

# Working in partnership with You

We are determined to take responsibility for the enhancement of our community and to rise to the economic, social and environmental challenges of the 21st century. We see the redevelopment of the Erskine Barracks site as an opportunity to set in place an innovative and inspiring scheme that will help to meet some of these challenges and bring benefit to our community for years to come. We offer ourselves as active and effective partners in establishing and ensuring the success of such a scheme.

## Who we are

In April 2011 a group of local people concerned about the arrival of yet another conventional housing estate on their doorstep set up a steering group to develop a different, community-led vision. This is the Wilton Eco Park Development Community Association. The intention is for this to grow into the Wilton & Surrounding Area Community Trust, which will be an incorporated organisation, owned and controlled by local people. The Community Trust will be launched in March 2012 after a three-month long community engagement exercise.

## Our Future

The community we represent encompasses a specific geographical area, covering the small historic town of Wilton and the nearby village of Quidhampton. Although close to the Cathedral city of Salisbury in South Wiltshire, the area is rural, with a significantly aging population of about 5,000. Many of the residents feel isolated and suffer from fuel poverty, while poor infrastructure means that the area is prone to flooding. The local community is concerned that climate change will bring real problems. Much of the housing stock was built before 1950 and many houses are hundreds of years old and need to be modified. There is currently a severe shortage of renewable energy resources in the area.

Working with the community, we aim to develop a vision for a sustainable future for our surrounding area over the coming years – the Great Green Challenge. This vision includes the Erskine Barracks site being developed to meet some of the pressing needs of the local community.

## Our Vision for the Erskine Barracks site

We are ambitious for our community and we are open minded about how an eco development could happen on the Erskine Barracks site. We know there are ideas that we have not yet considered and we would welcome the opportunity to learn from others. We embrace the need to balance commercial uses with community benefits in ensuring that we demonstrate best practice in sustainable development.

We anticipate that the development will be zero carbon and will, among other things:

- Provide a carbon neutral, affordable, housing to rent and buy
- Provide a carbon neutral business environment
- Encourage and inspire
- Bring best practice from around the world
- Promote public awareness to individuals and communities on effective energy measures to tackle climate change in the built environment
- Involve the community in perpetuity

## Our Aim in being involved in the development of the Erskine Barracks site

**“To actively involve our community to bring about the greatest ongoing benefit for local people, groups and businesses.”**

We anticipate our community creating benefit from the site, including the following areas:

- Art, culture and heritage
- Community facilities
- Energy measures and monitoring
- Food growing areas, orchards
- Footpaths and cycle ways
- Habitat/biodiversity
- Holding learning events on all aspects of sustainable development
- Industry/business (a business hub)
- Integrated transport – car pools, bicycles
- Housing (intermediate housing for shared equity sale), assisted self build
- Monitoring of the development and ongoing management
- Open space and soft landscape
- Recreation and leisure facilities, formal and informal play areas for children
- Retail/services
- Visitor centre/demonstration buildings
- Waste management and recycling

# What the Community Trust can deliver as a partner

## Community Support

Since being set up, the Wilton Eco Park Development Community Association has built up a network of expert support and community liaison to ensure that the proposed Wilton & Surrounding Area Community Trust will not only show innovative best practice, but also be in concert with local, regional and national policies. During this time, strong community support has emerged for the concept of developing an Eco Park on the Erskine Barracks site. A number of projects are underway and in planning, including the Great Green Challenge – this encompasses the ongoing Community Engagement Plan, which is designed to consolidate and develop community engagement and support. Project documents are available for prospective partners to review.

## Funding

Since the Community Association formed we have gained good knowledge of funding regimes of all types. We've been successful in gaining grants and have undertaken early development work and built the capacity of our organisation. Through our not-for-profit and community benefit status we will be able to access grant and loan assistance to support the development of various aspects of the site, such as:

- Housing: HCA Affordable Housing Programme for community led organisations, CLT Rental Housing
- A range of community-focussed grant funding:
  - start up grants, predevelopment and development grants and loans - e.g. CLT Fund, Wiltshire Community Foundation, Community Builders (from 2012)
  - capital and revenue grants - e.g. Tudor Trust, Big Lottery, Esmée Fairbairn, Community Builders
  - energy/environment focussed - Herbert & Peter Blagrave, Ernest Cook, Sainsbury Family Trust, Landfill Communities Fund
- Access to social investment funds - short and long term funds for purchase and development - e.g. Charity Bank, Social Investment Business, Triodos Bank, Adventure Capital Fund, Lankelly Chase, Social Enterprise Property Investment fund (SEPI), Community Share Underwriting Fund (CSU), Community share issues
- Match funding opportunities
- Commercial opportunities through joint partnership ventures, which may attract grant funding and start up assistance

## A Sound Legal Structure

The Wilton and Surrounding Area Community Trust will be set up as a Community Land Trust as defined in the Housing and Regeneration Act (2008) to deliver the Great Green Challenge and future projects that will benefit our community. It will have an elected board which will be representative of the local community. Part of the Great Green Challenge will be to ensure that it is set up with sound governance, strategy and policies.

It is envisaged that the Community Trust will create trading subsidiaries for specific trading purposes to (for example): develop and manage property owned by the Trust; develop renewable heating and energy infrastructure; develop and manage recreational facilities; co-ordinate and manage community services.

## Stakeholder Support

In addition to strong community support, over the past few months the Community Association has built strong relationships with many individuals (including our local MP), organisations and stakeholders who can influence the success of our proposals. Stakeholders include:

- Wilton Town Council
- Wilton Community Area Partnership
- Wiltshire Council
- Wiltshire College
- Wiltshire Community Land Trust
- Wilton and Wessex Chamber of Commerce
- Wessex Community Action
- Military Civilian Integration Programme
- South Wiltshire Action 21
- Salisbury Vision
- Building Research Establishment
- EC Harris
- The Environment Centre, Southampton

## The nature of our partnership

We will work together with you to develop this site in such a way that there is long term community involvement in the site, and potential community ownership and management of parts of it. We look forward to exploring further with you how we can achieve this, creating an exemplar model that inspires others.