

Gloucestershire Land for People

Part of the **Community Land Trust Movement**

Minutes of the AGM of Wednesday, 18 February, 2009 7.00 pm, The Space, Lansdown, Stroud, GL5 1BN

Members Present:

Martin Alder (Chair)	Juliette Elgraby-Leighton	Martin Large	Alison Parfitt
Louise Barrow	Christopher Franks	Larry Leighton	John Robson
Piet Blok	David Joyce	John Meadley	Andy Treacher
		Brian Oosthuysen	

In attendance: Rosemary Seagrief, Society Secretary

Friends present:

Martin Hutchings	Bob Knowles	Annie Page	Peter Milne
Ingrid Knowles	David Noble	John Allbar	

Members apologies:

Andrew Beard	Anne Mansfield	Molly Scott-Cato	Stephen Wright
Max Comfort	Patrick McCrink	Tony Shortt	
Henry Elwes	Alan Mossman	Chas Townley	
Timothy Glazier	Barrie Pierce	Martin Whiteside	

Other apologies:

Jenny Bailey	Neil Carmichael	Peter Jones	David Rodgers
Steve Bendle	David Drew	Steve Kear	Helen Royall
Peter Berry	Frances Evans	Tessa Liebschner	Carol Southall
Paul Britton	John Goodman	Nick Parcell	John Webster

1. Welcome and apologies

Martin Alder, GLP Chair, welcomed members and friends and noted apologies

2. Minutes from AGM Meeting 11 October 2007 approved.

Proposed by Brian Oosthuysen, seconded by Martin Large

3. Matters arising from Minutes

Matters arising are covered below as appropriate.

4. Annual Report

Martin Alder presented the Annual Report for 1 September 2007 to 31 August 2008. It is attached to these minutes. It was approved by members by a show of hands. Jan Bayley, Rosemary Seagrief and John Robson gave brief updates on activities since the close of the year.

Jan Bayley reported on the ongoing partnership GLP has maintained with English Partnerships at Cashes Green. Her full report is appended to these minutes.

Rosemary Seagrief expanded on the wider role GLP is developing as an umbrella body for CLTs throughout Gloucestershire. A CLT has now been set up in Chedworth, involving initial input from GLP. As a result of initiatives by Martin Large, GLP is working with a group in Lydney in the Forest of Dean, and Rose has been invited to participate in an affordable housing forum there. Rose is also contributing to an affordable housing sub-group of the Tewkesbury Borough Housing Forum. GLP has assisted with the setting up of Bibury Community Trust, acting as temporary account holders for an appeal for funds to purchase Arlington Mill in Bibury, until such time as the was formed. Rose extended thanks to housing officers and enablers in Cotswold District Council, Forest of Dean District Council, Gloucestershire Rural County Council, Stroud District Council and Tewkesbury Borough Council for their interest in CLTs and ongoing and willing assistance. Rose also thanked all the Board members for their support in her role as GLP's Development Manager.

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John Robson, GLP member and also chair of Chedworth CLT outlined the path that had been followed to set up Chedworth CLT from the publication of the Parish plan to the acquisition of land from the Parish Council. Chedworth CLT is aiming to build six to eight affordable houses and is at the stage of initial architect's briefing. He commended the Community Land Trust model as a mechanism for small communities to deliver affordable housing.

Questions were invited from the floor. David Joyce asked if the board had seen an article in Stroud News and Journal about a bid to save the old hospital buildings at Cashes Green. Martin Alder responded that we were unaware of the article or alternative plans. He added that all plans GLP had been involved in so far did not retain the existing buildings apart from the Lodge.

5. **Presentation of Annual Accounts**

Martin Alder presented the accounts for the period of 1 September 2007 to 31 August 2008. He emphasised that GLP is a non-profit distributing organisation and that the figure shown as profit in the so called Profit & Loss account was grant income. The accounts had been reviewed and approved by the board at the board meeting of 18 February 2009 for recommendation to the members. The accounts were unanimously approved by a show of hands. There were no abstentions.

6. **Appointment of Auditors**

In accordance with the provisions of Rule F1 Parcell & Associates Ltd, Aldreth, Pearcroft Road, Stonehouse, Glos. GL10 2JY was appointed as the Auditors to the Society for the financial year ending 31 August 2009. Approval was by a show of hands and was unanimous, with no abstentions.

7. **Elections to the Board**

Martin Alder informed members of the election process.

Under GLP's Rule C5 (Rules are viewable on www.gloucestershirelandforpeople.coop), members are divided into three classes:

- Community members – people or bodies that support the objectives and values of GLP
- Resident or User members – are people or bodies who lease or rent land or property from GLP
- Stakeholder members – have an interest in preserving the value of public subsidies, grants, land disposals, private gifts, for permanent affordability and community benefit (e.g. Councillors, MPs, Statutory or Private Donors, housing/land access organisations)

Within each category members may elect three board members. Every year, one third of board members in each category is required to stand down. If there are vacancies on the board (for example, we have no resident members or resident board members, or someone resigns in the course of the year) board members can be appointed to fill them. The board may also co-opt up to three people, who need not be members.

The attention of members was drawn to the list in the Annual Report of those who have served on the board in the past year. It is reproduced overleaf.

GLP Board members 2007-2008

Name	Office	Category	Status
Martin Alder	Chair	Stakeholder	Re-elected 11/10/07 for three years
Martin Large	Vice Chair	Stakeholder	Elected 19/09/06 for three years
Nigel Curry	Board Member	Stakeholder	Standing down
Max Comfort	Board Member	Community	Elected 19/09/06 for three years
Stephen Wright	Board Member	Community	Resigned 05/05/08
Anne Mansfield	Hon. Treasurer	Appointed	Resigned 02/12/08
Brian Oosthuysen	Board Member	Appointed	Standing for election at AGM
Christopher Franks	Board Member	Appointed	Standing for election at AGM
Janet Bayley	Vice Chair	Appointed	Standing for election at AGM
John Meadley	Board Member	Appointed	Standing down
Barrie Pierce	Co-optee	Co-opted	Co-opted 18/01/07 for three years
Helen Royall	Co-optee	Co-opted	Co-opted 18/01/07 for three years
Alison Parfitt	Secretary		

According to the rules, nominations were sought for the six vacancies in the three member categories, and seven nominations were received by the due date, as follows:

Name of Nominee	Nominated by	Category
Janet Bayley	Max Comfort	Community
Louise Barrow	Chris Franks	Community
Christopher Franks	Max Comfort	Community
Patrick McCrink	Brian Oosthuysen	Community
Brian Oosthuysen	Martin Alder	Stakeholder
Alison Parfitt	Martin Large	Community
John Robson	Jan Bayley	Community

A ballot was not required in the stakeholder category as the nominations did not exceed places on the Board and Brian Oosthuysen was duly elected. However a ballot was required in the community category and took place among community members. With the approval of the meeting, two tellers were appointed to count the papers - John Meadley and Andy Treacher. Jan Bayley and Louise Barrow were declared the elected community members.

Martin Alder thanked all the nominees for their participation and indicated that the Board at its next meeting will consider who else could be appointed to the Board to bring appropriate skills and experience etc. All the nominees have indicated their willingness to serve in whatever capacity required. Martin Alder concluded with thanks to all Board members for their time and effort during his time as chairman. Martin Large thanked Martin Alder for acting as Chair so ably and with such good humour and patience.

The formal business of the AGM was then completed with thanks to all who had helped with the event.

'Affording Sustainable Building' After some light refreshments, members heard David Noble of dM3 architecture give a detailed talk about everything that needs to be considered to build truly sustainably. The talk was very well received.

Appendix: Jan Bayley's report on Cashes Green "REPORT TO 2009 AGM RE CASHES GREEN"

REPORT TO 2009 AGM RE CASHES GREEN

As GLP members may recall, at our last AGM in December 2007, it had just been announced that English Partnerships (EP) had decided not to agree to passing on the Cashes Green site at nil cost to GLP and CDS Co-operatives to deliver the Community Land Trust Mutual Home ownership scheme outlined in the 2006 Feasibility Study.

Subsequent meetings and discussions then took place with Partnership Group comprising EP, GLP, the Housing Corporation (HC), CDS and Stroud District Council (SDC) to determine the way forward.

EP made a revised offer to GLP for a CLT on between a third to a half of the Cashes Green site. This was discussed at the above meetings in January and February 2008. David Rodgers (CDS) maintained that a smaller scheme was not a tenable option for a MHO based CLT, and for some time it appeared that we (GLP), CDS and EP had reached an impasse.

In March 2008 the GLP board wrote to EP setting out our concerns, and querying how we could still deliver an MHO CLT on the basis of a reduced scheme with a lower critical mass of housing. However GLP also made it clear it would undertake further investigations to determine and assess alternative methods of CLT delivery in order to progress a scheme in some other form based on a smaller site area.

During April and May further discussions were had with EP who were setting up two processes and employing two sets of consultants to facilitate the development of Cashes Green. Subsequently planning consultants GVA Grimley were appointed to undertake an Enquiry by Design to assess the site capacity and bring forward a planning application in due course, and IKON consultants were appointed to undertake an Options Appraisal of the various forms of CLT models, including MHOs.

At the same time GLP set up various meetings with Steve Bendle of Wessex Re-investment Trust and Community Finance Solutions to explore other ways of delivering a CLT on the reduced site area.

At the beginning of June, GLP met Caroline Flint, the then Housing Minister, with EP, HC and the department of Communities and Local Government in attendance. We were given a good hearing and were able to put across and stress that we firmly believe that the original proposal offers the best use of the site, value for money, community

involvement, social benefit, etc - and most importantly, permanent affordability.

However we were not able to change the stance of the Minister, HC, or EP. They firmly held to the view that they had to assess the scheme on the proscribed method of evaluation laid down by the Treasury - and on those criteria the proposal did not meet the requirements of the disposal of Government assets and thus the site could not go entirely to an MHO across the whole of the site.

Later in June at a meeting with EP, SDC, HC, CDS and GLP the two sets of consultants were introduced to us. At the same meeting GLP made clear its position to EP and others that we had adopted a 'twin track approach' regarding the development of a CLT on Cashes Green.

The twin track approach was to maintain GLP's commitment and support for an MHO scheme across the whole of the site, if this could be feasibly achieved, as we maintained that it was only through the MHO mechanism that properties can be kept truly affordable, linked to wages not house prices and remain affordable in perpetuity. However in order to be pragmatic and practical we were examining alternative methods of CLT delivery with Steve Bendle to consider some form of CLT on the one third to one half of the site that was the current offer from EP.

In pursuance of both these options we asked that IKON undertake discussions with both David Rodgers and Steve Bendle in carrying out the Options Appraisal. We also undertook to work as closely as possible with GVA Grimley in the Enquiry by Design (EbyD) process.

Through July, August and September GLP Board and some members sought to assist and take part in the EbyD events. Further discussions were also had with EP, SDC and HC to assess the different ways of CLT delivery. These included a very useful session with Catherine Hands of law firm Trowers & Hamblins, which examined the benefits and drawbacks of the various schemes.

In October IKON consultants delivered their initial findings to the Partnership Group. These identified that the Equity Mortgage model appeared the most favourable form of CLT to pursue. While GLP, CDS still maintained that the MHO model was the only method that locked in permanent affordability in perpetuity we agreed to investigate the Equity Mortgage further with Steve Bendle.

In December 2008 GVA Grimley showed their draft drawings to GLP board member Jan Bayley in Bristol. Unfortunately the postponement of this meeting from an earlier date meant that full consideration of the sketch proposals by the GLP Board was not feasible till early 2009.

However GLP and Steve Bendle were able to undertake various discussions with SDC to explore how the Section 106 Legal Agreement could be worded to provide the affordable housing to be delivered by a CLT and for the wording to enable this to be achieved either through an MHO or Equity Mortgage scheme. It appears that the S106 can be broad enough in scope to allow for this. The key requirement from SDC being that at least 30% of the development must be affordable housing and of this, half should be for affordable rent.

GVA Grimley's final proposals were the subject of a public exhibition in January 2009. While the Board welcomed the fact that GVA Grimley had also concluded the site was capable of accommodating 77 dwelling units, which was the number also demonstrated in the CDS Feasibility Study, the Board had several other concerns. These mostly centred on the reduction in the size of the allotment area, the layout of the built development on the site, the alignment of the road and the change in the housing schedule, with fewer smaller dwelling units and more larger dwelling units. These concerns have now been raised with the Homes & Communities Agency (formerly EP and HC), GVA Grimley and SDC and are under consideration.

In summary, while there have been setbacks with the original scheme the GLP Board and members have endeavoured to find alternative ways of delivering a CLT at Cashes Green while still remaining true to the ethos of the scheme. This being to achieve a robust and viable community on the site, which also provides a heart for the surrounding settlements and a focus for the residents of the area. The unique opportunity afforded by the integration and inter-relation of the site with its surrounding area, together with its ability to provide land for growing food for the local community are that much closer to being fulfilled and we hope we can report much progress through the coming year.

Jan Bayley
GLP Board member
EP/HCA and CG liaison