

# HOOK NORTON COMMUNITY LAND TRUST

Annual General Meeting  
Tuesday 26<sup>th</sup> September 2023  
7.30pm

Hook Norton Brewery Malthouse Kitchen



Homes for Hooky

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# AGENDA

1. Welcome & Apologies for absence
2. Chair's report on the affairs of HNCLT
3. Treasurer's report and adoption of the annual accounts
4. Appointment of Auditor  
Resolution – to apply audit exemption in accordance with UK Law
5. Election of Board Members
6. Speakers
  - i. Ian Pritchett – Innovation and Growth Manager, Greencore Homes
  - ii. Fran Ryan – Board Director, Oxfordshire Community Land Trust
7. Thank you for coming and Close of Meeting



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# Chair's Report 2023 Homes For Hooky



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# Membership

- HNCLT Membership opened in March 2021, we now have 60 members
- We would like to increase that to 100 members!
- We have 80 people interested in living in the homes
- We have 34 people who have registered interest to volunteer and help with the project
- We have a 230 people who have registered interest and want to be kept informed on progress of the project
- We have 35 people already interested in investing in the Community Share Raise



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# HNCLT Partnerships



- Charlie Luxton Design,
- Design and architecture
- Greencore Homes – Construction,
- Soha – Registered Provider,
- CDC – Affordable homes Nominations, Land transfer
- HNLC & SNRG – Microgrid.

# What are we building?

8 affordable homes to rent, including:

- 4 x 2 bedroom flats
- 2 x 3 bedroom houses
- 2 x 1 bedroom houses

4 x 2 bedroom flats for sale at market value

Communal building with shared facilities

# North Terrace



4 x 2 bedroom flats for affordable rent.

4 x 2 bedroom flats for sale at market value.

# South Terrace



2 x 3 bedroom houses  
for affordable rent.

2 x 1 bedroom houses  
for affordable rent.



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# Communal Building & Facilities



- Flexible communal space – Co working space & community cafe
- 2 self contained bedrooms for use by residents and the wider community
- 1 bedroom can be used as a Therapy Room, available for hire

# The Build at Greencore Factory in Bicester, using insulated panels.



# Panels stacked and ready to fit together



# Build on site at Bourne Green, South Terrace



# Welsh slates & 68kwp rooftop solar PV array



Plus:

100kwh  
Community  
Battery.

Electric Vehicle  
charging points  
for 6 cars.



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# On site celebration July 2023



# Microgrid and Community Battery



The microgrid will provide a smart local energy system, using renewable energy generated from the Sports & Social Club solar PV, and the solar PV on the new homes.



12 Homes, Community Centre, Sports & Social Club 50 kWp solar array



68kWp solar PV



100kWh Battery



EV charging points for 6 cars

HNCLT are working with HNLC and SNRG to design and manage the microgrid.

Electricity generated from the S&SC solar panels will link with energy generated from the 68 kWp solar PV on the new homes.

Unused energy can be stored in a 100kW Community Battery.

SNRG will be the energy supplier for the new homes and residents will benefit from a discount on their energy costs.

# Lettings and Allocations Plan

- The HNCLT Lettings Plan is now available to view on our website under The Project tab. A link will be included with the minutes of the AGM.
- Letting priority will be given to applicants who have a local connection to Hook Norton, in line with the Hook Norton Neighbourhood Plan, adopted in 2015.
- Potential tenants will be nominated from the CDC Housing Register and assessed in conjunction with Soha.
- The Lettings Plan has been agreed with CDC and HNCLT and approved by Hook Norton Parish Council.
- We advise everyone interested in living in the affordable rented homes to join the Cherwell Housing Register as soon as possible, as the 'waiting time' may affect prioritisation.
- We will inform all our contacts when the rental properties are available to view on the CDC HomeChoice website. We expect this to be by the end of December.
- The rental price of the homes will be decided by Soha around November 2023.



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# Our 4 Market Value Homes

- The price of the market value homes will be based on values at the time of completion.
- They will be for sale by leasehold agreement with a guide price of between £300,000 and £350,000.
- The sale of the homes will be prioritised for people with a local connection.
- The homes will be advertised initially to our contact list , then through a local estate agent.
- When the homes are sold on, there will be a requirement for them to be offered initially to buyers with a local connection.



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# Funding

- European Regional Development Fund via Low Carbon Hub OxFutures Programme - Feasibility Study and Early Project Costs
- Homes England - Development Grant funding
- Westmill Solar Co-operative Grant - Project Management
- Hook Norton Low Carbon - Development Loan
- CAF Venturesome Loan and Grant Funding - Pre-development Costs and Project Management
- Plunkett Foundation Support - Community Building Business Plan
- Oxford Advanced Living - Project Construction Loan
- Low Carbon hub - Grant Finance



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# HNCLT Community Share Raise target of £500,000

- HNCLT are launching our Community Share Offer around the end of October.
- We hope to raise a minimum of £500k in order to finance the final stages of the project.
- The minimum share subscription will be £250, and a maximum share subscription will be £50,000 (for individuals).
- Interest of 3% will be paid from year 3 onwards.
- Withdrawal of funds may be allowed from the 5<sup>th</sup> year of investment.
- Our Share offer documents are currently being drawn up, and once approved will be assessed for the Community Shares Standard Mark.
- The Share offer will then be set up and managed by Ethex (Ethical Investments)
- We will notify all our contacts ahead of the Share Offer Launch date, and will have details and information available on the Website soon.



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# Donations

- As well as investment opportunities, we will be offering the option of donating on a one-off or regular basis.
- Information will be made available on the website soon.
- Find out more at [www.hooknortonclt.org.uk](http://www.hooknortonclt.org.uk)
- Become a member of Hook Norton CLT  
<https://www.hooknortonclt.org.uk/join-us>



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# The Year Ahead

- HNCLT Community Share offer launch
- Allocations Committee formed
- Involvement group formed
- Landscaping group formed
- Completion of the Microgrid
- Homes completed, residents move in



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# Treasurer's Report

## HNCLT

## P&L

01/04/2022 to 31/03/2023

<b>Income</b>	
Grants	<u>53,859</u>
<b>Total Income</b>	<b>53,859</b>
<b>Development</b>	
Costs of development	119,575
Work in progress carried forward	119,575
<b>Administrative Expenses</b>	
Project Administration	(29,436)
Office Administration	(2,270)
Insurance	(193)
Professional & Legal fees	(3,250)
Accountancy fees	(1,800)
Bookkeeping	(322)
Subscriptions	(537)
Website	(992)
Interest	(7,669)
<b>Total Expenditure</b>	<b>(46,469)</b>
<b>Net Profit / (Loss)</b>	<b>£7,390</b>



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# Appointment of Auditor

## Proposed Resolution to disapply section 83 (duty to appoint auditors) of the Co-operative and Community Benefit Societies Act 2014

HNCLT will apply audit exemption in accordance with Rule 52(b)

If the above resolution is passed, it is proposed to reappoint Abraham & Dobell as reporting accountant for the current year



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# Election of Board Members

Members within their 3 yr service period

		<u>Elected on</u>	<u>Due for re-election</u>
Catherine Ryan	Current Chairperson	13/09/2022	2025
Tim Lunel	Current Treasurer	13/09/2022	2025
Andrew Bowen	Existing Board Member	13/09/2022	2025
Fiona Brown	Existing Board Member	13/09/2022	2025
Mike Read	Existing Board Member	13/09/2022	2025
Charlie Luxton	Existing Board Member	17/01/2023	2025
Annabel Shawcross	Existing board Member	19/01/2023	2025
Max Fontana Revel	Existing Board Member	04/09/2023	2026
Anne Tutt	Co-opted Board Member		



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## Election of Board Members cont.

- No new nominations have been received, although the Board is keen to recruit new members now that the highly technical and legal elements of the project have been completed
- It's an ideal opportunity for anyone interested in living in one of the homes to have a say in what happens to the open spaces and communal building among other things.
- Various skills are needed, and if anyone is interested in taking up the challenge, please speak to one of the Board members or send us a message at [hello@hooknortonclt.org.uk](mailto:hello@hooknortonclt.org.uk)



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# That concludes the official business of the HNCLT AGM 2023

There will be a short break with time to get a drink  
before we hear from our speakers.



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# HNCLT AGM 2023

Please welcome:

- Ian Pritchett, Innovation and Growth Director, Greencore Homes
- Fran Ryan, Board of Directors, Oxfordshire CLT