Brighton & Hove Community Land Trust

Annual General Meeting

Thursday 22nd September

The Conference Room, Community Base

Registration and arrival (25 quorate members)

1. **Presentation of strategy work with the council – Martyn Holmes**
   https://bhclt.sharepoint.com/:p:/g/EeFYJ9fElilCsZYX0g256jMBlhzdrtt8Jqw68XD21IBEEg?e=Dptipc

2. **Approval of 2021 minutes**

No issues raised. Minutes approved

3. **Approval of accounts**

Peter presented report. There was a last minute change to accounts in that the accountant said that old grant for this council should no longer be counted as grants, but as income, which meant that they were liable for corporation tax. Council agreed that we could defer grants.

Important to note that the Coldean project which was cancelled this year, some of the work that had been grant funded, was counted as a capital asset. When written off (because the project not going ahead) this was transferred to income. £155,000 corresponds to that. Because we brought Appledore Road in the same year, it isn't as noticeable.

Our annual running costs are £30,000. Without securing additional grant funding, we have one more year to keep running as an organisation at our current level of expenditure.

Andrea Jones - do we have a clear idea why grants didn't work out? We think we should receive core funding from council through Communities Fund. However we are currently ineligible due to our status as a Community Benefit Society because we can issue community shares. We are fighting against this.

Also applied to Enjoolata but were unsuccessful. Are in the process of researching potential grant opportunities. A lot of the CLH specific funding is not available currently.

We are looking for a new treasurer. Anyone who's interested to get in touch.

Brenda Gourley – there are obviously different views of Coldean project. Whether the grant that was issued had any kind of conditions? We met the conditions that there were. Was there nothing to salvage? We have learnt from the project, as have the council. The site is still allocated for housing so has potential in the future. CCorg have been given an official timeframe to come up with a proposal for the site.

Simin Wadiwala

- 87 members shares redeemed what are they? just non paid members shares
- What is the total called up share capital. That is the amount that we raised through the community share offer + the members shares.
- Named secretary different. Directors list has been carried over from the previous year. We have contacted Third Sector Accountancy about this.
- Profit and Loss shows ongoing loss over the last 3 years. Have we talked already about why there is an overall loss? What is behind that amount? Should be highlighted why this is. Largely due to depreciation.
- We should show administrative expenses separately.

Accounts approved (with change to directors made)

4. Disapplication of requirement for full audit and appointment of auditors

Proposal According to the Cooperative and Community Benefit Societies Act 2014, section 84, societies with assets of less than £5.1m and turnover less than £10.2m may disapply the requirement for a full audit, if so resolved by a general meeting. This AGM therefore resolves to disapply this requirement for the financial year 2020-21. **All in favour**

Proposal to appoint Third Sector Accountancy for the coming year. **All in favour**

5. Appointment of Directors (statements included)

Janet Crome is standing down. Many thanks to Janet for her involvement in the organisation.

Alexis Alafouzo and Denise Elliott standing as new directors. Each director presented themselves briefly (statement included)
Both directors voted in unanimously.

This concluded the official business of the AGM

6. Annual Report

Lead directors presented the highlights of their areas of responsibility over the past year. The full annual report can be read here:
https://bhclt.sharepoint.com/:b:/g/EU9Jivnl1_tClNehWG0ejA8BCOtAOC5zr8NKvC8zw-F2wQ?e=MgGwuk

Appendix Statements from applicant Directors

Alexis Alafouzo

I have worked on the frontlines in the housing and homelessness sector for over 5 years; I have seen the housing and social inequalities and systemic abuse of the most vulnerable within our communities, and I believe that community-led housing is the way out of that cycle of insecure housing. With living costs rising, and affordable housing decreasing, it is crucial that we are active in the housing sector and effectively managing the co-ops we already have, whilst looking for ways of building forwards.

If elected to the Board, I would want more activity from members; I'd like to make your voices heard about what is needed in the community, as it is you that we serve. I'd like to improve relationships with the council, and source more funding streams and write new bids to advocate for new building opportunities. I also want to ensure that student voices are heard; that the existing properties are being managed to a high standard; and to replicate any model that already works well.

Denise Elliott

I am working at the University of Sussex as Research Assistant interviewing B&H businesses about circular economy in conjunction with starting a new business as Circular Economy Business Consultant.

I would like to be a Director of the BHCLT because I want to help inspire, and encourage community led housing and land in the city, and strongly believe in the ethics and positive mental health benefits of co-housing. BHCLT have had experience with many projects over the years, supporting others and are subsequently much respected in the city. I would like to add my experience to this. In particular, I would love to support a 'big push' to acquiring some land where we could demonstrate some unique eco housing which works with and enhances the nature around it. Perhaps something like a version of Bunker, incorporating some self-build, net zero housing construction (or as near as possible), sustainable living, sharing of resources and growing. I would like to increase the membership, interest, inclusivity and support of the BHCLT and believe that a project such as this would bring excitement and stimulate activity. This is just one idea, and I am also happy to support BHCLT with their existing ventures. I don't have experience in co-housing, but I do, however, have much experience with applying for grant funding, and project managing, particularly in waste reduction projects, contacts, communication, research and more, which I can bring to BHCLT, in addition to some fresh energy!