



How does a Community Land Trust work and how is it funded?

Windsor Ascot and Maidenhead Community Land Trust is a not for profit, volunteer run organisation, that exists to own and operate land and other assets for the benefit of the community.

Our vision is to act as an area wide Community Land Trust (CLT). It will enable community projects involving community ownership of land in the Royal Borough of Windsor and Maidenhead area or as decided by the members. The aim is to genuinely empower communities to create solutions to problems through helping to own and hold land and other assets for the benefit of the whole community in perpetuity. It can enable the community to build truly affordable and sustainable homes, or to help a community food growing project, or to deliver a community service such as a shop, pub, or community centre.

WAMCLT is a Community Benefit Society (CBS) registered with the Financial Conduct Authority with clear legal rules. It is owned and run by its members and run democratically. One member has one vote. Members control the CLT through a volunteer Board of Directors elected by the membership. When and if appropriate, the Board can appoint and employ staff to run particular aspects of the CBS, or for a particular project. For example Cornwall CLT, which is a large area wide CLT responsible for over 250 affordable homes, employs four members of staff. (cornwallclt.org)

A CBS can raise funds through Community Share Offers, or even through Crowdfunding, or loans or mortgages, and to use those funds for the particular purpose, usually to fund the acquisition of land or buildings.

A CBS can also apply for grants, as well as partner with and receive funds from other organisations such as Local Authorities, or Housing Associations, or developers, for particular projects. Some CBSs receive Section 106 funds from contributions that Developers have to pay to contribute to local infrastructure as part of their planning permissions.

The Community Land Trust can act as the freeholder for any projects involving the community ownership of land. CLTs act as legal owner and have an "Asset Lock" which means the land is held in trust in perpetuity and cannot be sold. The CLT would usually lease the land or building for the community to use for the given purpose.

The CLT can act as freeholder for a series of separate projects. Each separate project can be run by a different community group, with its own aims and objectives and business plan. This enables the CLT expertise to be used across a spectrum of different activities and shares the cost of running a CLT across a range of different projects.