

# Annual Report 2008 / 2009

NOVEMBER 2009

GLOUCESTERSHIRE LAND FOR PEOPLE

## Report from the Chair

### GLP Board—2008/09

*Martin Alder*  
*Jan Bayley (Chair)*  
*Max Comfort (Vice Chair)*  
*Chris Franks (Treasurer)*  
*Corin Hughes*  
*Martin Large*  
*Patrick McCrink*  
*Brian Oosthuysen*  
*Barrie Pierce*  
*John Robson*  
*Helen Royall*  
*Alison Parfitt*  
*Louise Twine (née Barrow)*

### GLP Staff

*Rosemary Seagrief*  
*(Development Manager)*

### GLP Membership

GLP has open membership. Members are divided into three categories:

**Resident**—members who lease or rent land or property from GLP

**Community**—members who support the objects and values of GLP

**Stakeholder**—members who have an interest in preserving the value of assets for permanent affordability and community benefit

Each group votes up to 3 members onto the Board.

The past year has been a very active and important time for Gloucestershire Land for People (GLP). The presence of our full time Development Manager, Rose Seagrief, has made a huge difference to what GLP has been able to address, work on and take forward. I am therefore very happy to be able to report that significant progress has been made in key and crucial areas and on the projects and tasks which the Board has undertaken.

### GLP Board news

I am very pleased to report that during the year the Board has been joined by several new appointees who have agreed to add their skills and experience to help deliver our various objectives. A list of all who have served on the board in the course of the year appears on the left.

Also I have to report with much regret, that Martin Large who was one of the founding Members of the Board has now decided it is time to step down, and that Brian Oosthuysen has also decided to resign. Our thanks to them and to co-optees Barry Pierce and Helen Royall who have both stood down to focus on other commitments. The Board and GLP are much indebted to them for all the

work, inspiration and insight they have contributed to GLP over the time they have served on the Board.

### Moving forward

In terms of what has been achieved during the past year the following is a brief outline of some of the many areas of the work we have been involved with and an account of the past year's activities.

Throughout the year there have been significant and ongoing discussions with the Homes and Communities Agency (HCA), Stroud District Council, and several other bodies regarding the development of Cashes Green. We are also engaging with the wider community through an oral history project which we are supporting.

In addition the Board has undertaken a major review of the purpose, aims and objectives of GLP as an organisation, to ensure that we are fit for purpose; both to act in support of Community Land Trust (CLT) projects across Gloucestershire, and also to enable the setting up of a CLT for Cashes Green. We have received a grant of £2,500 from the CLT Fund to support this work, which has enabled us to



appoint law firm Cobbetts to guide us through the process and to advise on the legal intricacies at Cashes Green.

The Board has embarked on a full examination of its own role and the role, purpose and *modus operandi* GLP, and how these should feed into a revised set of Aims and Objectives and in turn result in a clear programme of works, a work plan for our Development Manager, and an overall business plan for GLP.

The process was very much informed by an AwayDay for Board Members, held on the 1 April at the Painswick Centre. The Board subsequently agreed the revised Mission, Aims and Objectives – these are posted on the GLP website.

On behalf of the Board I extend our very grateful thanks to the

## ...more from the chair

*“...[GLP’s] contribution to the development of the CLT movement both at a local and national level is exemplary”*

### GLP values and principles

We operate by the co-operative values of self-help, self-responsibility, democracy, equality, solidarity, honesty, openness, social responsibility and caring for others and the principles of open membership, non-discrimination, democratic control, limited return on capital, education, training and information, co-operation among co-operatives, autonomy and independence, concern for community.

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Development Manager whose steerage on all these matters have been invaluable. This work has enabled GLP to evolve as a competent and capable organisation, and equipped with the appropriate skills, processes and policies in place to undertake the various tasks and responsibilities we are now dealing with and will be taking on in the future.

### Ongoing funding

The Board and the Development Manager have also been greatly involved in ensuring that sufficient funding is in place to enable a continuation of the Development Manager post and to re-source the delivery of the various schemes and activities which are core objectives of GLP.

We were successful in drawing down the remaining grant funding from the Tudor Trust on presentation of a report of our progress over the year. In response, Tudor Trust director Christopher Graves wrote as follows:

*“...GLP itself seems to be thriving as an organisation... I am delighted that you have concentrated on building a resilient organisation bearing in mind the challenges that it could face in the future as it becomes a keystone project in the CLT movement.*

*Whilst developments at Cashes Green are most encouraging I am also very pleased to hear about the way GLP is being used to provide advice and support for other emerging CLTs. This seems to capture the original vision presented to our Trustees and your contribution to the development of the CLT movement both at a local and national level is exemplary”.*

We are seeking additional funding from Lankelly Chase to top up funds and extend activities.

### Project activity

The following is a brief synopsis of the various projects which GLP has been involved with during the past year:

### Ongoing involvement in the delivery of CLT for Cashes Green.

GLP has worked closely with the HCA and their various consultants, Stroud DC and others regarding the working up of the planning application and the provision of affordable housing at the site. GLP made strong representations regarding the retention of the allotment area, the layout of the site, and other matters—most of which were acted upon. Outline Planning permission was granted on 22 June 09. We have also been fully engaged in discussions with HCA as to which methods of tenure are to be used at Cashes Green – and how and in what form the CLT will comprise.

Latterly the Board has been exploring relationships with Registered Social Landlords (RSLs) – seeking development and management partners for Cashes Green and future projects. I would like to thank CDS Co-operatives, Cobbetts, Community Finance Solutions, Cornwall CLT, the Development Trusts Association, Green Square, Guinness Hermitage, Holy Island of Lindisfarne Development Trust, Land for People, and Redditch Co-operative Home for all the information and time they have given to assist us with our research and documentation.

### “Cashes Green on the Map”

is an oral history project started up by artist and Cashes Green resident Lis Parker and Caincross Parish Councillor Sally May. GLP has acted as sponsor

to the project to enable it to secure funding from Gloucestershire County Council’s Adult Education Department (AdEd) to carry out some preliminary work with Cashes Green residents in preparation for the main project next year. GLP is acting as the lead partner for the main project to apply for Heritage Lottery Funding, working with the Cashes Green on the Map Group, Gloucestershire Archives, Gloucestershire AdEd Stroud College and Stroud FM. The project will run over 2 to 3 years, starting in 2010 with a couple of “Memory Days” and culminating in a range of radio programmes, art installations, performance and a lasting archive commemorating the life and times of Cashes Green. Much interest is being shown in the project, which we hope will engender community cohesion and a real sense of place and pride in Cashes Green.

**Other initiatives include** Chedworth CLT, which is storming ahead. Major progress has been achieved at Chedworth – see Chairman John Robson’s remarks opposite. GLP continues to provide advice and support to the group which is now well advanced in acquiring land and developing 6-8 units of housing for local people.

Initiatives in the Forest of Dean and Bibury are progressing. The Development Manager has been asked to speak to groups in the Forest of Dean on a number of occasions and is working closely with FoD District Council and Gloucestershire Rural Community Council (GRCC) to identify where a CLT might help deliver affordable houses.

## ...and finally from the chair

Bibury CLT's attempt to raise the funds to purchase Arlington Mill were ongoing at the end of August, with some major support in place, but some critical funding still outstanding with a deadline looming. GLP assisted with the initial share offer and community engagement to set up the CLT.

Enquiries to GLP through the year have included the purchase of pubs and shops, land for growing food and for housing. Where GLP hasn't been able to assist, we've signposted sources of help, including Stroud Community Agriculture, GRCC, the Social Enterprise Centre and Stroud Common Wealth.

### **GLP is enjoying a growing profile at local, regional and national levels.**

At the start of the year we staged the successful "CLTs – the Why, What and How" seminar in Cirencester. Coming up on 27 November at Churchdown, is "CLTs – What are they and would they work for us?". This seminar is pitched at parish councils and community groups to inform them about CLTs and the range of activities they can

cover, not only housing. It is sponsored by Gloucester Rural Housing Partnership and will be co-chaired by GRCC and GLP.

GLP attends the Tewkesbury Housing Forum chaired by Tewkesbury Borough Council, and sits on the Supply & Demand sub-group.

At a regional level, the Development Manager was elected to sit on the South West Regional Committee of the Development Trusts Association. She will focus on furthering the interests of CLTs and promoting good practice in emerging community-led groups.

GLP also sits on the newly convened supervisory board of the new phase of the CLT National Demonstration Project.

**In conclusion** I trust that the work of the Board and the Development Manager throughout the past year has ensured that GLP is a fit and robust organisation to tackle the challenges that lie ahead, deliver more CLTs across Gloucestershire, and make further, significant progress at Cashes Green.

**Jan Bayley, Sept 09**

## Chedworth leading the way

*"We've now done a feasibility study that supports development of land offered by the Parish Council. With grants from the CLT Fund we can now take design and planning forward. We aim to have designs for attractive, sustainable and well-integrated homes to take to the community for scrutiny and comment in the next few months. Our ambition is to have the first CLT up and running in Gloucestershire!" John adds, "The advice and support of Chedworth Parish Council, Cotswold District Council, GLP, GRCC, and the National CLT Demonstration Project has been invaluable".*

John Robson, Chairman, Chedworth CLT

### **Community Land Trusts What are they and can they work for us?**

A free event co-chaired by GRCC and GLP for community groups, parish councils and individuals who are concerned about the sustainability of their communities.

27 November 2009, 10am – 1pm (lunch provided)  
Churchdown Community Centre, Gloucester, GL2 2JH

To book contact: Martin Hutchings, [martinh@grcc.co.uk](mailto:martinh@grcc.co.uk)  
or phone 01452 528491

## Annual Accounts—report of the Directors for the year ended 31 August 2009

An extract from the society's financial statements follows.

### **Principal Activity**

The society was incorporated on 5 September 2006 under the Industrial and Provident Societies Act 1965 and is supervised by the Financial Services Authority. The society is a not for profit CLT for the benefit of the people in the County of Gloucestershire. On incorporation the society took over all the

assets and liabilities of Stroud & District CLT. The society's objectives are to acquire, develop and hold land and assets in trust for the benefit of community to provide permanently affordable homes, community assets, land for growing food and workspace. With respect to affordable housing, the CLT retains the asset base of the properties for the community but the residents are able to

build up some equity in the property that they can take with them when they move. The society is in the process of negotiating the acquisition of land with grant and loan funding to deliver affordable housing and community amenity in the Stroud area.

The latest balance sheet and profit and loss accounts are shown overleaf.

# Annual Accounts—Profit and Loss Accounts and Balance Sheet

## GLP—Profit and Loss Account for the Year Ended 31 August 2009

	31.08.09	31/08/08
	£	£
<b>TURNOVER</b>	2,500	50,301
Administrative expenses	42,996	10,827
	<u>(40,496)</u>	<u>39,474</u>
Other operating income	330	60
<b>OPERATING (LOSS)/PROFIT</b>	<u>(40,166)</u>	<u>39,534</u>
Interest receivable and similar income	166	72
<b>(LOSS)/PROFIT FOR THE FINANCIAL YEAR BEFORE TAXATION</b>	<u>(40,000)</u>	<u>39,606</u>
Tax on (loss)/profit on ordinary activities	-	-
<b>(LOSS)/PROFIT FOR THE FINANCIAL YEAR AFTER TAXATION</b>	<u>(40,000)</u>	<u>39,606</u>
<b>(DEFICIT)/PROFIT FOR THE YEAR</b>	<u>(40,000)</u>	<u>39,606</u>
Retained profit brought forward	41,181	1,575
<b>RETAINED PROFIT CARRIED FORWARD</b>	<u>1,181</u>	<u>41,181</u>

## GLP Balance Sheet - 31 August 2009

	31.08.09		31/08/08	
	£	£	£	£
<b>FIXED ASSETS</b>				
Tangible assets		544		
<b>CURRENT ASSETS</b>				
Debtors	74		-	
Cash at bank and in hand	4,393		43,762	
	<u>4,467</u>		<u>43,762</u>	
<b>CREDITORS</b>				
Accounts falling due within one year	3,230		2,001	
<b>NET CURRENT ASSETS</b>		<u>1,237</u>		<u>41,761</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>1,791</u>		<u>41,761</u>
<b>CAPITAL AND RESERVES</b>				
Called up share capital		610		580
Profit and loss account		1,181		41,181
<b>SHAREHOLDER'S FUNDS</b>		<u>1,791</u>		<u>41,761</u>

The society is entitled to exemption from audit, under the provisions of The Friendly & Industrial & Provident Societies Act 1968 (Audit Exemption) (Amendment) Order 2006, for the year ended 31 August 2009.

The members have not required the society to obtain an audit of its financial statements for the year ended 31 August 2009 in accordance with Section 476 of the Companies Act 2006.

The members acknowledge their responsibilities as laid out in The Industrial & Provident Societies Act 1965 for:

- ensuring that the society keeps accounting records
- preparing financial statements which give a true and fair view of the state of affairs of the society as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of the Act and which otherwise comply with the requirements of the Act relating to financial statements, so far as applicable to the society.

The directors acknowledge their responsibilities for:

- ensuring that the society keeps accounting records which comply with Section 386 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the society as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Section 396 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the society.

**GLOUCESTERSHIRE LAND FOR PEOPLE**  
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