



Bishop's Castle Community Land Trust - 'our local bank'

Jonathan Brown

The Trust

- ▶ A society for the benefit of the community
- ▶ 264 shareholder members
- ▶ Recognised by HMRC as a charity for tax purposes, & Gift Aid
- ▶ Two homes for rent
- ▶ Given £250,000 by 'the bloke who owned the brewery'
- ▶ Only one in Shropshire?
- ▶ Meets in the pub.

1 & 2 Kings Head Yard

“it gave me a sense of pride to live there”



Key facts

- ▶ Site cost of £12,500 raised through shares
- ▶ Architects fees discounted by 33%
- ▶ £1,077.08 per m² to build, £132,300 overall
- ▶ £50/50: mortgage from the Ecology Building Society, and grants
- ▶ Triple glazing, lots of Warmcel insulation, heat recovery
- ▶ 7 Satisfied tenants
- ▶ Rent £360 per month, no rise for 3 years

Only two homes in ten years! what have you been doing?

- ▶ Gave £6,000 towards doubling the size of the allotments
- ▶ Attempted to build 10 homes with Wrekin Housing Trust
- ▶ Leading the Bishops Castle Business Park Partnership to acquire the site from Shropshire Council
- ▶ Waiting to hear about our bid to buy the Methodist Church

'A town of festivals'

Beer Festival, Open Studio's Weekend, Mid-Summer Rejoicing, Arts Alive, Tandem Triathlon, Carnival, Real Ale Trail, Party in the Park, Challenge Walk, National Heritage Open Days, Michaelmas Fair, Christmas Cracker, Arts Festival, Landfest

- ▶ A frontier town of beer: 46 pubs have opened and closed in the past 200 years (only 6 left); droving, vote buying, making music
- ▶ A town of music: the 'About Music Project' helped us to raise around £1,200 from the sale of CDs of local music

A town of music



Promotes and encourages mainly young musicians, offering opportunities to learn about performance of all genres of music, stage and equipment management and studio work. AMP undertakes various fundraising activities to support our aims, involving local venues and more experienced artists, to give young musicians experience of live performance, technical experience and learning by working alongside others. We aim to work in a way that adds value to local businesses where it fits with our main aim.

Social Capital

The network of relationships among people who live and work in a particular society, enabling that society to function effectively.

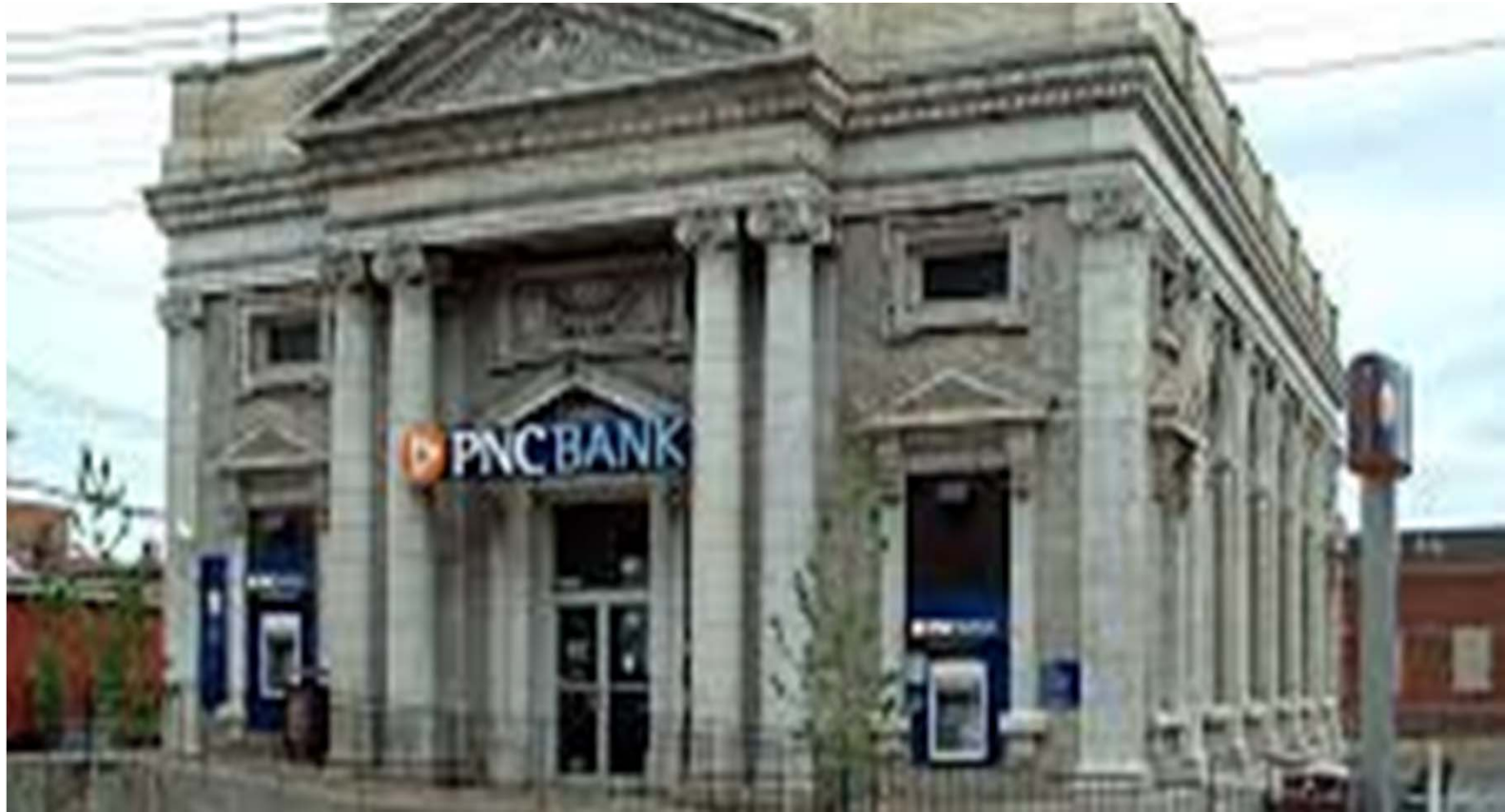
20 years ago, The political scientist Robert Putnam observed a lack of uniformity in the distribution of the social capital stock among the Italian regions, with Emilia-Romagna Region as one of the regions with the highest stock. He proposed social capital as the most important single determinant of the different levels of socio- economic development in the Italian regions.

(The most prosperous region of Italy, Emilia Romagna has the highest number of co-ops, and choirs).



Further reading





YOUR VERY OWN VIRTUAL COMMUNITY ASSET BANK

Bank and grow your assets

- ▶ Financial
- ▶ Built, land, nooks and crannies
- ▶ Social capital
- ▶ Human
- ▶ Natural
- ▶ Cultural
- ▶ Political: is your MP a shareholder?



Martin Large, founder of Stroud Common Wealth, 1999

"To own and develop property for community benefit and to enable social enterprise development".

*“The earth shall be a common treasury
for us all”* – Gerard Winstanley



[Stroud Communiversity](#)

[Community Farm Land Trusts](#)

[Stroud Social Enterprise Centre](#)

[Gloucestershire Land for People](#)

[The Exchange](#)

[The SPACE](#)

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