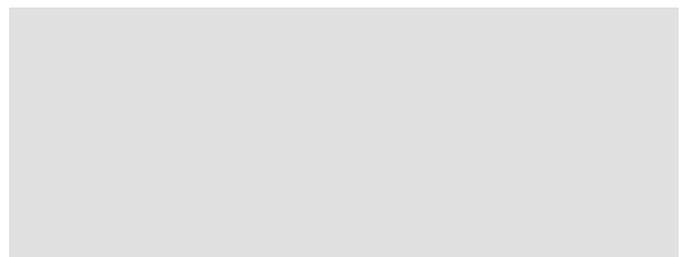
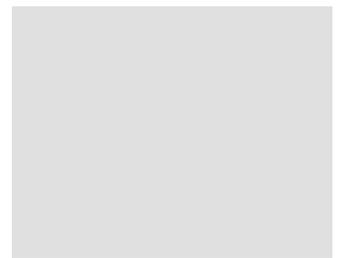
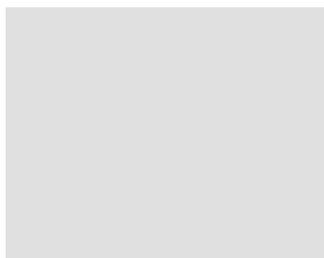
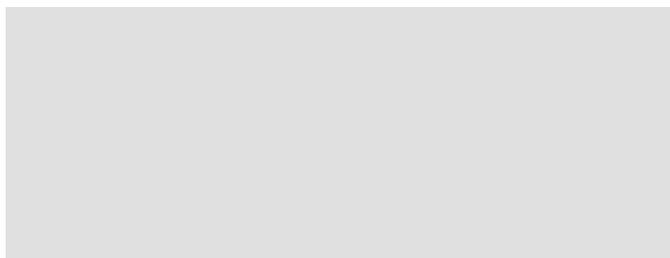


Oxfordshire Community Land Trust

Annual Report to 31st March 2019



**OXFORDSHIRE
COMMUNITY
LAND TRUST**

Oxfordshire Community Land Trust

Annual report for the year ending 31st March 2019

Directors

The Directors serving during the year were:

Sue Brownill
Jock Coats (Treasurer)
Bob Colenutt (Chair)
Maria Faraone
Deborah Glass Woodin
Charlie Fisher
Ron Gibbons
Vyvyan Salmon
Larry Sanders
Fran Ryan (Secretary)
John Bloxsom (ex officio)

Method of election

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

Day to day management of OCLT is delegated by directors to an executive committee, the members of which were Fran Ryan, Deborah Glass Woodin and Jock Coats.

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

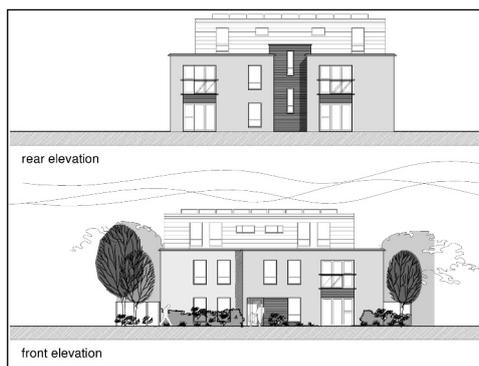


Activity Report

A slow but steady year...

Dean Court

John Bloxsom's appointment early in 2018 made a huge difference to OCLT and ensured a steady focus on progressing the Dean Court site. John masterminded the arrangements to buy the site and secure a lease with Vale on the access, no mean feat involving four different sets of lawyers. Though the cost of all this was also a bit eye watering. By the end of our year in March 2019 we had all but signed for both the sale of the land to OCLT and the lease of the access land from Vale of White Horse.



The full Planning Application also went in to Vale planners following strong support from Cumnor Parish Council and many local residents. THS (<http://tsharchitects.co.uk>) worked closely with us to hold a meeting in July 2018 in Dean Court Community Centre to which all local people were invited. About 20 people came. We are aiming for homes that are spacious, light and well insulated.

We have been very lucky with funding this year. First mention goes to the £67,680 which John secured from Homes England towards pre-development costs of the Dean Court site. Thanks to John for all the work on this and to the benefactors who made his appointment possible.... Their generous donation has resulted in a grant that was more than three times their donation!

Next was the successful application also made by John to Low Carbon Hub for £3,216 of European money towards ensuring the Dean

Court buildings were as low carbon as possible.

Finally John also applied successfully to REACH to secure money to buy business planning and viability work for the Dean Court project and which we hope will result in a successful Community Share Offer in late 2019 or early 2020.

Hotdesk at Makespace

In September 2018 Deborah and Fran started using the 'office' (a hot desk) at Makespace and OCLT's Board Meetings were also moved there. It's a great space with a mix of other social enterprises as well as artists and makers and is a very creative and convivial environment in which we feel lucky to have space. Thanks to Mid Counties Coops for giving us a grant to cover the cost of this for two years.

Routes to Delivery

This report was research conducted in partnership with Community First Oxfordshire (CFO) and Oxfordshire Community Foundation (OCF) and was completed on time in Autumn 2018 for Oxford City Council. Read the report here:

https://issuu.com/cohohub/docs/oxfordclh_finalreport_and_appendice

It evidences quite clearly that Community Led Homes can and should be built in the city. It demonstrates the huge added value of this approach in terms of numbers of homes, their permanent affordability, and the potential contribution to the social and environmental benefit of the city.

Thames Valley Hub:

Since January 2017 OCLT has been working with CFO on the plan to have a centre of expertise and support for CLH in the region. We heard in July 2019 that a bid for government grant to establish the hub was successful and as we write appointments are being made and the enterprise is taking off. www.collaborativehousing.org.uk

Treasurer's Report

It has been a steady year but with moments of excitement, inching ever closer to building out at Dean Court, and developing new potential projects. But even more exciting is what is not in the accounts we outline here because they have come after the year end. We have now purchased the land at Dean Court and so have £290k of fixed assets, paid for principally by a loan on generous terms from Sankalpa. This will allow us to move forward with planning consent and development and will be repaid by longer term financing, including the planned community share issue as the project matures.

In terms of financial management, I can take little credit. Fran and John in particular have worked tirelessly with our bookkeepers at Marshes to arrange our accounts into "restricted" and "unrestricted" funds so that we can track when money is given or income received that can only be spent on particular parts of the organisation, such as the Dean Court Project, or Core Costs and any other projects that begin to be developed. And we have just reached a point where our financial forecasting allows us to see the pattern of what we will spend and when we need to raise money for various activities within each project: of crucial importance in controlling the costs of our first development.

On a more personal note, we are actively looking for someone to take over from me as Treasurer. I have been part of the organisation from the outset in various roles and while my enthusiasm for what we are trying to achieve is undimmed, I am finding that with my day job and other life stressors it is difficult to keep up or devote the time that we will certainly need over the course of the next couple of years. You don't have to be qualified: I am certainly not! But although the tools we now have to manage finances are more sophisticated and easier to grasp, and distribute to people who need to see them, it still requires someone with better administration skills and planning to corral it all together and distribute it so the board can do justice to their oversight role and their responsibility to steer a financially viable course.

As ever, do please ask for a copy of the full annual accounts if you wish to delve deeper and I will answer any questions you may have.

Jock Coats, Treasurer

Current Assets

Debtors	3118
Cash at Bank	27746

Creditors

Amounts falling within one year	(1096)
Net Current Assets	29786
Loan	(46435)
Total Assets (liabilities)	(16649)

Revenue Account

Opening Balance	(30594)
(Deficit) for year	13858
Closing Balance	(16736)
Share Capital	87
Balance	(16649)

Income and Expenditure Account

Income

Donations	64934
Interest	
Fee Income	2817
Membership Fees	
TOTAL Income	67751

Expenses

Operating Costs	11373
Legal and Professional	29747
Project Costs	12773
TOTAL Expenses	53893

Surplus before taxation 13858

Net surplus after taxation 13858

Total surplus for year 13858

Chair's view of the year ahead

We begin 2019 full of anticipation that after such a long wait, we will finally secure planning permission and get a real project on the ground to demonstrate the effectiveness of community-led housing. No other approach hits so many benefits: as well as the obvious benefit of permanent affordability, it also offers better social value (because local people rather than developers are leading, people not profit being the motive), it also typically offers better environmental credentials (the Dean Court homes will be as close to carbon neutral as we can afford).

We also look forward to working with the CLH Hub as it finds staff, an office and gets itself set up. This should be a real and much-needed injection of energy into the local CLH scene. OCLT is working closely with Hub to attract i) new groups wishing to do CLH and ii) new landowners wishing to bring forward small pockets of land. This is all about creating more, genuinely and permanently affordable homes for a more sustainable city.

We also want to LAUNCH community led housing in the city... there is lots going on. As well as the Dean Court project, there are two housing coops (links to Kindling and Dragonfly) and there are active groups across the county trying to develop further sites. Finding land or property remains the single biggest hurdle: OCLT have taken the decision NOT to compete on the open market but to negotiate privately.

This means both parties getting a fair deal: CLH groups can usually pay a fair price for land but not the top and usually inflated prices offered by developers. Developers typically go on to argue they can't afford to build affordable homes (because they have paid too much for the land).

OCLT is also building new partnerships with people and organisations who have similar goals and values to ourselves. We are very pleased to be working with Oxford City Council and architects TbD on a couple of other possible projects which will be similar to the Dean Court project.

We are actively seeking funding for .4FTE to develop our membership development and to generally keep things going. Donations towards this would be particularly welcome. We also need a manager to proactively develop our portfolio of land and homes so that over time we become a significant local provider of affordable homes for local people.

Growing our membership is a key foundation to all of these ambitions. We need the energy and authority of a wide and diverse member base to carry out our work and grow it in the years to come. You are probably reading this because you are already a member, if you're not then join! If you are a member then help us by recruiting three other people.....

The Board 2018 - 2019

John Bloxsom

(Ex Officio Board Member)

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.

Sue Brownill

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.

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. 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.

Jock Coats

(Treasurer)

Jock's first career was on the Stock Exchange culminating in private client equities portfolio management. Since then he has been involved 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 until 2002. Since then he has been developing ideas for alternative solutions to Oxford's housing problems and was a founder member of OCLT in 2003. He has been a governor of Oxford Brookes University, chair of Oxfordshire Social Enterprise Forum and a director of Social Enterprise South East (SE2 Partnership). Jock has just completed his first degree in Economics and Politics.

Maria Faraone

Maria Faraone has been involved in community planning and design for several years. As an architect, lecturer and urban planner, she has worked with a variety of communities in North America, West Africa and across the European Union. Her current focus is on engagement with Romani in the United Kingdom and Roma in Eastern Europe. Recent projects have included facilitating workshops in the Czech Republic with the Fundamental Rights Agency and Essex Romani communities in workshops with a variety of purposes including discussion and design exercises about land allocation and design.

Charlie Fisher

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

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

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)

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 (including People in Charge 1999). In 2003, she joined with Jock Coats and Tony Crofts to initiate Oxfordshire Community Land Trust.

Vyvyan Salmon

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

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.

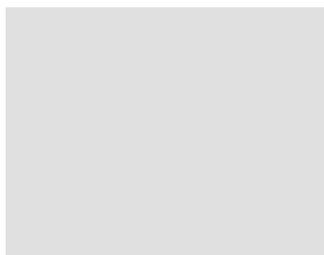
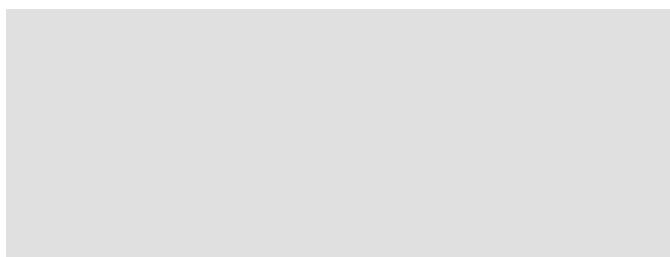
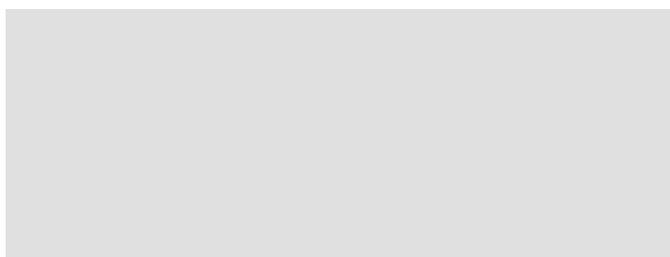
Oxfordshire Community Land Trust

2018 - 2019 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 support:

Homes England Low Carbon Hub
TSH Architects Midcounties Coop
Reach

