



## WAMCLT NEWSLETTER 5 – 20 October 2021

Dear CLT supporter

It has been a while since our last newsletter and we are delighted to announce that there is a lot of progress to report.

### Housing Survey launch

This week we have launched a survey to find out more about the type of housing needs that local people have. **Please complete the survey if you or someone you know from the Windsor Ascot and Maidenhead area needs a new home, or if you are just interested in the issue of housing.** This will help us to come up with specific projects that would help meet those needs. We are spreading the survey on social media and email etc and would appreciate your help - share away to all your contacts! Here is the [link](#).

We would like to thank Collaborative Homes Oxfordshire for their work on the survey on our behalf, and for their support.

### A BIG STEP for WAMCLT

We are delighted to announce that WAMCLT was successfully registered as a Community Benefit Society (CBS) on 6 August 2021.

We would like to thank Wrigleys Solicitors (who specialise in the community sector) for advising on the legal rules for our CBS and have assisted us with the application to the Financial Conduct Authority.

A CBS legal structure gives us the ability to raise funds via community shares, the ability to become charitable (or not) and to include an “asset lock” (so the assets of the CBS remain in trust and cannot be sold). The structure is flexible enough for our CLT to follow the direction we choose as a CLT group and follow the project opportunities as they arise.

Our initial Board of founders consists of Claire Milne (Chair), Rajiv Chelani (Secretary) and Lizzie Jones and we are delighted to say that we have the continued assistance and support of the rest of our Steering Group; Sandra Orlando Payne, Dominic Murphy, Alasdair Donaldson, Divya Verma, Simon Bond and Heidi Berry.

We will announce the date of our first AGM soon. At that point we will elect a Board from the CLT membership.

### **Become a member now**

We would now like to invite you to become a member of WAMCLT. Please see the details attached and on our website. Membership only costs £1, (which gives you one voting share), plus £5 annual subscription (which will help with administrative expenses of running the society). You can see our CBS rules including those of membership [here](#). If you want to discuss membership or have any difficulties in subscribing on line please contact us by email.

In due course we will also plan to be able to accept donations and investments.

We are now actively working on a formal launching of our CBS to turn all of our supporters into members, and are working on a series of events across the Borough between now and December 2021, which we will notify you about shortly.

### **Website and systems and processes**

You might notice our new look website, logo and identity. A BIG thank you to Heidi Berry who is helping us with these. Many of you will know Heidi from the successful and inspirational Windsor Craft Co-op, and we are delighted to have her along as part of our group.

We are in the process of setting up systems for just about everything; members, finance, community engagement, sharing information etc. Members of our team have been attending training sessions and seminars to ensure the right basics are put in place as required.

### **Funding**

Our start-up grant from the National CLT Network has sustained us until now, but we need more funds for essential expenses.

Collaborative Homes Oxfordshire (our supporting “hub”) have given us a £1000 grant from their Agile Fund to keep us going.

Of course we hope that national government will reinstate more funding for the Community Led Homes sector as we had two bids accepted in principle before the governments Community Housing Fund ran out, (and then Covid hit). We are assuming at the moment that we need to be self-sustaining if at all possible.

Rajiv, Lizzie and Dominic have been investigating Community Share Issues, including attending seminars to learn about this method of fund raising. We hope to use this knowledge soon.

We would welcome anyone with financial expertise to join us, particularly development finance.

### **Opportunities and land search**

Community housing depends upon obtaining land for development, (or in many cases, redevelopment). We have followed up several potential opportunities and continue to do so until we find a viable scheme that is supported by our members.

We have had some discussions with developers within the Borough. Claire has been attending the Community engagement sessions that Wates have been holding regarding the AL21 site west of Windsor. We hope to continue this dialogue.

Should you know of any potential development opportunities, please contact us. We are happy to look at ideas.

### **Partner organisations**

We want to partner with other organisations in the Thames Valley, including Housing Associations, parish and town councils, and developers. If we haven't got around to talking to your organisation yet, and you would like to speak to us, please don't hesitate to contact us.

Look out for our launch events coming soon.

In the meantime, keep safe and well.

Best wishes

Claire, Rajiv and Lizzie, Alasdair, Dominic, Heidi, Sandra, Simon

### **The WAMCLT Team**



[admin@wamclt.org](mailto:admin@wamclt.org)



[www.wamclt.org](http://www.wamclt.org)



07932 635580