



THE KING'S AWARD FOR VOLUNTARY SERVICE  
PRESENTATION EVENT  
30 MAY 2025

# WHERE IT ALL STARTED

“Keswick – a great place to live but a rotten place to find somewhere to live as house and rent prices are beyond the reach of many local people.”

Bob Bryden 2009

KESWICK AND NEIGHBOURHOOD

## EXPLORING OUR COMMUNITY

SIX “ RADIO PROGRAMMES”

MONDAYS 7.30-9pm

QUAKER MEETING HOUSE

COMMENCING JANUARY 12th

ADMISSION FREE

1. JAN 12th Keswick: Whose town is it?  
Team Leader - Roger Purkiss Keswick Mayor
2. JAN 19th Keswick: Hospital and ‘Closer To Home’  
Team Leader- Dr Maurice Hamilton
3. JAN 26th Keswick: Providing for young people  
Panel chaired by Bill Bewley
4. FEB 2nd Keswick: Going global  
Team Leader- Joe Human Keswick Fairtrade
5. FEB 9th Keswick: Tomorrow’s world  
Team Leader- Sean Crawford Keswick Area Partnership
6. FEB 16th Keswick: People aware and active  
Team Leader - Ross Brewster News and Star/Cumberland News

The programme makers want to hear from people  
with something to say or questions to ask

Contact Bob Bryden on

017687 72142 / busybeeshive@hotmail.com

Churches Together in Keswick and Neighbourhood

# THE RESPONSE

- Keswick Community Housing Trust formed to provide homes for local people who couldn't afford to buy or rent long term accommodation at current market prices.
- Opportunities identified by St John's and Keswick Methodist for houses to be built on land they owned.
- KCHT becomes a Registered Provider of Social Housing in May 2012.
- Now we just needed to raise £50,000 as a condition for Cumberland Building Society to provide a development loan.



# Over to the Community

- **£60,000** raised in July 2012
- The site at St Johns was purchased and governmental grant funding secured.
- Work started in early 2013 on The Hopes

**Keswick Community Housing Trust**  
COMMUNITY INVESTMENT SHARE OFFER  
PROSPECTUS

An Industrial and Provident Society  
Registered No 31141R



This Share Offer presents you with an exciting opportunity to help secure the wellbeing of the Keswick community for the future by investing in the first development of more truly affordable homes in the town to be provided near St John's Church by Keswick Community Housing Trust.



# A blank canvas – let's get started!



# Work In Progress



# The Finished Article

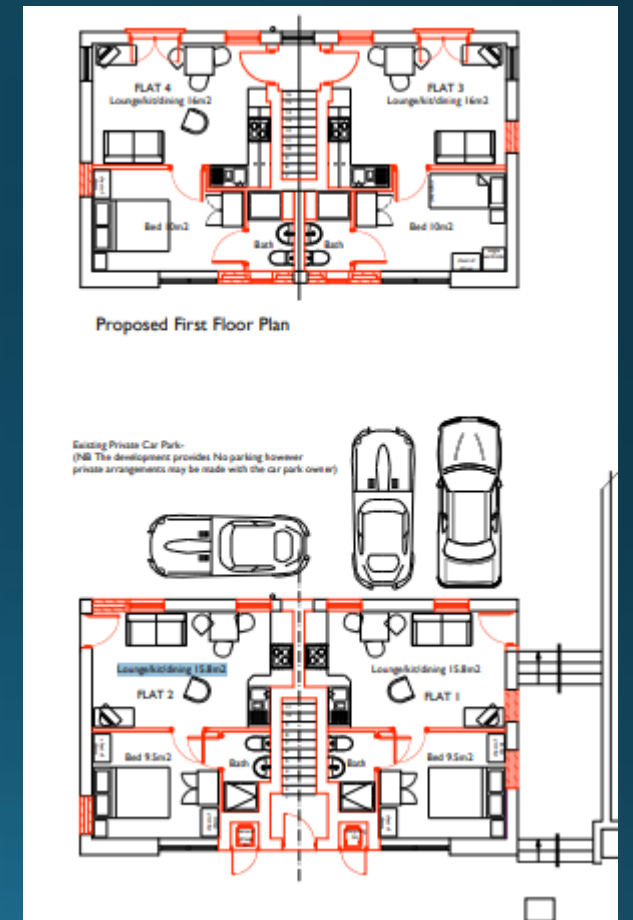
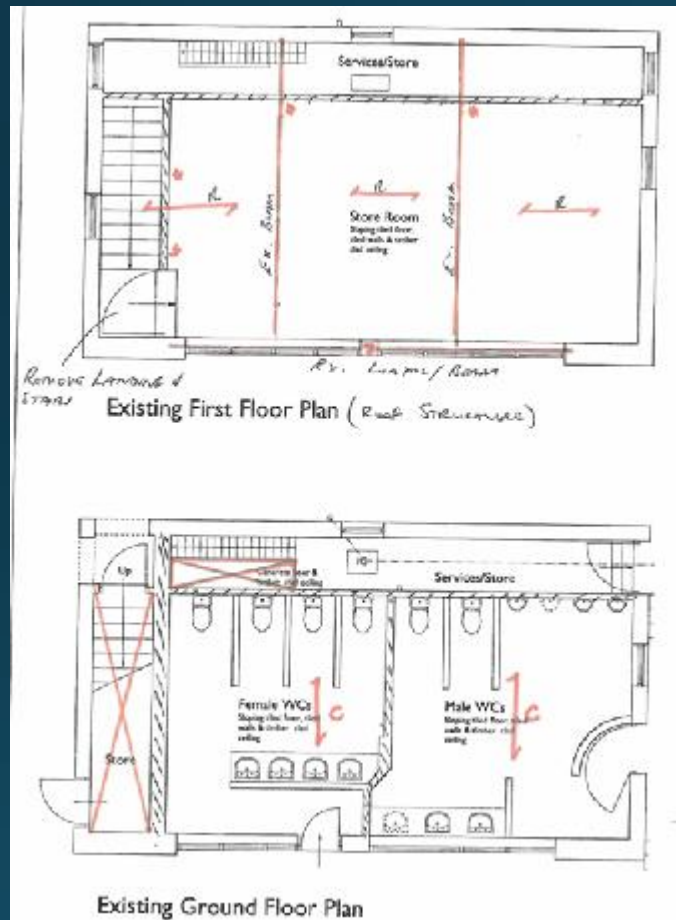


11 3-bed homes  
5 shared ownership (50%)  
5 for affordable rent  
1 sold

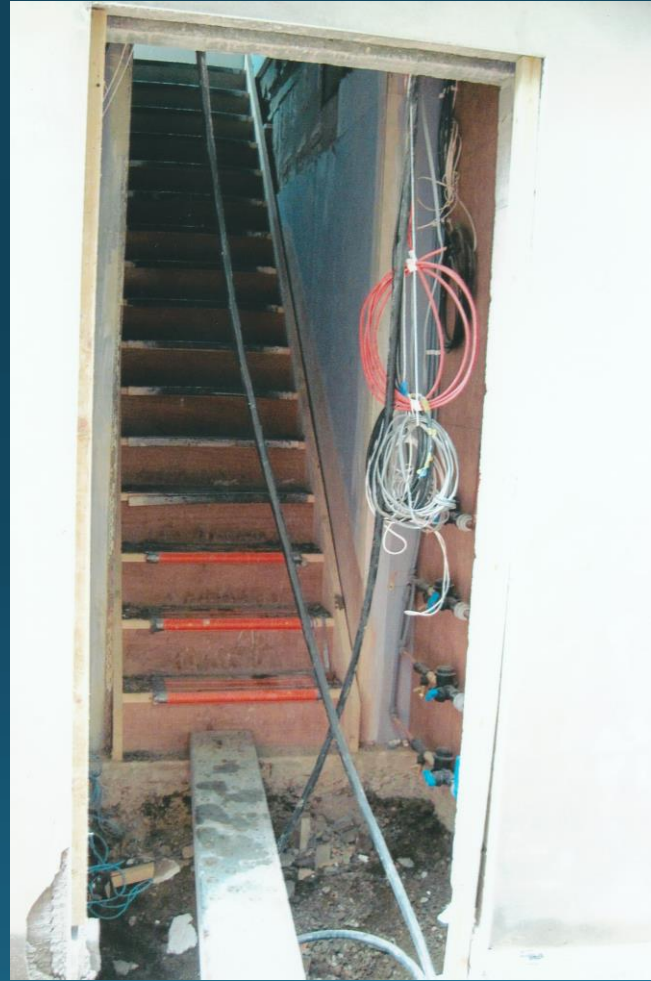
# The Hopes - Our Official Opening



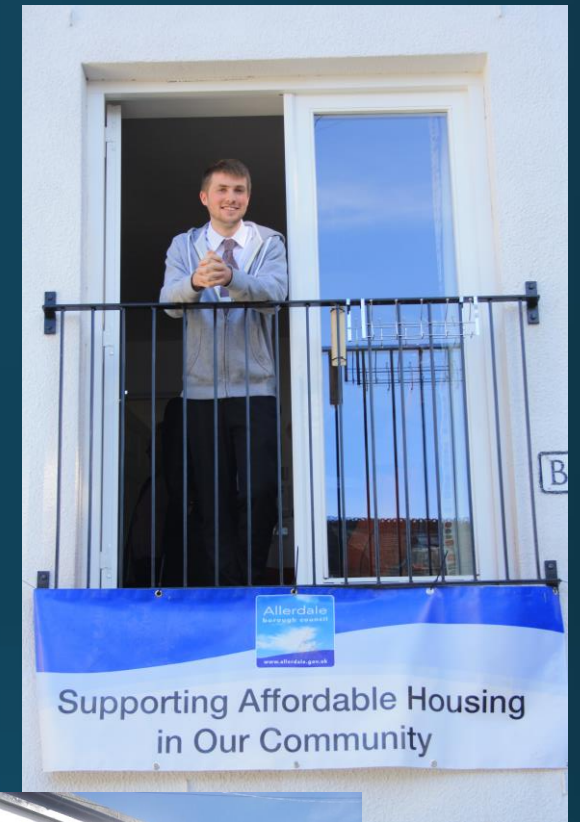
# Next Opportunity – a disused toilet block



# The Conversion Begins



# Banks Court is Finished



4 x 1 bed flats for affordable rent

# Calvert Way – another opportunity



# Calvert Way – work in progress



# Calvert Way – more homes finished



22 homes

Split evenly between 50% shared ownership and affordable rent

(4x 4-bed; 14x 3-bed & 4x 2-bed)



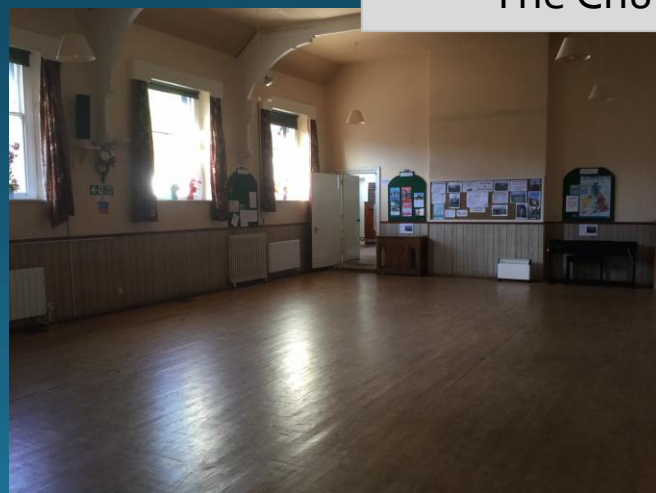
# Keswick Methodist Transformation is Key



The Church Main Building



The Church Hall



# A new multi-purpose building .....





# Southey Court - Work In Progress



# Our Award Winning Homes



4 homes for affordable rent  
(3x 3-bed & 1x 2-bed houses)



**National Community Land Trust Awards 2021 –  
Beautiful Community Led Homes**

**Winner**

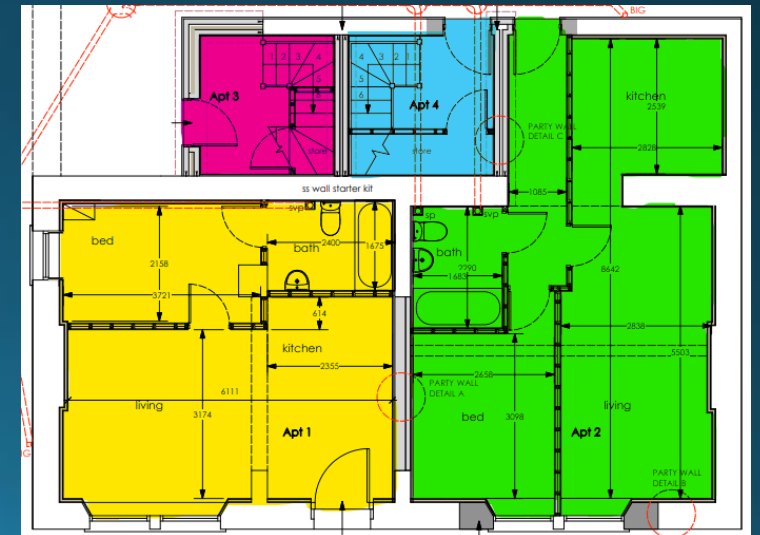
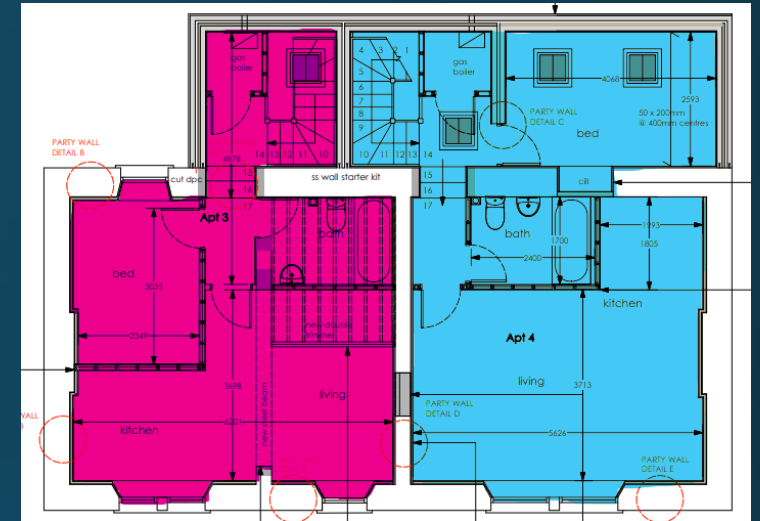
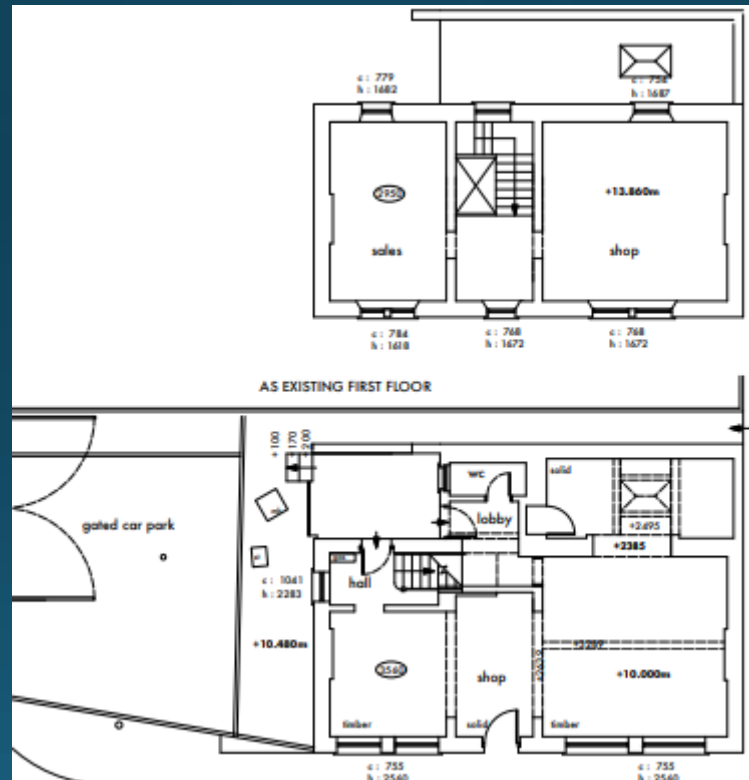
# Southey Court - Our Official Opening



# Otley Road

Allerdale Council converted a disused retail shop premises into 4 one-bed flats

KCHT chosen to enter into a 5 year lease and to manage the flats on behalf of the Council



# Otley Road – managed by KCHT



4 x 1 bed flats for affordable rent



“We know there are serious housing supply issues in towns like Keswick so the fact we’ve been able to bring four more homes to the market is great news.”

*Emma Williamson, executive member for housing at Cumberland Council*

... and a couple more homes added

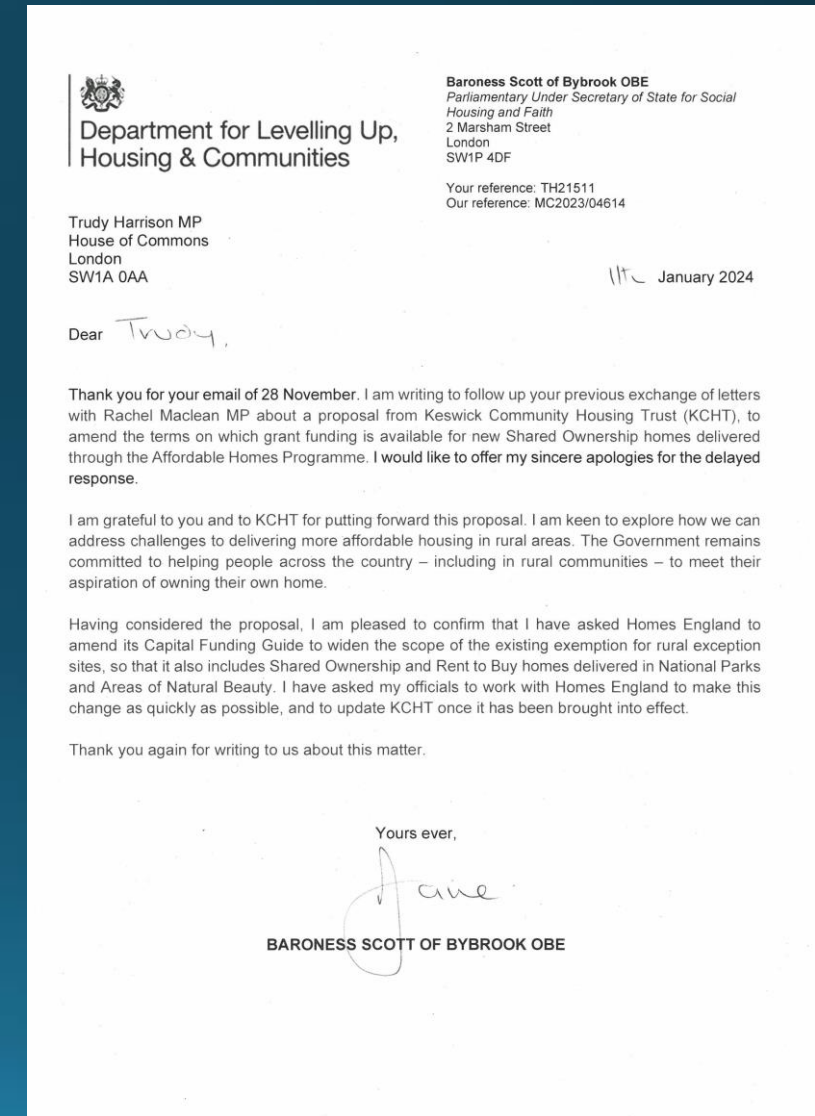


KCHT now manages a further 2 homes in Keswick for private owners committed to providing homes at more affordable rent



# Success in Changing Funding Guidelines

- Changes to Homes England Funding Guidelines restricted grant funding for shared owned properties with an s106 local occupancy restriction to developments in a 'Rural' area i.e. having a population of under 3000.
- The LDNPA uses s106s for new developments, to ensure properties are protected in perpetuity as primary homes for people with a link to the locality
- KCHT would no longer be able to secure grant funding towards the costs of new shared ownership properties.
- Trudy Harrison, our MP joined us in successfully lobbying to extend the rural sites exemption to include all communities within National Parks and Areas of Outstanding Natural Beauty.



# Kings Award for Voluntary Service



On 27th June 24 we attended a celebratory reception, hosted by His Majesty's Lord-Lieutenant of Cumbria along with 4 other Cumbrian organisations who were nominated.



On 14 November KCHT was proud to share that it had been included in the list of 281 organisations granted this Award, the equivalent of an MBE for voluntary groups.



.....and had been included in the announcement video



As a result of KCHT receiving the Kings Award for Voluntary Service last November, our Chair Bill Bewley and his wife Wendy represented KCHT at the first garden party of the year in Buckingham Palace - and had a chat to the King!



# What it means to us....

"Keswick is a beautiful part of the Lake District, which understandably attracts an ever growing number of holiday lets and second homes, but unfortunately risks impacting the future viability of the local community.

Keswick Community Housing Trust was set up in 2010 in response to concerns that locals were finding themselves squeezed out, and we initially thought we might be able to provide one house.

This award is fantastic recognition for the many volunteers, past and present, who work so tirelessly to support KCHT in providing over 40 safe, secure, affordable homes enabling people with links to the Keswick area through family and work to live here, raise families and contribute to keeping Keswick a vibrant community.

Here's to many more years of KCHT making a difference, and hopefully providing even more homes!"

Bill Bewley, Chair

# The Challenge Remains

- We are proud of what we've achieved so far, but we can't rest on our laurels.
- The reality is that the challenge is even greater than when we started out.
- In a 10 year period from 2013, Keswick has seen over 280 properties change to holiday homes and second homes, while only 80 new properties have been added.
- 32% of Keswick houses are 2<sup>nd</sup> homes or holiday lets.

# .... The Human Impact

“Between 2021 and 2024 we lived in 4 different homes.

Being required to move so frequently was very challenging for us as we had a teenage daughter and our son arrived in early 2022.

Thank you is not enough to convey the feeling of gratitude we have to KCHT for granting us a secure home and for taking away our worry about getting a notice to leave.

We are making our next chapter of life in this beautiful house on Calvert Way, a home full of love and happiness and we are forever grateful for this opportunity that has been granted to us by KCHT.”

Ed and Sarah

# So our search for opportunities continues



We remain committed to investigate new opportunities to increase the number of homes we are responsible for.



# And we continue to lobby for support

- Ring fence 100% of the Council Tax Premium raised on 2<sup>nd</sup> homes in Keswick to fund affordable housing in Keswick
- Identify sites in Keswick that could be used for housing
- New s106 agreements to be expanded to facilitate the ability for Keswickians forced to move away to be able to return to their roots
- For grants to enable KCHT to take up offers to purchase existing homes in Keswick at below market value so that they are available for affordable rents

# Our thanks for their support go to.....

- Jean Airey
- Jo Alberti
- Hilary Baslington
- Ailsa Benson
- Lucy Bestley
- Bill and Wendy Bewley
- Sarah Bewley
- Ian Boyd
- Jo Brand
- Louise Brookes-Tee
- Mary Brookman
- Bob and Brenda Bryden
- Katie Bunting
- Max Buttinger
- Owen Campbell-Savours
- Peter and Sarah Campion
- Gary Carlisle
- John and Val Cawood
- Sean and Elizabeth Crawford
- Allan Daniels
- Rev Rosemary Elliott
- Rev Joyce and Roy Ellis
- Brian and Pat Fanning
- Vic Gibson
- Mike and Cath Glover
- Keith Graham
- Becky Greenwell
- Peter and Joan Hambleton
- Trudy Harrison
- David and Anne Hasson
- Tracy Henderson
- Dorothy Hind
- Mike Hodgson
- Rev Charles Hope
- Tricia Horner
- Pat and John Howell
- Joe and Jill Human
- Judith Johnstone
- Denstone Kemp
- Benita Laphorn
- Richard and Christopher Lewis
- Andy Lloyd
- Andrew Lysser
- Tony and Leela Marsh
- David and Helen Marshall
- Rev Derek McDonald
- Rev Jennet McLeod
- Mary McNamara
- Christine Metcalf
- Chris Moore
- David and Margaret Mullarkey
- Rev Andy Murphie
- Mike Osborne
- Allan and Dinah Partington
- Andrew Partington
- Eleanor Paxon
- Sylvia Pilling
- Margaret Potts
- Martin Pugmire
- Canon Stephen Pye
- Peter and Sue Roberts
- David and Rosemary Roberts
- Paul Roberts
- Robert and Pat Royall
- Stephen and Sarah Skelton
- Alastair Smeaton
- Andrew Stephenson
- Adam Swainbank
- Joyce Swainbank
- Lorraine and Chris Taylor
- Andrew Thoburn
- Don Thoburn
- Lynn Thompson
- Gillian Thorne
- Colin Thorns
- Paul and Dawn Titley
- Peter Toes
- Ian Wallace
- David Whipps
- Stuart Woodall

Plus



Keswick St John



**KESWICK METHODIST CHURCH**  
I lift up my eyes to the hills.....



150 YEARS OF  
**Keswick  
Ministries**



Lamont  
Pridmore

**Kings  
Church  
Keswick**



**Keswick Boundaries Action Group**

**Keswick**

**Keswick Street Theatre**



**Crosthwaite  
Church**



**KESWICK LIONS**



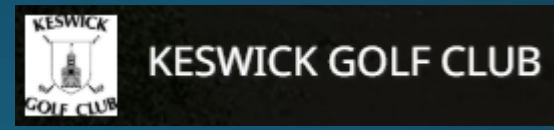
**Charity bank**



Brockbanks  
Solicitors



**Cumbria Rural Housing Trust**



**ATKINSON**



**Borrowdale  
with  
Grange PCC**

