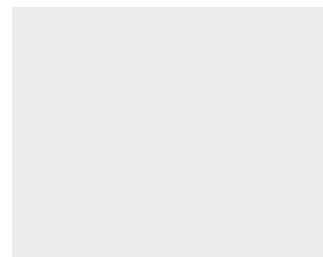
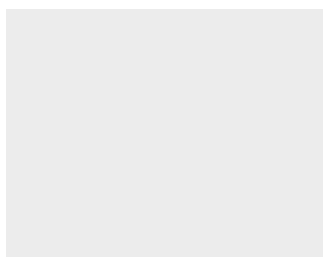
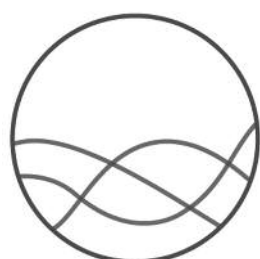


Oxfordshire Community Land Trust

Annual Report to 31st March 2021



OCLT works to acquire and manage land for community use in Oxfordshire – creating affordable and sustainable space for housing, work, food production and leisure. The current focus is on permanently affordable housing both through direct development and by supporting others who aspire to develop their own affordable housing solutions.



**Oxfordshire
Community
Land Trust**

Oxfordshire Community Land Trust

Annual report for the year ending 31st March 2021

Directors

The Directors serving during the year were:

John Bloxsom (ex officio)
Chris Bright
Sue Brownill
Jock Coats (Treasurer until Jan 2021)
Bob Colenut (Chair)
Charlie Fisher (retired Sep 2020)
Deborah Glass Woodin
Bryony Harrington (retired Sep 2020)
Alison Mathias
Vyvyan Salmon
Fran Ryan (Secretary)
Miriam Mutizwa
Piotr Smok (Treasurer from Feb 2021)

Method of election

As a Community Benefit Society registered with the Financial Conduct Authority, OCLT is owned by its members and is run by those members (and their elected Board) for the benefit of the community. In the past year OCLT's membership grew to 125 members. Anyone can join for £1 on the OCLT website. A hard copy can be sent on request.

Election and organisational management

Directors are appointed by election at the AGM and may sit on the Board for a period of no longer than nine years.

During the past year, day to day management of OCLT is delegated by the Board to the Senior Management Team which since Sept 2020 has merged with the Finance and Development Committee . Members at the time of writing include Bob Colenut, Alison Mathias, Chris Bright, Fran Ryan, Piotr Smok and Jock Coats.

Registered office:

55 Henley Avenue, Oxford OX4 4DJ
HMRC Exempt Charity No.: EW19031
FCA Number: 30158R
Accountant: Critchleys LLP
Banking: The Cooperative Bank

Tel: 07889 209 448
Email: info@oclt.org.uk
Facebook: @oxfordshireclt
Twitter: @OxfordshireCLT
Website: www.oclt.org.uk



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www.oxfordgreenprint.com



Review of the past year

Funding for Dean Court:

As always, funding is a major preoccupation for a small land trust like OCLT. How is it possible to fund the capital and revenue costs at this early stage of development? OCLT has made some progress on both fronts in the past year.

We start with a story about this from the end of the last financial year. On March 24th Vale of White Horse District Council's Full Council agreed to grant the sum of £304,000 to support the delivery of the Dean Court project. Alongside this, the Oxfordshire Housing and Growth Deal agreed to make a grant of £600,000. All of this funding is subject to OCLT successfully gaining Registered Provider status with the Regulator of Social Housing (RSH) of which more later. This was a wonderful moment for OCLT and it required hours of work and meetings that went right down to the last minute! OCLT's Directors would like to express their thanks to the staff at Vale of White Horse who worked tirelessly to make this happen against considerable odds and many other demands on their time because of the pandemic.

OCLT acquired the site in April 2019 and obtained planning consent in April 2020 to build five 1-bed flats and three 2-bed flats. OCLT's objective is that these dwellings will be available for affordable rent in perpetuity.

Funding for a Garage Sites Feasibility Project:

OCLT also worked with Oxford City Council and local architecture practice Transition by Design to secure almost £20K from the Housing Advisors' Programme. This programme is designed to assist and enhance the role and capacity of councils to meet local housing need, in particular to ensure that projects can be sustainable long-term and continue to progress once the adviser(s) support is withdrawn. This particular allocation will be used to look at the feasibility of a community-led approach to building homes on disused garage sites across the city. The intention is to work with the community local to the sites to develop an achievable proposal for what might work there.



The focus initially will be in Blackbird Leys where there are several such sites. OCLT's role will initially be to work with the local community and eventually to become the land or leaseholder to ensure the land and homes remain in community ownership and remain permanently affordable. This is an exciting pipeline project for OCLT and it is very positive to be working closely with another local authority. One significant change within the City Council also deserves a mention: Deb Wyatt has recently joined the Affordable Housing Team and has brought much needed focus and expertise to the community-led housing sector which she sees as part of the way to deliver additional and permanently affordable homes.

Supporter Member Scheme launched:

We know that many people feel powerless in the face of the extreme housing need and lack of affordability in our city and county. OCLT has come up with an excellent way to enable people to feel a little less helpless whilst also helping OCLT bridge the gap in revenue funding between where we are now as a start-up, and where we aim to be in 5 to 10 years time where we have enough rental income to fund our core services. Perhaps a little strange to say but the pandemic was useful to our case here because it laid bare more clearly than ever, just how much housing inequality underlies poor well-being and morbidity. In late Spring, we launched Donorfy (this word was masterminded by Alice Hemming) to our existing members and followers. About 20 members signed up straightaway for a regular donation and others made one off donations. We plan to further develop this to the point where it brings in sufficient income to fund the very basic admin support needed to function effectively as a board.

People:

This year OCLT welcomed two new Directors, Miriam Mutizwa and Piotr Smok. Both have got involved straightaway, Miriam with the HAP Project and Piotr took over the Treasury role from Jock in January. The Directors would like to thank Jock Coats for his work in the treasury role for many years and all are pleased (especially Jock) to now have a proper accountant on the case.

We said goodbye to Charlie Fisher who had spent about six years working tirelessly with OCLT on community-led housing. Charlie made a significant contribution to the governance and development of OCLT and has left us in a much stronger place than when he joined back in 2014. The Board would also like to thank Bryony Harrington who retired from the Board earlier in 2020. Bryony was missed for her positive energy and pragmatism. Also her network which resulted in OCLT finding Piotr!

At the end of March the Cohesive Communities Fund grant finished. This had been used to finance the Coordinator Role which Alice Hemming filled so perfectly. Alice happily moved on to a bigger role with Makespace and OCLT reverted to a more slimmed down basic admin. Having Alice underlined the fact that with this kind of support we can deliver far more work and progress on our core work. We thank Alice for her unstinting and forensic approach to the work she did with OCLT.

All Directors but especially those who have been with OCLT since the start were saddened to hear of the death of Tony Crofts. We remember Tony for his wonderful energy and verve, and it was Tony who through his Quaker connections, found and secured the Dean Court site. Having started and grown Stonesfield Community Trust, he moved to Bristol where he successfully led a project to re-develop an empty office building as housing. In parallel with this he also developed the fully mutual Windsor Terrace Housing Coop. He will be missed by many in the CLT sector.

Membership increased by 25%:

Alice not only set up the new Supporter Member scheme with Donorfy, but had also increased our membership by 25%. This was directly as a result of the series of virtual meetings she organised in Autumn 2020 to draw interest to community-led models of housing. These included sessions on i) the likely impact of the Planning Reform Bill on Oxford's housing need, ii) an online film showing of PUSH from director Fredrik Gertten, investigating why we can't afford to live in our own cities anymore, iii) the most popular turned out to be about Boats & Coops: What if moorings were community-owned? and iv) finally one entitled Could community-owned land help us feed Oxfordshire?

Governance/ RP Registration:

OCLT has welcomed the requirements of becoming a RP, which has enabled us to focus on strengthening our governance, including financial processes, risk management and policies. We submitted a stage two application to the Regulator of Social Housing in February 2021 and hope to secure RP status sometime in 2021.

And finally BIG THANKS...

Thanks to our many supporters big and small: those who contribute regularly on Donorfy; those who make one-off donations; those who remember us in their wills or sell land or housing off market to us; to Big Supporters such as Vale of White Horse DC and the Oxfordshire Growth Board; Our Sankalpa who came to our rescue a few years ago and enabled the Dean Project to get off the ground; The Low Carbon Hub for help with trying to get to Passivhaus standard in the build.

And last but not least to our team of indefatigable directors who toil away on a completely voluntary basis, to get the job done in order to progress the vision of a permanently affordable community-led housing sector in our beautiful city and county.

Treasurer's Report

Our income decreased significantly last year, primarily due to the lack of grant funding. Also, OCLT has repaid £5,800 to the Cohesive Communities Fund which was transferred to us in error in 2019/20. We were able to fund Core Costs and Dean Court pre-development work through the grants received in the previous year. Also, our expenditure has gone down by 20%, most of which was in relation to the Dean Court project and RP registration, we have ended the year with a deficit of £92k.

The value of the land remains unchanged since last year.

Cash held in the bank reduced from £54k to £34k, of which £27.5k is a Bounce Back Loan and £6.5k Restricted Funds. Cash flow management is proving challenging year on year, but it's being monitored monthly and mitigating actions are being taken whenever needed. OCLT is concentrating its resources on obtaining RP registration and delivering our most anticipated Dean Court project.

Current Liabilities include accrued costs of services provided by John Bloxsom and other consultants.

During the year a Bounce Back Loan amounting to £27,625 was taken out from the Co-Operative Bank. This includes a 12 months interest free period and is due to be repaid within five years. The loans balance also includes: £254k due to Our Sankalpa, £21,800 from Venturesome, and other loans from board members and supporters amounting to circa £40k.

Despite the deficit in the year OCLT finished the year with a net assets position of £82k.

We are grateful to Critchleys LLP for producing our annual accounts and to Marshes LLP for providing the book-keeping services up to Dec-20.

Summary of accounts

Income and Expenditure Account

Income

Donations	3,584
Grants	(5,800) - repayment of funds paid in error to OCLT in 2019-20
Member subscriptions	402
TOTAL INCOME	(1,814)

Expenditure

Operating Costs	47,320
Legal and Professional	21,569
Project Costs	21,018
TOTAL EXPENDITURE	89,907

TOTAL DEFICIT FOR THE YEAR (91,721)

Balance Sheet

Assets

Land	413,700
Debtors	5
Cash at Bank	35,332

Liabilities

Current Liabilities	(23,870)
Loans	(343,044)

TOTAL NET ASSETS at 31.03.2021 82,118

Represented by:

Share Capital	119
Restricted Funds	6,640
Unrestricted Funds	75,359

The year ahead

The context:

As we adjust to a world in which Covid appears to have become more of a permanent backdrop, the Directors are more committed than ever to developing more community-led permanently affordable homes. The challenges remain significant: land prices and house prices continue to increase. The post Brexit climate appears to have pushed up prices and the combination of this with the pandemic has already started to create supply chain delays.

The Dean Court Project and RP Status:

Dean Court continues to top our agenda and has moved a significant step closer with the promise of funding for the project. The vision of a cluster of community-owned and run, eco homes that are beautiful, light and warm is attractive.

There are still challenges: OCLT must secure RP status in order to draw down the funding. Once that happens OCLT can commission the build phase. OCLT expects to secure RP status in the second half of 2021 and hopes to start on site in early 2022. There are contingency plans and budgets in place to cover some of the risks noted above. The aspirational completion date is late 2022 or early 2023.

Recruiting our first tenants:

We are now approaching an exciting moment, the recruiting of our first tenants. The detail of the process is being discussed with Vale of White Horse and we expect it to be completed before the year is out. As previously mentioned prospective tenants, as well as being in housing need, will also need to have a local connection and to be willing to be part of a fully mutual tenant cooperative. We are looking for funding for the selection training and support of our future tenants and very much look forward to when that is top of the agenda. Research from the coop social rented sector shows that being part of a tenant cooperative (and the training and mutual support involved) adds benefit to the lives and capacities of the tenants, and we hope it will further build their resilience.



The Garage Sites Project:

OCLT will continue to work with the City Council and Transition by Design to develop the Garage Sites Project across the city. We aim for this project to be more explicitly community-led and will start with recruiting people local to the sites to become involved, to contribute ideas and possibly time to the project. Starting with two sites we will demonstrate what might be possible with this community-led approach. Funding the pre-development phase will be challenging but if successful could become a pilot for creating much needed genuinely permanently-affordable housing on other such sites within the city, with bottom-up community engagement from start-to-finish.

The experience of the Dean Court Project and OCLT's aim to secure RP status strengthens our hand and helps set OCLT on an even firmer footing.



Artists impression of proposed 'Gap Homes' to be built on old garage sites in Bristol

Funding essential running costs

OCLT has been volunteer-led from the start and will continue to be. However as it grows in terms of both its property portfolio and its regulatory requirements, it requires more structure and support than ever. This is an essential and welcome part of growing. Having Alice Hemming (thanks to Cohesive Communities Funding) and Audrey Versteegen (thanks to a generous private donation) showed how much value and capacity this adds and how it leaves Directors better able to focus on the future and the further development of the Trust. The Supported Member Scheme has been a great start but we now need to market this and secure more donations. The ideal would be to have many people making a small monthly contribution demonstrating the power of genuine community involvement. We are continually seeking out grants and donations to cover these essential core costs.

And always... the search for land and suitable houses...

We are always on the lookout for land suitable for community-led housing using the Community Land Trust model. We are particularly interested in land to create small clusters of flats similar to Dean Court. We are also interested in houses that could be bought by OCLT and converted into a housing cooperative such as Dragonfly or Kindling. We have learned from the past that we can't compete on the open market, so the ideal scenario is where a landowner approaches us to discuss an off-market disposal. Our ambition is to hold multiple pockets of land and houses for permanently affordable homes for local people, parallel to market housing. We believe that there are enough philanthropic landowners and funders out there to make this happen.

The Board 2020 - 2021

Directors' responsibilities are set out in the Directors Handbook available on request. This includes the pursuit of OCLT's aims and objectives and ensuring all its policies are adhered to. There is particular focus on ensuring there is no conflict of interest.

OCLT conducts regular skills audits and aims to ensure that it has the breadth and depth of competence and experience that enables the board to continuously improve and develop both itself and the work of the organisation.

Chris Bright Director

Chris is a Solicitor, and runs a business he founded that invests in and develops residential property, as well as letting and managing a mixed portfolio of market and affordable rented homes. He is Chair of Teachers' Housing Association, which is active in general needs and sheltered housing and he was previously a trustee of The Porch – a day centre in East Oxford for the homeless and vulnerably housed. He is committed to working to ensure we maintain cohesive communities with affordable housing for all and has lived in Oxford for over 25 years.



Jock Coats Treasurer

Jock's first career was on the Stock Exchange culminating in private client equities portfolio management. He now works in IT support and development, moving to Oxford in 1993 and to Oxford Brookes University in 1996. Jock served on the City Council for three years up till 2002 and with Fran was a founder member of OCLT in 2003. He has been a governor of Oxford Brookes University, chair of the Oxfordshire Social Enterprise Forum and a director of Social Enterprise South East (SE2 Partnership). He has recently completed his first degree in Economics and Politics.



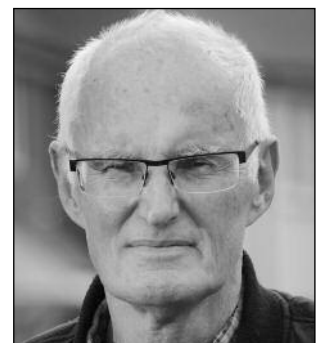
Dr Sue Brownill Director

Sue is a Reader in Urban Policy and Governance at Oxford Brookes University, whose research and teaching interests focus on the interaction of communities with urban planning and regeneration. Sue has been a board member of Oxford Citizens Housing Association since 2003 and before moving to Oxford worked with community organisations in London's Docklands.



Bob Colenutt Chair

Bob is a housing and planning researcher with a career in community planning and local government regeneration. He was involved in the campaigns which led to the community-led Coin Street housing development on the South Bank in London. In May 2020 his book **The Property Lobby** was published. He has lived in Oxford for the past 10 years.



Deborah Glass Woodin

Director

Deborah is a community activist and joined the Board in 2017 to support the Irving Building Project. Deborah first trained as an

Occupational Therapist in Oxford in the early 80s, then worked and campaigned in the Middle East for seven years. She returned to Oxford in 1992 becoming a City and then a County Councillor. Apart from her interest in addressing the challenges of housing in Oxford (through Co-housing and the Land Trust) she is part of Oxford GreenPrint workers co-op, is a founder member/manager of South Oxford Farmers and Community Market and director of Hogacre Common Eco Park and is working to set up a local micro-dairy. She is a widow with two children, now young adults and lives in South Oxford.



Alison also has twelve years of experience in Housing Policy and Strategy at Homes England, managing policy on environmental sustainability and existing homes. She completed a secondment as an Area Manager at HE, managing funding contracts with Registered Providers.

Miriam Mutizwa

Director

Miriam is an IT Systems Engineer with 15+ years' experience in various IT Sectors. She is a former MicroBanker and

horticulturalist. Miriam has worked in the construction sector in Africa since 2011. She is currently working in Project Management in Health and Social Care, Procurement and Environment sectors. Miriam is experienced with marketing campaigns and is currently studying Digital Marketing.



Alison Matthias

Director

Alison has had a career in housing property development for housing associations. She has 20 years of experience including project management of housing development schemes: large scale major repairs and re-improvement programmes, multi-million pound new-build housing development programmes, developing and managing housing for vulnerable people, and developing housing for older people. She has housing management experience for an Inner London local authority. As Development and New Business Director at Oxford Citizens Housing Association she managed development programmes and procured new business. She has project managed stock transfer of a local authority estate to a Registered Provider.



Fran Ryan

Secretary

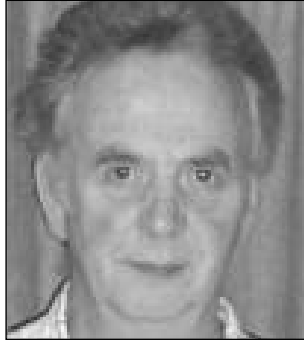
Fran is a freelance Chartered Occupational Psychologist and works part time in Human Resources in the private and public sectors. She previously had 13 years management experience in financial services. Although not a housing professional Fran has developed considerable expertise in alternative approaches to affordable housing provision and is particularly focused on reducing housing inequality.



Vyv Salmon

Director

Vyvyan lives and works in Oxford and has over 40 years' experience in managing residential and small-scale commercial property. He is currently self-employed managing a small residential property portfolio. He has extensive knowledge of town planning having been a lecturer in Economics for Estate Management and Town Planning students at Oxford Brookes University 1973 to 1989. He has extensive board director experience and is currently a Board Member of South West Foundation.



Piotr Smok

Director and Treasurer

Piotr is a qualified ACCA accountant with significant financial experience gained through work in different industries and set ups.

For the past four years, he has been working for Graven Hill Village Development Company – the largest self and custom build developer in the UK. Joining Graven Hill at the beginning of its journey, gave him the opportunity to be involved in setting up financial procedures and controls in place, as well as playing a key role in the preparation and updating of the project's lifelong financial model. His previous roles including at the Orders of St John Care Trust, gave him good knowledge of financial strategy in charitable organisations. Having lived in Oxfordshire for ten years, Piotr understands how crucial it is to bring more affordable and community-led housing into the area. He is keen to use his technical skills and work experience to contribute towards change in the way the land is owned and developed in the county.



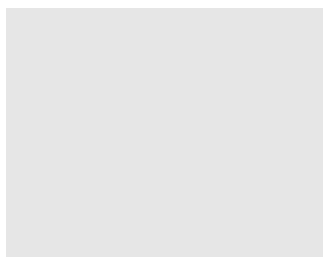
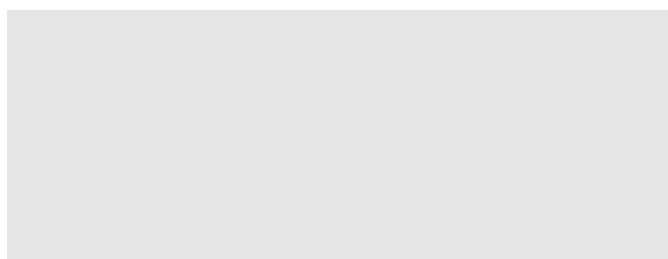
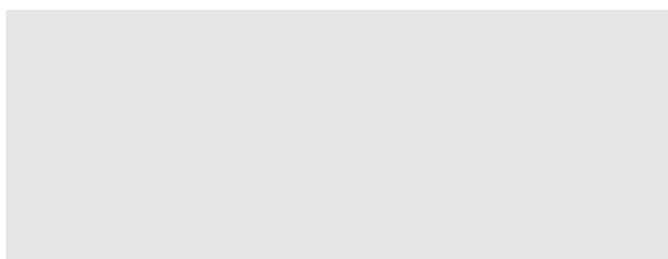
Oxfordshire Community Land Trust

2020 - 2021 Annual Report

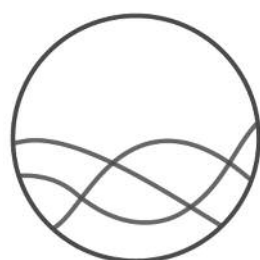
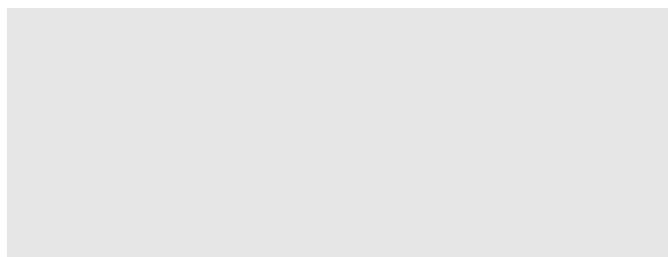
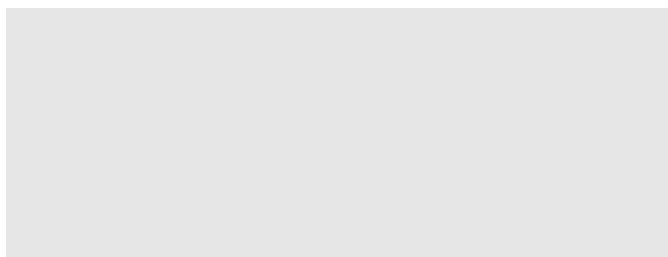
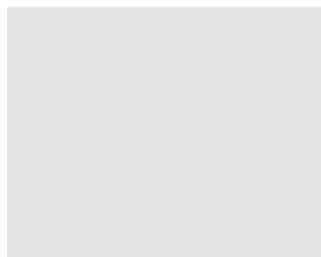
OCLT exists to promote and secure community-owned land for permanently affordable homes, business premises and other facilities for community benefit.

It aims to work with local communities to gradually build this sector county-wide with its current major focus on Oxford.

It is a community benefit society and its Rules state that any surplus must be ploughed back into community assets. It is regulated by the Financial Conduct Authority (FCA).



With thanks to the following for their continued support:
Vale of White Horse District Council,
Oxfordshire Growth Board, Homes England,
Our Sankalpa, The Low Carbon Hub, Reach,
The National Community Land Trust.



**Oxfordshire
Community
Land Trust**