



**Windsor Ascot Maidenhead  
Community Land Trust**

Homes for and by the community

# WAMCLT Community Newsletter

## EXCITING DAYS AT WAMCLT!

What a busy and successful few months we have had at WAMCLT, and we feel we are entering a really exciting time and we want to tell you about it.

## WAMCLT SUMMER FESTIVAL EVENTS

Our festival events went really well, and a particular thankyou to management team members Lizzie and Claire, for working so hard on the many hours of preparation and organisation, as well as Gareth, Dom, Simon, Helen, for helping out. We would also like to extend a special thank you to **The Worshipful Mayor of the Royal Borough of Windsor and Maidenhead - Cllr Neil Knowles**. We greatly appreciate the time he took to open and address our conference.

Thanks to Tesco's (Dedworth), Braywick Leisure Centre, and Windsor Leisure Centre for hosting our Roadshow, and for Hanover Way Community Association for hosting our Information Evening, and Dedworth Library our Coffee morning. We had some very engaged audiences for these events, gained some new members as well as spreading the word about WAMCLT and some great feedback from attendees and were able to raise awareness.

We also now have full sets of displays, and equipment that we can use for more events in the future.

## CONFERENCE: NORDEN FARM - 6th July 2023

You may remember this was targeted at people who can help us bring a CLT project about and we were thrilled to get a really good turn-out. Among the 24 people who attended were several new Borough Councillors, as well as Council Officers from Planning Policy and RBWM Property Company and other interested parties including from tech companies, a housing association, a parish councillor and a few residents. Thanks to all who attended.

Speakers, Fiona Brown from the Oxfordshire Collaborative Homes "Hub", Sue Riddlestone MBE from Bioregional Homes, Andrew Bailie from Roostrent.com and Claire Milne from WAMCLT presented the Conference audience with the inspiring examples from around the country, and of how CLT projects can be done in RBWM. The delegates really got stuck in to the break-out sessions to discuss how it could work here, and we all came away with some useful ideas and contacts.

Even the chap doing the audio visual work expressed support and interest in joining us!

Norden Farm is a great venue, a high standard, and had everything we needed for the day, and it was fantastic to be able to support this community arts centre with our business.

We think we can safely say that delegates liked what they heard about CLTs and the benefits to the community, and the Conference was a BIG success.

Presentations from the Conference have been circulated to delegates and recordings will be going onto our website.

## FUTURE VISITS

To conclude our Festival we are aiming to do some visits to some successful CLT projects (Oxford, Bristol, and Brighton we have in mind) but we are finding the summer holidays are not the best time to arrange these, so will aim for the autumn.

We will keep you informed about when and where. Let us know if you might like to attend so we know how many to plan for.

## RBWM SUPPORT

Shortly after the May elections, Lizzie and Claire met with **Cllr Simon Werner, leader of the new RBWM administration** to explain in more depth about the benefits of CLTs. We are thrilled to say that Simon has offered his support to our initiative! As you know, we are not a party political organization, but support from any administration is potentially transformational, and we are delighted to have it.

We also have several Borough Councillors as members of our organization (mostly joining prior to their election), because they believe in what we are trying to do.

Council officers also now are aware of our organization, particularly since the Conference.

All in all, we are convinced that support from all these parts of the organization will be critical to our success.

## HOUSING ASSOCIATION SUPPORT

Another success from our conference was support from Housing Solutions. A follow up meeting with **Chris Martin Head of Development** who attended our Conference has expressed a willingness to help us, particularly with advice and expertise, and sharing of learning. Again this is very welcome and helpful.

## AN EXCITING POTENTIAL SITE OPPORTUNITY

Lizzie and Claire have had follow up meetings with RBWM Planning Policy team and RBWM Property Company and offered suggestions for wording for RBWM Supplementary Planning Documents and Guidance Notes which can help support CLT initiatives to get off the ground.

These discussions have culminated in them putting forward a potential site for a project in Horton. It is early days in doing the research, consultations with the Parish Council, and Borough and gaining community support, as well as planning, but this could be a really exciting opportunity. We will keep you informed.

We also continue to follow up other opportunities, particularly on Borough Local Plan sites, for a community self-build project, or affordable housing.

## RAISING A FIGHTING FUND

Assisted by Michael Beavan from Our Community Enterprise, we have now applied to the Co-ops Booster Fund for £10k initial funding to enable us to start the process of doing a

Community Share Offer. If we get this funding it will enable us to employ Our Community Enterprise to do further work towards a full Community Share Offer, which can cost around £30,000 to simply get up and running.

We hope to do the share offer late 2023/early 2024. Oxfordshire CLT raised £570,000 from their share offer earlier this year, and wouldn't it be great if we did similar!. That would be a great fighting fund to get started and take good advantage of any opportunity.

## MEMBERSHIP

Our membership is now up to 35. We want to make this 100 members this year. Please tell your friends and get them to come and join us. Membership only costs £1 for a voting share and £5 admin fee per year.

## FUNDING

Our Community Lottery Grant is almost spent, (or at least spoken for) although we have a little left for visits particularly to support any members on low incomes who may want to attend these.

We will continue to seek more financial support from any suitable sources particularly for running costs. These are kept to a minimum, especially as we are run by unpaid volunteers, but costs of running a website, AGM, Insurance etc are all inescapable. Volunteers have occasionally borne their own expenses (for which we are very grateful), but we aim to pay them for fairness and to avoid these being a burden on individuals.

We have joined RBWMs new Community Lottery scheme, and need to promote this on social media, as selling tickets will give us a good funding stream to help with day to day activities. We could really do with someone to help with organizing our Social Media on this. If you can help us or just want to find out more, please contact Claire or Lizzie.

If you know of any other sources of funds, please let us know.

Donations are also always welcome!

## FUTURE EVENTS

We will be doing a presentation to Horton Parish Council on 19<sup>th</sup> September.

Watch this space for visit dates to successful CLT schemes.

## FUTURE MEETINGS

Our next Management team meeting is Monday 18<sup>th</sup> September 2023. [Email](#) for details

Our is now scheduled for AGM Monday 13<sup>th</sup> November 6.30pm 2023. (Venue TBA)



**WAMCLT is thankful to be supported by so many organisations  
but these are a few of them...**



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