed on our website at www.wickhamclt.org.uk

Email communications save us money compared with sending information in the post.

Voluntary Donation (please choose one)

One off: £

Monthly/Quarterly: £

Annual: £

Gift Aid Declaration

If you are a UK taxpayer, the value of your gift can be increased by 25% under the Gift Aid scheme without any additional costs to you.

☐ Yes, I want to Gift Aid this donation and any donations I make in the future or have made in the past 4 years to Friends of Wickham CLT. I am a UK taxpayer and understand that if I pay less Income Tax and/or Capital Gains Tax than the amount of Gift Aid claimed on all my donations in that tax year it is my responsibility to pay any difference. Please tick the box to confirm.

Please pay electronically direct into our bank – details below:

NatWest Bank
Sort code: 52-41-32
Account No: 45693110
Reference: FoWCLT and your name

If you prefer to pay by cheque please make it payable to Wickham Community Land Trust

PLEASE SEND COMPLETED FORM TO:
The Secretary, Wickham Community Land Trust, P.O Box 739, Fareham PO14 9RH

Supporting WCLT through gifts in your will

WCLT is dependent on grants and donations from supporters to make it financially possible to continue our work and to increase the opportunities for local families to benefit from our affordable homes.

One way you might consider supporting us is through a legacy in your will. Should you decide to adopt this suggestion, your gift will be used for the sole purpose of purchasing and maintaining affordable housing in Wickham Parish for local people who would otherwise have to leave the area to seek cheaper housing elsewhere.

Pledge to help us provide affordable housing to local people with a gift in your will:

Why do I need a will?

A will is one of the most important documents you will ever write. It is the only way to make sure the people and the causes you care about are looked after; it is where you can decide

what happens to your money and possessions.

What happens if I do not have a will?

If you do not have a will or if your will is not valid (e.g. your will is not correctly signed or witnessed), your estate is said to be 'intestate'. This means your wishes may not be carried out. Having a professionally written up to date will is the best way to make sure your wishes are met.

Why do people leave a gift in their will to Wickham Community Land Trust?

In older age, many people have been fortunate to have significant assets within their house and property. However, for the younger generation it is becoming increasingly difficult to afford a home. The private rental sector is also an expensive option for many people, particularly for those living alone or on low incomes, and provides limited security of tenure.

By deciding to leave a gift in your will to WCLT you will enable homes to be purchased, maintained and held in perpetuity for people and their families who have local connections to Wickham and Knowle. Leaving a gift in your will to a charity, such as WCLT, can also help to reduce your Inheritance Tax bill.

Dick and Joyce Warwick's legacy

In memory of Dick and Joyce Warwick, their family gave a significant donation from their legacy to WCLT. Dick was a local business owner and Joyce a social worker who were involved with the community in Wickham throughout their lives.

As John, their son, explained: 'Ensuring affordable homes are available to those who live and work in Wickham was a shared wish. Their financial assistance has been a vital contribution towards the cost of purchasing new homes for local people in Wickham at affordable rents and will be a lasting tribute to them both.'



Trustees and one of the Trust's new houses in Wykeham Vale

Your legacy is our future.

Leaving a gift in your will to WCLT is one of the most valuable ways you can make a difference to those struggling to find a secure tenancy in an affordable home in the Parish of Wickham.





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