



Hook Norton **Community** Land Trust

Annual General Meeting

7.30pm on Thursday 25 September 2025

at

The Hook Norton Brewery Malthouse Kitchen

Members present – 9

Non-members present - 2

Apologies – 6

MINUTES

1. Welcome & Apologies for absence

Grant Appleton, Chair of HNCLT welcomed everyone to the AGM, confirmed it to be quorate and ran through the order of the Agenda.

2. Chair's Report on the affairs of HNCLT – Grant used presentation slides to run through the official business of the evening. The presentation slides can be viewed [here](#), and page numbers given below, refer to that pdf.

- **Membership**

- HNCLT Membership opened in March 2021, and we now have 78 members (77 as of 31/03/2025).
- We have a further 237 people who have registered an interest and want to be kept informed on progress of the project.

- **The HNCLT Community Share Offer** ran from February to October 2024 and raised £343,020 (Gross) on the **Ethex Platform**. Although the maximum target was set at £500,000, the Board was happy to have raised above the minimum target of £220,000.

- **Project Milestones**

- Formal handover of the buildings was completed during the year :
 - South Terrace on 24/04/24
 - North Terrace on 17/05/24
 - Community Building 28/08/24

- A celebratory Open Day was held in May, which was well attended.

- **Post Occupancy Evaluation (POE)** – Charlie Luxton ran through the encouraging POE information given on p7, which has recently become available, as monitoring of the 8 occupied homes has now been in place for a full year.

- The target for Passivhaus homes is 15kWhrs/m2/a (15kW of space heating for every square meter of the home per year).
- The Bourne Green homes didn't meet the full Passivhaus standard, but [Greencore Homes](#), our construction partners were confident that they could exceed them with their use of lime and hemp insulation panels, which they did, as the POE shows an average of 13.4kWhrs/m2/a.

- The range within that average went from 2 kWhrs/m2/a to 22 kWhrs/m2/a across the 8 units. [SNRG](#) (The energy company) and [Soha](#) (the housing association) will arrange meetings with residents to discuss ways of reducing their usage and hence costs.

- The homes also exceeded the targets of total energy use (electrical appliances included), which are set by RIBA (Royal Institute of British Architects) 2025 standards at 70 kWhrs/m2/a. The POE shows an average of 64 kWhrs/m2/a for these homes, which Charlie was very impressed with as the RIBA standards are set higher than general building regulations requirements.
- The solar generation is working well, and tenants are reporting lower than average energy bills.
- SNRG has [a video](#) on its website featuring Hook Norton and the Bourne Green Microgrid, which they consider to be a good example of how new housing developments could and should be built.
- **Sale of the homes**
 - Soha purchased the lease of the first 8 homes in June 2024 which were all allocated to people on the Cherwell Housing Register who had a local connection to Hook Norton.
 - The remaining unsold 4 homes were eventually sold to Soha in August this year, and they will be made available for rent or shared ownership. HNCLT had hoped for this sort of mixed tenure, with some residents having the option to have equity in their homes.
- **The Community Building**
 - Main area is being let to [Hook Norton Low Carbon](#) (HNLC) and is being used by their Hooky Hub as a co-working space. Members have reported that it is a very comfortable space to work in.
 - The Spare Rooms – proposed to be a spare bedroom and a therapy room have not been utilised due to a lack of manpower to take this initiative forward. Management, maintenance and marketing all need to be taken on by a team in order for these rooms to be made available to the community.
- **The Microgrid** is performing well as indicated above.
- **The Hooky Car Club** currently has 4 of their 5 EV's on the site, and one of the Bourne Green residents is a member of the club. It would be beneficial to have more residents using the club if they have a second vehicle, as there is only space in the parking area for one vehicle per home.
- **Recognition and Awards** - HNCLT along with Soha and Greencore won several awards in the last quarter of 2024 and had a [write-up in The Times](#) on 15/10/2024. Charlie noted that the National Community Land Trust Network award was particularly important, as was the Building magazine's 'Net Zero' award. Charlie noted that the HNCLT Homes for Hooky project has shown the building industry what can be achieved by a community group, and how homes should be being built.
- **The Year Ahead** - The HNCLT Board will continue to focus on securing revenue from the Community Building, and on the general management of the communal areas. They also hope to work more closely with Soha in both areas.

3. Financial report and adoption of the annual accounts - 01/04/24 to 31/03/25

- Sakine Faulkner, the HNCLT Company Treasurer ran through the Financial Report, confirming that everything was as expected other than the loan interest, which is higher than anticipated due to project delays and higher legal fees than expected.
- Full verified accounts from Abraham and Dobell are available [here](#).

4. Appointment of Auditor

- The proposed resolution – to apply audit exemption in accordance with UK law was circulated to members with the Agenda.
- Charlie explained that due to the size and income of HNCLT, the company doesn't have to have an external audit, (which can be very costly) as long as a majority of members agree to apply the audit exemption rule.
- HNCLT would then continue to pass annual accounts on to an accountant to review and verify.
- The accountant used for the current year and proposed for the following year, is Abraham & Dobell.

- Charlie proposed that we apply audit exemption in accordance with UK Law, and the proposal was carried unanimously by a show of hands (9 members in favour and 0 against).

5. Election of Board Members

- Grant noted that due to the 3 yr election period for Board Members, none of the current 4 Board members need to stand for re-election this year.
- Cathy Ryan would have been due for re-election, but had notified the Board that she would be standing down at the AGM.
- Grant thanked Cathy for her support and leadership over the 7 years that she has been involved with the project. Cathy noted that although challenging at times, she has great pride in this brilliant project that has achieved tangible results and changed people's lives. She added that she has zero capacity for a meaningful role on the Board, but will remain a supportive member of HNCLT.
- Grant led a round of applause for Cathy.
- HNCLT received a Board Member Application ahead of the AGM from Lauren Prince-Wright, who was approved by the current Board and duly elected. Lauren was introduced to HNCLT by Alice – a fellow Board member and associate. As the number of Board members is less than the maximum of 12. No election was required. Lauren's networking, marketing and organisational skills will be much appreciated by the Board.
- Grant also thanked Rachel Cronin for her time on the Board. Sadly Rachel resigned in June due to lack of time to commit to Board activities.
- If anyone is interested in joining the Board, they should speak to one of the existing Board members, or email <mailto:hello@hooknortonclt.org.uk>, or fill in the [Board Application Form](#)

Grant thanked everyone for attending, and closed the official AGM business at 20.12

Those present went on to discuss the challenges for the year ahead, Notes from that discussion can be found [here](#).