



Celebrating our community connections

Station House Community Connections (SHCC) was established as a charitable community benefit society in June 2013¹ to transform the Station House at Wickham Market Station in Campsea Ashe into a new amenity for rural communities in East Suffolk.

SHCC is bringing the disused Station House back into use for the benefit of local residents, neighbouring villages, visitors and passengers, public, voluntary organisations and businesses in and beyond the local area. Being located on the B1078, near the A12, and with an increasing number of passengers passing through the station, the house is ideally placed to improve access to local information, resources and services.

Empty since 2006, the Station House is too large either to be maintained as a railway service on its own² or as a public building within the village of Campsea Ashe. The key to its future lies in combining the strengths of its historical purpose and area heritage with a wider community function. Many original features are to be reinstated and full planning permission has been granted for new social, business networking and learning opportunities to ensure there is something for everyone.

Station House Community Connections is a new form of community organisation with charitable objects at its heart allowing fundraising, trading and working in partnership with others to ensure long-term viability.

A common purpose

Whether you travel by train, live nearby or further afield, this is an opportunity for a small commitment to make a BIG difference. The key to the survival of the Station House is the role it can play beyond its historic purpose. You too can be part of that renewal.

38,900 journeys were made through Wickham Market Station in Campsea Ashe during 2012/13³ - ideal for news and information to be amplified across the area and carried up and down the line.

This is an invitation for you to share the journey and become a member of the Society – please join us.

Unlocking potential

We formed a charitable community benefit society to provide the Station House with a sustainable future. It allows us to:

- Take on a 99-year full-repairing leasehold from Suffolk County Council⁴ at a peppercorn rent. The Station House has planning approval to be open seven days a week, 6am-10pm Monday-Saturday, 8am-10pm Sunday
- Operate as a charity, apply for grants and fundraise⁵

¹ Station House Community Connections Limited is a registered society no. 32095R under the Co-operative and Community Benefit Societies Act 2014 and accepted as a charity by HMRC.

² Wickham Market Station became an unmanned station in 1967 following Dr Beeching's recommendations to government. The whole line would have disappeared had it not been for a successful local campaign.

³ Office of Rail Regulation Statistics. The new hourly service since December 2012 has increased significantly the number of railway users.

⁴ Suffolk County Council purchased the House in 2005 for access to rebuild the road bridge over the railway line.

⁵ We are able to build free reserves, finance the cost of the capital and support our charitable objects. Surplus income over expenditure is used to increase our charitable activities.

- o Trade as a business
- o Protect the building as a long-term community asset⁶

The Society's charitable objects define its purpose and the scope of its operations, to ensure its activities and services remain of benefit to the wider public. Members of the Board of Directors also act as charity Trustees.

Charitable objects

To promote the well-being of those resident particularly but not exclusively in the rural isolated East Suffolk parishes of Campsea Ashe, Blaxhall, Tunstall, Iken, Sudbourne, Orford, Butley, Chillesford, Wantisden, Eyke, and Rendlesham in the interests of social welfare and with the object of improving the condition of life by:

- a) The provision of recreational and educational facilities that enhance community activity and involvement and promote community development;
- b) The delivery of educational and recreational activities that promote and support the development of new community relationships and wider community engagement;
- c) Collaboration with other voluntary organisations, charities and institutions in pursuance of the Society's wider objects;
- d) Any other charitable activities as may be determined from time to time and that support the primary purpose.

A community benefit society promotes common values of social responsibility and equity; concern for community, and co-operation amongst members. It also enables partnership work with other organisations to achieve common objectives⁷.

Join us

- ✓ Together we can create opportunities for improved communication and wider access to information, education and new services;
- ✓ Help us celebrate our community connections and support our rural communities through a strong blend of historical purpose, heritage and community function;
- ✓ With your support we can help foster new relationships, social and business networking to make a positive difference for people of all ages.

How the Society works

The charitable objects are incorporated in a set of rules monitored by the Financial Conduct Authority and HMRC⁸. The Society is governed according to these rules by a Board of Trustee-Directors that is elected by its members to run the Society.

Membership is open to any individual (aged 16 and over), or organisation, that supports the Society's values and charitable objects. Members purchase a non-withdrawable share in the

£5 membership fee includes:-

- ✓ £1 community share in the society
- ✓ £4 renewable annual subscription
- ✓ Three newsletters a year
- ✓ A vote at Annual General Meetings and to elect the Trustee-Directors

⁶ If the Society is dissolved, the assets must be transferred to another charity with the same or similar charitable purposes.

⁷ For example, Abellio Greater Anglia, the train operating company (TOC) has committed to supplying a ticket machine and real-time train information.

⁸ HM Revenue & Customs

Society known as a community share. It is of nominal value, giving no financial return, but entitles the holder to a vote at Annual General Meetings.

Through one-person one-vote/one-organisation one-vote, members help and support the Society, so everyone can enjoy the Station House. Postal and electronic voting is an alternative to voting in person. An annual subscription covers the cost of servicing the membership.

Planned facilities and services at the Station House

Passenger services and wheelchair access throughout
Café
Wi-Fi and broadband
Local map and bookshop
Information touchscreens for:

- o Community networking and local area mapping
- o East Suffolk Railway History
- o Local business promotion

Four fully equipped rooms to accommodate:

- o Community activities and presentations
- o Relaxed one-to-one consultations
- o Individual workstations for flexible working and/or training
- o Formal meetings

SHCC learning and training programmes, and support for other new community interest groups

Three steps to membership

1. Complete and post membership application form
2. Membership approval by Board of Trustee-Directors
3. Issue of share certificate and welcome instructions

Please fill in the application form and return or post to the Membership Secretary, Station House Community Connections, Bucks Head Cottage, Marlesford Road, Campsea Ashe, Suffolk IP13 0QG

If you have any questions or would like to meet one of the Trustee-Directors, please phone Maggie on 01473 658139 or email maggie@stationhousecampseaashe.co.uk

A final thought

In 1859 the station was part of a national transport revolution that brought with it time standardisation and the telegram. While such feats may seem small in comparison to the modern world, our vision is to treat the Station House with the same level of ambition and make it fit for purpose well into the 21st century.

Find out more by visiting www.stationhousecampseaashe.co.uk