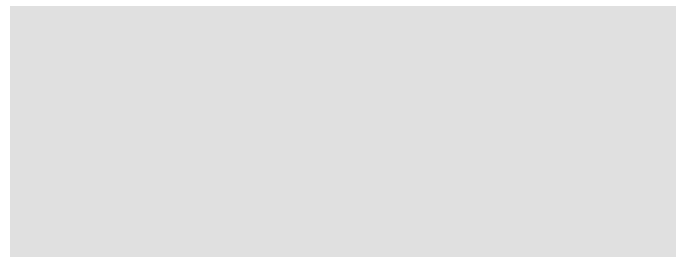
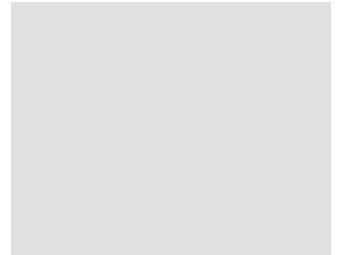
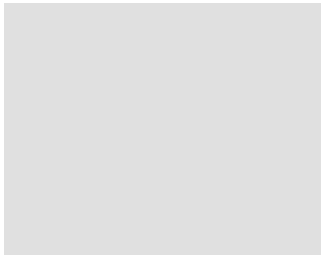
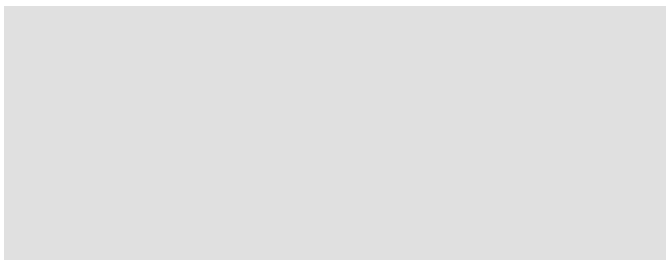


Oxfordshire Community Land Trust

2016-17 Annual Report



**OXFORDSHIRE
COMMUNITY
LAND TRUST**

Oxfordshire Community Land Trust

Annual report for the year ending 31st March 2017

Directors

The Directors serving during the year were as follows:

Sue Brownill (Chair)

Liz Cairncross

Bob Colenutt (appointed June 2016)

Jock Coats (resigned Jan 2017 but continued as Treasurer)

Charlie Fisher

Ron Gibbons (appointed Feb 2017)

Deborah Glass-Woodin (appointed Feb 2017)

Paul Godden

Cath Little (resigned July 2016)

Fran Ryan (resigned Jan 2017 but continued as Company Secretary)

Larry Sanders

Vyvyan Salmon (resigned Jan 2017)

Method of election

Directors are appointed by election at the Annual General Meeting. Directors cannot sit on the board for a period of longer than 9 years. Fran Ryan, Jock Coats, Vyv Salmon stood down in January. As founder members they had reached their nine year limit in Dec 2015.

Day to day management of the Charity is delegated by the directors to an executive committee the members of which are Charlie Fisher and Fran Ryan with Ron Gibbons and Deborah Glass Woodin stepping in as needed.

Registered office:

55 Henley Avenue, Oxford OX4 4DJ

Tel: 07889 209 448

Email: info@oclt.org.uk

Website: www.oclt.org.uk

HMRC Exempt Charity Number: EW19031

FCA Number: 30158R

Accountant: Critchleys LLP

Bookkeeping: Marshes LLP

Banking: The Cooperative Bank



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Activity Report

2016 was another tough year as housing costs continued to rise well above pre-recession levels and housing policy and funding continued to overwhelmingly support volume housebuilders.

At a national level the government has continued to offer some support to Community Land Trusts and a significant development is the emergence of community-led housing as a specific, if still niche, player in the house building sector. Two significant things happened about this in December.

First a new alliance was announced between The National CLT Network, the UK Cohousing Network and CDS Cooperatives who agreed to collaborate formally on supporting community-led housing groups across the UK. Their press release said 'The sector is growing in prominence with an annual fund of £60 million announced in the Spring Budget, and special provision for the sector in the Mayor of London's latest affordable housing prospectus.' The three organisations will together provide a more efficient and comprehensive offer to groups that want to deliver community-led housing, as well as local authorities and housing associations that want to support and partner with community-led groups.

Linda Wallace, Chief Executive of CDS Cooperatives said: 'We have recently refocused our business on helping co-operative and community-led housing to become a mainstream option over the next five years - across all tenures and budgets.'

On December 23rd, the Government unveiled the Community Housing Fund of £60m. Three Oxfordshire local authorities received over half a million pounds combined in the first year.

OCLT have been actively involved in responding to this and have joined with Community First Oxfordshire (www.communityfirstoxon.org) and the Oxfordshire Community Foundation (<http://oxfordshire.org>) and are working with the three local authorities to create new opportunities for partnership and to make connections with more rural and urban groups.

On a separate strand OCLT has also been more active than ever in bidding for opportunities to create permanently affordable housing. The Dean Court Project is still on the back burner but we remain optimistic that it will happen. OCLT was active in leading two site bids with Homes for Oxford, the first being Wolvercote Paper Mill in May 2016 and The Irving Building in early 2017. Although unsuccessful we have gained lots of learning and strengthened our approach for future projects as a result. We have also built stronger relationships with other local organisations including the Local Authorities and expect this to eventually help us deliver a thriving sector of permanently affordable community-led homes in the city and beyond.

There were some Board changes too. Fran, Vyv and Jock, having founded OCLT, had reached the end of their term in December 2015 and resigned as voting Board Members. They will continue to attend Board Meetings in a non-voting capacity. Catherine Little also stepped back. We were sorry to lose her expertise and experience in housing association matters plus the calm voice of reason in our discussions. The board was significantly strengthened by the arrival of Ron Gibbons who has great experience as a residential developer and is an expert in custom build. Deborah Glass-Woodin also joined and her strong local connections and activism was a welcome addition to the board.

Treasurer's Report

As reported for the past two years, with the Eynsham Road project on hold until the Charity Commission agrees to the sale to us of the land, the day to day costs of OCLT have been minimal, with payments for membership of the National CLT Network and our book-keeper's monthly charges being the main items of expenditure and these have been covered out of small cash reserves.

The main piece of work in the past year, however, has been preparing the bid for the SS Mary & John school site in Hertford Street, for which we received a grant from the Locality "Community Rights Programme" to the tune of £10,000. Since this was ring fenced for spending on that project, we arranged with Marshes, our book-keepers, to change the way we account for such donations and grants so as to report correctly restricted and unrestricted funds.

Looking ahead, it seems likely that the Dean Court Project will get the go ahead to proceed in the next few weeks and we will have to raise new finance both to buy the land and cover the costs of a new planning application. Whilst we remain confident that we can do this we will need to raise significant sums ourselves, through loans, donations and a potential community share offer to match their input.

Thanks go to Critchleys LLP for once again producing our annual accounts and to Marshes LLP for providing the book-keeping service throughout the year.

Current Assets	
Debtors	30
Cash at Bank	3413
Creditors	
Amounts falling within one year	(3286)
Net Current Assets	157
Loan	(46435)
Total Net (liabilities)	(46278)
Revenue Account	
Opening Balance	(45251)
(Deficit) for year	(1111)
Closing Balance	(46362)
Share Capital	84
Balance	(46278)
Income and Expenditure Account	
Income	
Donations	660
Interest	
Grants	10313
Membership Fees	
TOTAL	10973
Expenses	
Research Costs	2592
Legal and Professional	7020
Project Costs	2472
TOTAL	12084
Deficit before taxation	(1111)
Net deficit after taxation	(1111)
Total (deficit) for year	(1111)

The Chair's view of the year ahead

Looking forward we have a number of priorities.

First of all we are still committed to the Dean Court project and believe that it will happen at some point. All parties want this to happen so it's a matter of finding a way so we are very positive about it.

Second, we are working hard to ensure that Community-Led Housing is better understood and is given useful and active support in the new Local Plan. We know Oxford City Council is generally supportive of what we are doing and would like more explicit and meaningful confirmation of this.

Third, we are excited to partner with the Oxfordshire Community Foundation and Community First Oxfordshire in pushing forward the Community-Led Housing sector in the city and county. When it comes to Community-Led Housing, OCLT is getting more recognition across the country as being thought leaders and as having the expertise to help develop the sector in the county. We are optimistic about being able to work with the three local authorities to help them use their CLHF grants wisely.

Finally, having been party to two unsuccessful bids for land in the last year the big learning is that we really need to be finding off-market land. It is never going to be possible for us to compete openly with developers where residential land prices are so high. We would love free land but that's unlikely to happen. However, community-led housing can provide a good return for the landowner and has huge quantifiable social and environmental benefits.

We think a special case can be made for first refusal for publicly owned land to be given to a properly-constituted community-led organisation like OCLT. Such a disposal would ensure that the landowner gets a decent return plus the land is removed from the speculative market and can remain for public benefit in perpetuity.

Our Irving building bid illustrated this perfectly. When we submitted the bid for the Irving Building we were able to show that when the benefits were quantified they would equal or exceed the cash we were offering. It didn't help us win, of course because unfortunately this cuts no ice with the lawyers who, it seems believed that they had to advise the charity to go for the highest price.

So we are looking for landowners to sell or lease land to us: landowners with an interest in creating sustainable communities where people on lower earnings can afford to live and work. That means taking a slightly lower price for the land in return for massive social and environmental benefits. There must be some out there...



Architect's drawing for the Irving Building project

The Board 2016 - 17

Sue Brownill

Chair

Sue Brownill 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. She has also recently carried out research on planning obligations and affordable housing for the Joseph Rowntree Foundation. Sue was previously a board member of Oxford Citizens Housing Association and before moving to Oxford worked with community organisations in London's Docklands.

Liz Cairncross

Non-executive director

Liz Cairncross has a long-standing interest in community-based housing organisations having worked for a short-life housing co-operative in London before going on to do research on tenant participation and tenant management in social housing at Glasgow and Oxford Brookes Universities. She has also worked as a housing adviser and led the Certificate in Tenant Participation course at Brookes. Formerly Head of Research at the Institute of Public Care with a particular interest in housing options for older people, she is now a freelance researcher. She has lived and worked in Oxford for the last twenty years.

Bob Colenutt

Non-executive director

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. Recently he has been undertaking research into housing supply and volume house building in London and the South-East of England. He has lived in Oxford for the past 8 years.



Architect's drawing for the HfO Papermill project

Jock Coats

Treasurer, Founder Member, and non-voting attendee at Board Meetings

Jock's first career was on the Stock Exchange culminating in private client equities portfolio management. In late 1980s he moved into IT systems for investment management and banking applications and has been involved in IT support and development ever since, moving to Oxford in 1993 and to Oxford Brookes University in 1996.

Jock served on the City Council for three years up till 2002 since then he has been developing ideas for alternative solutions to Oxford's housing problems 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).

Charlie Fisher

(Executive Director)

Charlie joined OCLT as our Project Manager in July 2014 and since finishing this role has continued to participate as an executive director attending regular executive meetings to keep things going. Charlie trained as an architect specialising in Development and Emergency practice and is now doing a PhD on affordable housing delivery models at Oxford Brookes. His experiences of working for local architecture practice Transition by Design, his passion for housing issues, residential design and participatory techniques, together with his growing expertise in affordable housing, make him an invaluable member of the Board.

Ron Gibbons

Executive Director

Ron Gibbons is an architect by training and has over 30 years' experience in Master Planning and Urban Design living and practicing in the UK, US and Japan. He has specialised in residential design, from one-off residences through urban regeneration to the design and development of complete new communities. Ron considers the delivery of exciting, efficient yet environmentally conscious housing to be the greatest challenge in the UK, and has worked over the last 10 years with both the DCLG and the HCA to help facilitate its growth. He is a leading expert on Custom Build Housing and is a Director of Urban Selfbuild Ltd which was one of the first developer companies in the UK to receive government loan funding to help deliver a new type of housing model in the UK.

Deborah Glass-Woodin

Executive Director

Deborah is a community activist and joined the Board for one year from January 2017 to support the bid for Irving Building. She has been a prime mover in this. Deborah has been a City and a County Councillor. Apart from her interest in addressing the challenges of housing in Oxford (through co-housing and Homes for Oxford) she is part of Oxford GreenPrint workers co-op, is a founder member/manager of South Oxford Farmers and Community Market and is working to set up a local micro-dairy. She is a widow and the mother of two teenagers and has lived in South Oxford for 23 years.

Paul Godden

Non-executive director

Paul is a Chartered Management Accountant in the University of Oxford Department of Oncology. A passion for economics and sustainable enterprise has led to his launching a trading partnership in Oxford called SESI Food and Household Refills (www.sesi.org.uk). As the UK housing crisis has grown year on year he has felt moved to get involved in practical action to create more permanently affordable homes in Oxford.

Fran Ryan

Secretary, Founder Member and non-voting attendee at Board Meetings

Fran Ryan is a freelance Chartered Occupational Psychologist working part-time in Human Resources in the private and public sectors. She has previously had 13 years management experience in financial services. She has co-written a book on participative planning (*Futures that Work* in 2002) and has contributed to two others on self-management (most notably *People in Charge* 1999). In 2003, she joined with Jock Coats and Tony Crofts to initiate Oxfordshire Community Land Trust. She was a Trustee of Oxfordshire MIND for 5 years (1999-2004).

Vyv Salmon

Founder Member, and non-voting attendee at Board Meetings

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 also 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 director experience including South West Foundation, Southwestern Housing Society, The Old Bakehouse Trust Oxfordshire Cooperative Development Agency.

Larry Sanders

Non-executive director

Larry was a county councillor for four years and was the Leader of the Green Group on Oxfordshire County Council. He has used his position to bring Land Trusts into discussion, particularly in meeting the increasing need for accommodation for Older People. He continues to be active in Health and Social Care. He sees that community land trusts tackle two of the major issues of our time: the need for homes at a price that most people can afford and the building of community. He is a trained lawyer and social worker. He has been a university lecturer in Social Work and Social and Health Care Law.

Oxfordshire Community Land Trust

2015-16 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).

