

OCLT AGM Minutes 19 September 2022

7pm to 8pm at Dean Court Community Centre, Botley

Present: Fran Ryan(M), Pete McPhail (M), Deborah Glass Woodin (M), Vyvyan Salmon (M), Miriam Mutizwa (M), Piotr Smok (M), Maureen Elliott (M), Alison Mathias (M), Sue Brownill (M), Bob Colenutt (M), Ian Hembrow (M), Ciaran Rowsome (M), Mary Rowsome (M), Joanna Tamburino (M), Liz Cairncross (M), Grady Reid (M), Helen White (M), Judy Roberts, Kaddy Beck (M), Mark Child (M)(mins)

Apologies: Jock Coats (M)

134 members, 19 members present which passed the 10% (14) quorum requirements.

1. Welcome (Bob Colenutt):

Bob Colenutt welcomed all and set out the evening's agenda and dealt with housekeeping. Attendees have been provided with a copy of the [agenda](#), last year's [minutes](#), the [draft accounts](#) and [annual report](#) electronically in advance.

2. Annual Report (Bob Colenutt)

The trust managed to enter into funding agreements with the Vale of White Horse and Oxfordshire Future Partnerships, which are critical to Crofts Court development. This enabled the trust to appoint Life Build Solutions as the site contractor after a tendering process.

A great deal of work went into applying for and obtaining Registered Provider status, which was a conditional of the grant funding agreements. This status also provides the trust with long term control over its assets and provides access to public monies. Previous development manager John Bloxsom began this registration process, which was completed by director Alison Mathias. At the same time, the trust secured a construction loan from Ecology Building Society.

Crofts Court was named as such after former member Tony Crofts who sadly died last year.

Work has commenced on the Community Share Offer that will reduce the reliance on a long term mortgage and offer lower associated costs.

Feasibility work was completed on the Oxford City garage sites with Transition By Design architects; this was made possible by a £20k grant from the Housing Advisors' Programme. We hope to be developing one of these sites in the future.

We gave some financial support to the Collaborative Housing Hub who sponsored research into community-led moorings. We hope to be able to push this work forward into more affordable accommodation in Oxford.

Director Chris Bright stepped down in May 2022 due to work commitments, but Maureen Elliott joined as a volunteer.

3. Treasurer's Report (Piotr Smok)

Piotr reviewed the financial position.

Specifically there was a significant percentage increase in income this year, mainly due to a low level of income the previous year. The fixed assets represented mainly the work carried out on site at Crofts Court. The non-current liabilities mainly composed of grants and the Ecology Building Society loan. Although the financial position is improved, the trust is still not out of the woods due to the wider economic climate.

4. The year ahead (Sue Brownill)

The trust is looking to complete Crofts Court in June 2023 and having tenants move in shortly thereafter. The Community Share Offer work continues and we look forward to launching some time in October 2022.

Crofts Court will be managed as a tenant management cooperative by the residents, and we have had successful meetings with the Vale of White Horse and Soha, the latter managing the remaining duties on behalf of the trust.

The City Council garage sites progress slowly, and the trust remains on the look out for other opportunities.

The trust has welcomed Mark Child as part time coordinator in May 2022, and we will be looking to grow our membership and core funds this year. People can support our work by becoming members for £1, supporting through a minimum of £5 a month, investing in our Share Offer, leaving legacies or selling their house off market at a discount.

5. Main business (Bob Colenutt)

Thanks were given to all the trust's funding organisations, including the Vale of White Horse, Future Oxfordshire Partnership, Ecology Building Society, Community Housing Fund; all Board members and in particular Fran Ryan, Alison Mathias, Piotr Smok and Deborah Glass Woodin, and to all the trust's supporters.

The minutes from 2020/21 were unanimously approved.

It was unanimously approved that the trust disapply s.83 of the Co-operative and Community Benefit Societies Act 2014 so as not to appoint an auditor. This remains open to the trust due to its turnover being less than £10m and saves the trust time and money.

The 2021/22 accounts were unanimously approved.

Chris Bright and Alison Mathias stepped down from the Board; Alison because she had come to the end of her 3 year term. Alison Mathias and Maureen Elliott were standing for election. Both were unanimously approved as directors.

Two Board spots remain available if anyone is interested in applying or knows of anyone with an interest.

Also standing again in their respective Board positions were Bob Colenutt (Chair), Piotr Smok (Treasurer) and Fran Ryan (Secretary), which are confirmed for the interests of members present.

6. Q&A

It was asked what skills the Board were looking for in terms of new directors. It was confirmed that legal and development skills in particular were sought.