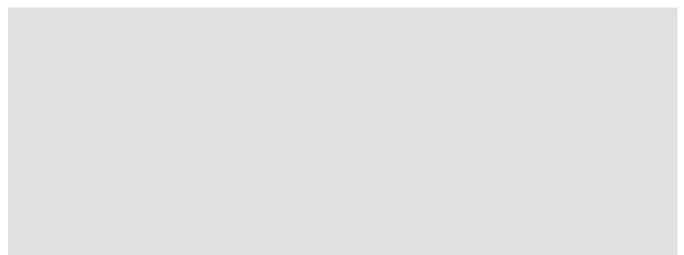
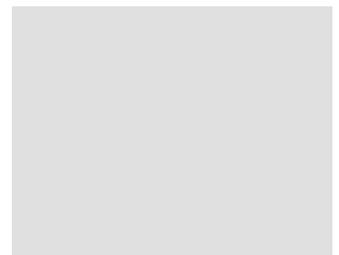
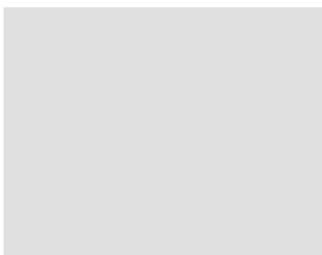
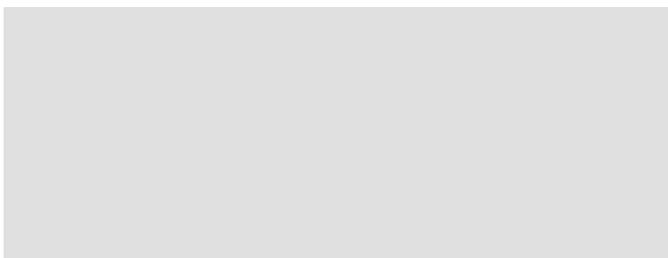


Oxfordshire Community Land Trust

2017 - 2018 Annual Report



**OXFORDSHIRE
COMMUNITY
LAND TRUST**

Oxfordshire Community Land Trust

Annual report for the year ending 31st March 2018

Directors

The Directors serving during the year were:
Sue Brownill (Chair)

Jock Coats (Treasurer) (stood down Feb 2017,
re-elected March 2018)

Bob Colenut

Deborah Glass Woodin

Charlie Fisher

Ron Gibbons

Vyvyan Salmon (stood down Feb 2017,
re-elected March 2018)

Larry Sanders

Dave Urmston (elected AGM 2017)

Fran Ryan (Secretary) (stood down Feb 2017,
re-elected March 2018)

John Bloxsom (ex officio appointed in Feb 2018)

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 and Vyv Salmon having been founder members and having stood on Board for nine years stood down in February 2017. This was confirmed at the AGM in 2017. They were re-elected in March 2018 at OCLT's monthly Board Meeting.

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

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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www.oxfordgreenprint.com



Activity Report

A very busy year building new alliances and progressing the Dean Court Project.

The one that got away: The Irving Building

We started off with great hope and excitement as we made a very solid and supported bid for the Irving Building. We would have created a small mixed residential community with half of the homes permanently affordable. Though our offer was much liked by all concerned, it was conditional on planning and so the charitable vendor, SS Mary and John, felt duty-bound to accept an unconditional offer that would put the risk of gaining a planning permission on the buyer. We understood their position, but we also wish that more charities could use the discretion they have to privilege groups genuinely building community through permanently affordable housing.

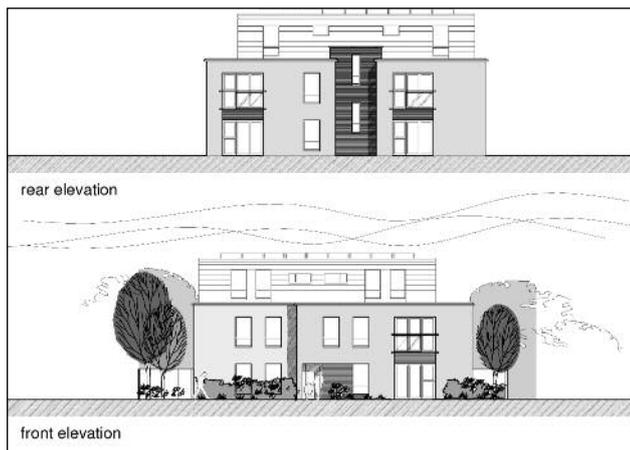
Research into Community-Led Housing

The other major theme of the year is building up relationships with other community stakeholder groups across the city and county. At the end of 2016 we mentioned that Oxford City Council had received grant funding from the Community Housing Fund and they have used this to commission research into how Community-Led Housing would be delivered in Oxford. This work is being done by OCLT in collaboration with Community First Oxfordshire and the Oxfordshire Community Foundation. This report is due in the middle of 2018 so watch out for it on our website.

Community-led Housing Hub

As a result of this collaboration OCLT and CFO have been active in drawing together the various, mostly small and new community-led housing projects across the county and in the next year will be aiming to develop this further in order to develop this small but vital sector.

There is government support for this at the moment (in the form of grants) and we need to be positioning ourselves to make the most of this opportunity. It won't solve the housing crisis alone but over the course of the next 20 years it can make not only a useful but also a creative and locally-meaningful contribution to the housing crisis whilst developing our villages, towns and cities into more viable and vibrant entities with homes for young people and those on average salaries.



Dean Court

This is very much back on track now after a staggering three years of painfully-slow work. Our tenacity has paid off and we are pleased to say that we expect to be moving on this in the next couple of months.

We had two very generous donations from local benefactors which has allowed for the appointment of John Bloxson to work as our part-time Project Officer. We are extremely grateful to the benefactors as without their donation this would all have taken even longer and might never have happened at all!

John has a background in housing and was able to get stuck in quickly and as a result we have made excellent progress on the Dean Court site. He has worked closely with Stonesfield Community Trust to enable an acceptable proposal to be made to the Charity Commission. At the time of writing we have just heard this has been accepted and the Order (permitting the disposal) has been issued. So it's full speed ahead now to make the project happen.

John has also made progress with securing an agreement in principle with Vale Estates who own the access strip. We expect to be able to make quick progress on both the land disposal and the access and hope to be owners of the land in the new financial year.

Local Plan

We collaborated with a wide group of people including Oxford Civic Society, Community First Oxfordshire, Oxford Cohousing to make a submission to the Local Plan. Our aim was to get policies and statements in the plan which can enable community led development, including community-led housing. We submitted our suggestions as part of the consultation on the Local Plan and we are now waiting for the publication of the draft version in the summer to see to what extent they have been taken on board.

Makespace Oxford

OCLT is delighted to have been offered a desk at the wonderful new Makespace Oxford. We will share a desk with Oxford Cohousing and will be occupying the space with other community activists and makers of things such as the CAG network and architects Transition by Design. We used the Hatch when it existed in Little Clarendon Street and it made a huge difference to our capacity and effectiveness. Having an office enabled meetings to happen more effectively, we met other like-minded people which directly helped with both the Wolvercote Paper Mill and the Irving bids.

Community-Led Housing (CLH) Conference

In November 2017 we attended the CLH conference in London. This was the first time that the Land Trust had worked with other community-led housing bodies (such as the UK Cohousing Network and CDS Co-ops) to form a more effective and cohesive group to lobby and create an alternative approach to housing. At the conference we found lots of wonderful case studies and we left feeling inspired and energised to continue in spite of the many hurdles.

We were impressed that the housing minister Alok Sharma was there and announced continued funding support for CLH. We've been less than impressed that there have since been no further announcements about this.

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 membership and our book-keeper's monthly charges being the main items of expenditure and these have been covered out of small cash reserves.

In the latter half of the year, however, we have, thanks to the great generosity of individual supporters, had the funds to pay for John Bloxsam to take the Eynsham Rd project "back to the future" and get us through planning and onto site. Together with fee income from the community housing project we show a somewhat more healthy looking balance sheet this year.

Whilst we show a surplus for the first time, and an apparently falling deficit, it should be noted that this money is already allocated for the next few months' expenditure and that the underlying borrowing from the first Eynsham Rd attempt will remain to be repaid when we develop the site.

As I review last year's treasurer report I find I wrote that: "Looking ahead, it seems likely that the Eynsham Rd project will get the go ahead to proceed in the next few weeks and we will have to raise new financing both to buy the land and to reinstate the planning consent. Whilst we remain confident that there will be significant grant assistance from the Vale of the White Horse District Council's "Section 106" pot for affordable housing, we will still need to raise significant sums ourselves, through loans, donations and a potential community share offer to match their input."

...and find that we can say the same, but with some greater certainty, this year. With the Charity Commission having now agreed terms for the land purchase, and having appointed a new architect to take us once again through planning, we are now actively seeking loan and grant funding to get started on site.

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	7
Cash at Bank	20331

Creditors

Amounts falling within one year	(4413)
Net Current Assets	15925
Loan	(46435)
Total Net (liabilities)	(30510)

Revenue Account

Opening Balance	(46363)
(Deficit) for year	15769
Closing Balance	(30594)
Share Capital	84
Balance	(30510)

Income and Expenditure Account

Income

Donations	20010
Interest	
Fee Income	4507
Membership Fees	
TOTAL Income	24517

Expenses

Operating Costs	2871
Legal and Professional	1746
Project Costs	4131
TOTAL Expenses	8748

Surplus before taxation 15769

Net surplus after taxation 15769

Total surplus for year 15769

Chair's view of the year ahead

Dean Court

We start the year with some excitement and with a clear focus on ensuring the Dean Court project comes to fruition. The omens are good but we'd be foolish to be too certain about anything given our history with this site.

It will be our first community-led housing development and as proof of concept we hope it will garner interest from others particularly landowners with a philanthropic streak.

The Irving Building bid was a valuable learning experience but we came out of it thinking that we won't engage in any more open market bidding processes. We simply can't out-bid developers or people with deep enough pockets to make unconditional bids.

New Office and Housing Hub

We will shortly be moving in to our new office at Makespace and will be sharing it with Oxford Cohousing. We will use this to create a virtual housing hub and aim to work with partners to attract funding to develop this further. Money has been promised by the Government to support such ventures but at the time of writing no news is yet forthcoming.

Stronger local networks

Our recent success in securing City Council money for Community-Led Housing research (which we are doing in partnership with Community First Oxfordshire), has also demonstrated that we are developing some credibility with local authorities and completing on the Dean Court Project will help this. We would like to build on this developing relationship and work with the city as it further develops its new housing company. CLTs are still the best option to avoid Right to Buy and therefore to retain permanent affordability.

Access to land

Access to land at affordable prices is key to delivering affordable homes. One strand of research is to better understand the benefits of permanently affordable homes. If we can really articulate and quantify these benefits it makes it a little easier to persuade both public sector land owners and charitable land –owners to dispose of their land for such projects.

Call for land

We are always looking for our next project and as we said above we want to buy off market. We can offer a reasonable price for land, we can possibly get planning for affordable homes where others could not, and we can promise permanent affordability and therefore a real contribution to local neighbourhoods by keeping them mixed and vibrant.

The Board 2017 - 2018

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.

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 Glass Woodin has lived in South Oxford for 25 years, and couldn't afford to live there if she was looking to buy or rent now. A widow and mother to two teens, she was a Paediatric Occupational Therapist for many years and has served on both the City and County Councils. Since 2005 she has been a community activist and entrepreneur, working in eco-printing, setting up a community-run farmers market and, through Oxford CoHousing and the Oxfordshire Community Land Trust, working to bring sustainable, community-led housing to Oxford, the most expensive place to live in the country.

Fran Ryan (Secretary and Executive Director)

Fran Ryan is a freelance Chartered Occupational Psychologist with over 30 years experience working in Human Resources in the private and public sectors. She has previously worked for Oxford Mind and a variety of other jobs, big and small. 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.

Vyv Salmon (Founder member)

Vyvan 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.

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. After that he moved into developing IT systems for investment management and banking applications in the late 1980s 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). Jock has just completed his first degree (and got a first) in Economics and Politics and is currently contemplating a PhD on a theme related to land, housing and economic justice.

Larry Sanders

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.

Bob Colenutt

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 9 years.

Dave Urmston

David Urmston is an executive and founder member of SOMA Housing Co-Operative Ltd and has been involved with community-led projects for more than 35 years, as a Community Artist and as an advice worker. He sees himself today as one of the UK's refugees having been priced out of Oxford. He now resides in social housing in Calderdale, hoping to return to Oxford when SOMA succeeds in building social housing locally. David lived in Oxford for 30 years and currently has three children and three grand children living in Oxford. He graduated Oxford Brookes University in 2006 with a BSc in Information Systems.

John Bloxsom

John Bloxsom is a housing professional with wide ranging experience in housing strategy and development, community housing and project and programme management. John is an independent practitioner and a former head of housing. He has supported housing partnerships, development programmes and neighbourhood plans. John is a Fellow of the Chartered Institute of Housing and a qualified project manager. He holds a Master's in Business Administration. He is a Vice Chair of Two Rivers Housing Ltd and a co-opted Board Member of Community Land Trust in Gloucestershire. John is committed to the development of affordable housing and has a passion for the not for profit sector and community engagement.

Oxfordshire Community Land Trust

2017 - 2018 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).

