






Wilton Community Land Trust, Wiltshire




 **Location**
Wilton, Wiltshire

 **Founded**
2012

 **Legal structure**
Wilton Community Land Trust (Wilton CLT) is a company limited by guarantee and is registered as a society with charitable rules.

 **Description of activity**
Liaising with community groups, residents, armed services and local government about the social and physical aspects of a housing development on a former Barracks site. Building social and economic links between Wilton and other villages and Salisbury. Steers policy and outreach around this development, to ensure significant long-term influence of the organisation.

 **Key assets**
The CLT 'holds' the land, through a jointly owned Community Interest Company (CIC) – although it cannot be used as collateral or have liquidity. There will also be some land with a veteran's centre, enterprise hub, community café and ground for development.

 **Staff and volunteers**
At times, Wilton CLT has employed an outreach worker for 30 hours per month to develop community building activities, outreach events or research initiatives. Currently, there are no employees. Board members have leading volunteer roles in the CLT's governance and activity.



Overview

Wilton CLT aims to provide “a realistic alternative to profit-led private development” and it seeks to give the people “an opportunity to benefit, by ... buying sites in the town, and developing and managing them for the community; development of the kind that people actually want.”

Wilton CLT, based in Wilton (near Salisbury), is a mutual organisation with a membership of about 270 people and a board of seven (elected) directors. Members pay a one-off £1 fee to join. The CLT represents a foresighted, long-term initiative that resembles both a land trust and a community development trust. Key people on the board play a strategic role – with and on behalf of their members and the wider community – in having a voice at meetings with the building company. The building company is developing private housing (70% of the land), a crèche and care home, and related transport infrastructure such as cycle paths and road crossings. In addition, a small parcel of land has been allocated for a veteran’s centre and an enterprise hub and café.

The land of the whole development has been transferred to a CIC jointly owned by Wilton CLT and a partner organisation (‘Our Enterprise’) on a ratio of 48% and 52%, respectively. The partner has previous experience in developing such work. Wilton CLT aims to make a difference by maintaining or improving the local “physical, social and economic infrastructure” and to advance “education ... concerning asset-based community development enterprises [and] ... provide an opportunity for public-spirited people and organisations to contribute, with the expectation of a social dividend, rather than personal financial reward.”

Initial community development projects have already begun, linking people through initiatives such as a Men’s Shed project, a kitchen garden, a micro library in a phone booth, and fostering social and economic links between Wilton and the new residents.

Financial health

Wilton CLT has an existing healthy balance sheet with few financial risks. It has not inherited particular liabilities. Its income (at around £20,000) and assets appear, on the balance sheet, as small.

Because the assets connected with the new development have been transferred to the CIC there will appear to be millions of pounds on the CIC’s balance sheet although this cannot be sold or used by the CLT as collateral against loans.

What is more relevant is the long-term potential. The emergent position appears exciting and Wilton CLT can expect to be a major conduit for future projects on the site and in the local area.

Three key factors that have affected its development and financial health:

The key to understanding Wilton CLT’s work is to understand the organisation as a mutual one that works for the benefit of members in the community over the long term.

1. Early engagement in the opportunity the development presented and long-term vision

Wilton CLT set out to influence, and leverage, community benefits from the development while it was still under construction. “We are part of the “mix” at the table – to influence the design.” Many community land trusts obtain land and then build. In this case, Wilton CLT own a minority share (48%) in the asset through a separate CIC.

2. Close links with relevant stakeholders

There are close links across the community (both new and existing), including the local authority, the local MP, residents in Wilton and around, new residents, community organisations and small business enterprises.

Membership of the CLT is open to residents in the new development and three nearby communities (Wilton, Burcombe and Quidhampton), and representatives from organisations active in these areas, with non-residents able to join as associates.

This provides many benefits in building mutual and democratic relationships of trust between communities.



3. Designed in long-term economic and social sustainability

Wilton CLT provides an example of ‘designing in’ a long-term organisation with sound structures to support existing and new communities through a mutual model.

Future direction

Wilton CLT has punched above its weight in terms of influence around design and integration between the new and the old community – which will face a 20% increase in its population.

The CLT is poised to play a central role in the area’s economic and community future through:

- Social provision (either run directly or by facilitating other organisations).
- Linking veterans, new residents and the wider community through training, social events, and small-scale economic developments.
- Seeking developments or enhancements to local transport provision (for example around cycle, pedestrian and possible rail links).
- Developing and facilitating training and local economic development.
- Providing links within the local (new) and existing villages and potentially as a hub for the wider small enterprise sector in the western corridor out of Salisbury.
- Acting as (or facilitating) a community and economic agent in the area.

Financial information

The following table provides an overview of Wilton CLT’s income, expenditure and assets for the year ending 31st March 2018.

The full financial statement should be consulted for a complete picture of the organisation’s accounts.

Turnover	£21,817
Expenditure	N/A
Total of income and expenditure	£1,655
Surplus/deficit on ordinary activities before taxation	£1,655
Annual income from grant or subsidy	£0
Fixed assets	£1,019
Current assets	£3,970
Creditors	£738
Net current assets	£3,232
Net assets	£4,251

Source: Wilton Community Land Trust Financial Accounts 2018, Charity Commission