

OCLT AGM Minutes 14th September 2020

6.30 – 7.30 p.m. on Zoom

Present: Alice Hemming (M), Charlie Fisher (M), Alison Jenner (M), Linda Barlow (M), Kay Sentence, Sue Brownill (M), Bryony Harrington (M), Deborah Glass Woodin (M), Chris Bright (M), Jock Coats (M), Bob Colenutt (M), John Bloxsom, Ian Hembrow (M), Fiona Brown, Vyvyan Salmon (M), Susan Tibbles (M)

Apologies: Fran Ryan

1. Welcome (Bob):

Bob Colenutt welcomed all.

The meeting was divided into break out rooms for brief socialising.

2. Minutes of last meeting (Bob):

No matters arising. Minutes agreed.

3. Presentation of Annual Report

3.1 Review of the year

Bob explained that development of the Dean Court scheme had been the key focus of 2019. John Bloxham reported that an application for planning approval was submitted in 2019, that this had now been approved and is valid for 3 years until April 2023. He described the planning conditions, which have been met, and explained that tenders have now been received and we are preparing our application for grant funding. Sue Brownill asked when we are likely to have a response and John explained that this is likely to be done under delegated authority. Bob Colenutt referred to OCLT's proposed development of other sites, in particular Oxford City Council garage sites of which the first is Champion Way. OCLT has secured £174,000 of grants for pre-development work on this. Key achievements are recruitment of new staff, new Directors to strengthen the Board, and the Community-led Housing launch.

Sue Brownill thanked Charlie Fisher for the significant contribution that he had made to OCLT over the past 7 years.

3.2 Treasurer's report

Jock Coates presented the report. The annual accounts can be requested by any member.

3.3 The year ahead

The meeting watched a pre-recorded message from Fran Ryan. Fran explained that as well as working to develop affordable housing on Dean Court and Champion Way, our major focus will be to secure funding for core costs, to develop a network of supporter members and to hold a Share Offer. She reaffirmed the aims of OCLT, to ensure land ownership for the benefit of the community; and explained that OCLT will encourage people to contribute to this in 4 ways: landowners who may wish to dispose of land for ethical use; people who are time poor but may wish to make a regular financial contribution; people who may wish to contribute their time and expertise; and a forthcoming share investment opportunity.

Bob thanked Fran and Alice for all the work they have done during the year.

4. Champion Way film

The meeting watched an informative film of Andy Edwards of Transition by Design talking about the opportunity and potential of the development of the garage site at Champion Way. Pre-development work has been funded by the Community Housing Fund and the Champion Way homes will be a prototype of energy efficient housing constructed using Modern Methods of Construction.

5. Launch of Supporter Membership

Alice, the Coordinator, described how her post has been funded by the Cohesive Communities Fund to develop supporter membership. OCLT will be running a series of events this autumn, to include topics of and working with: Community owned moorings; planning reform, with Bob Colenutt and Sue Brownill; Open House and Housing Need; Good Food Oxford and access to land. She also presented the intention to launch a “supporter” membership scheme whereby members can pay a monthly subscription to support the work of the Land Trust.

6. Business

6.1 Quoracy

Quoracy of the AGM was one tenth of the membership. The membership stands at 101 members so one tenth is 10 people. We reached quoracy. Additionally our rules state that quoracy must include at least two people in person. As the AGM was online, we had to of our Directors Charlie Fisher and Alice Hemming in the same physical location.

6.2 Audit Waiver Resolution

By default, Community Benefit Societies, such as ours are required to formally appoint an auditor to review and report on our accounts each year. Although we don't have to if we meet certain conditions, such as not having more than £10 million turnover. We also have to pass a resolution such as this one. This resolution needs to be passed each year to apply to the accounts for that year, as per section 84 of the Co-operative and Community Benefit Societies Act 2014 and our primary rules.

Our accountants, Critchleys, compiled our annual accounts for the financial year ending 2020. The board is satisfied with the level of scrutiny provided by our accountant without a more extensive formal audit process. Also because our turnover isn't high enough, a formal audit of our accounts is not necessary and would take up unnecessary time and money.

Therefore it was proposed that we disapply section 83 (duty to appoint auditors) of the Co-operative and Community Benefit Societies Act 2014 in respect of the financial year from 1 April 2019 to 31 March 2020.

The resolution was passed by 100% of the vote (10 members).

6.3 Elections

At our Annual General Meeting, we elect members to serve on the board of OCLT. As part of our regular cycle one third of our elected board members (in this case 3 out of 10) must stand down at each AGM. They may stand for re-election if they wish as long as they've not served more than 9 consecutive years.

Standing down at this AGM are: Sue Brownhill, Charlie Fisher, Deborah Glass-Woodin.

Our rules allow up to 12 board members which means we had 5 vacant positions.

Standing for election / re-election was: Sue Brownhill, Deborah Glass-Woodin and Piotr Smok

All candidates were elected with 100% of the vote (including proxy votes by Jock and Ian who had to leave early).