



Chorlton Community Land Trust

2020 Annual General Meeting

Thursday 22nd October | 7.30pm – 9pm

To be broadcast live via Zoom.

Agenda

1. Welcome and apologies
2. Speaker: Claire Stocks, Chorlton Climate Action Partnership
3. To receive the annual report from the CLT Chair
4. To receive the CLT accounts
5. Appointment of Auditor resolution
6. To note the election results for vacancies on the CLT Board
7. Update on The Picture House and Ryebank Fields
8. Questions and Answers

Close



Chorlton Community Land Trust

2020 Annual General Meeting

Elections to the Chorlton Community Land Trust Board

This is the first AGM of the Chorlton Community Land Trust, with the current Board members being either founding members or individuals who subsequently joined the Board. You can find out more about current [Board members](#) on our website.

The Board sought independent advice during the last year, through a Governance Review, to recommend best practice in its governance and member involvement. The review recommended that the Board agree resignations of those board members who have indicated that they wish to resign at the first AGM, and free spaces for new board members. Thereafter, agree on a cycle of elections based on three-year fixed terms. There have been some resignations since the formation of the Board and there are currently five vacancies (as the Board can have up to 12 members).

As there are eight applications for Board membership, an election is being called. Each candidate has provided a written statement indicating why they believe they are suitable for Board membership.

Members are required by the CLT Rules to use their reasonable endeavours to ensure that the successful candidates have the requisite skills and experience as may be requested by the Board. All members were sent the [application details](#) for Board membership for information. All candidates have indicated that they will abide by the Board Member [roles and obligations](#), the Board member [code of conduct](#), and [conflict of interest](#) policy.

Voting is taking place securely online. You will receive an email inviting you to vote via a secure online platform. **Members are asked to cast up to five votes for their preferred candidates with no more than one vote per candidate.** Please let us know if you anticipate any difficulties in voting

The deadline for voting is 12.00pm on Monday 19 October 2020.

Candidate profiles

Pamela Barnes

I have lived in Chorlton for over 20 years and am strongly committed to Chorlton and to seeing Chorlton flourish for the benefit of the local community.

I am a qualified accountant and currently work full time in residential development finance and I hope my knowledge of both finance and housing developments may be of benefit to Chorlton CLT. I live near to both Ryebank Fields and the Picture House/Co-op Funeralcare building so wish to ensure the voices of residents/members are heard regarding these two projects. The Picture House also brings an enormous opportunity to revitalise an area in the heart of Chorlton and I look forward to hopefully helping it be a great success.

I have been a member of Chorlton CLT since its inception and over the last two years I have volunteered my time attending monthly Board and Advisory panel meetings, committee meetings, helping facilitate the members' workshops and public meetings that Chorlton CLT has held.

A particular area of interest of mine is the impact loneliness can have on a person's wellbeing and I recognise this does not necessarily only impact the older generation in a community. I am hoping from the projects taken on to date by Chorlton CLT this will help to bring the great community of Chorlton closer together and to provide opportunities for people who are feeling lonely or isolated to meet where they will be greeted with a friendly ear from someone they can talk to

Andrew Blair

I've lived in the centre of Chorlton for the last three years. I love its diversity and sense of community. Chorlton has great facilities such as shops, bars, restaurants and parks. I believe there is opportunity and potential to improve the design and develop the space in Chorlton so that it better serves the needs of the people who live, work and visit here. It's a great place already but it could be much improved with sensible, joined up planning. It could also be made much smarter and prettier.

I have two particular interests which I would like to incorporate into the wider goals of the CLT. Firstly that it engages more widely across the whole community to understand a broader spectrum of needs and obtain further support. Secondly, I am keen to ensure that the outputs of the CLT are design led to best meet specific and real needs.

Joe Breen

I have decided to apply for this position as I am already a committed member of the community who has always taken an active interest in how housing affects the lives of people in Chorlton as well as Greater Manchester generally. This is demonstrated not only by my interactions with political parties and community led groups such as the carbon co-op but also by my commitment to my Public Services degree which I have recently achieved a first-class mark for. Additionally, within my studies I took many opportunities to work in local housing associations like MSV and Forviva and build meaningful connections which may be useful. I also have conducted in-depth research on wider housing issues such as the environmental effect Greater Mancunian housing policy has had and this insight might prove important to whatever role the CLT has in assessing the sustainability of a site like Ryebank Fields and whatever might become of it.

Lastly, I believe broader chances I have had to demonstrate my skills would make me a valuable member of the board. For example, I have given speeches representing the North-West of England and later the U.K in the European Youth Parliament as well as utilised my ability to analyse large amounts of complex information when I have worked in the Home Office. Therefore, as someone committed to making a change in my lifelong home of Chorlton I hope you will consider me for the position of board member on the CLT.

Dr Carl Emery

I have lived in Chorlton since 1986 and grew up in South Manchester. I believe I would make an ideal Board member for the following reasons. Firstly I have extensive experience of both running and researching housing and community development initiatives. In the 1990s I set up and managed Manchester City Council Housing Dispute Service. In this capacity I worked across council and public services including housing, police, social services and local govt policy. Following this I entered academia and have for the past 20 years lectured and researched urban policy and development with an emphasis on how place shapes poverty, mental health and education. I have been a government advisor on wellbeing to both the Dept of Education and Welsh Assembly as well as currently to the Czech govt.

For the past 4 years I have been leading Manchester University's community development/relationship with the Ardwick community, establishing the University Ardwick Partnership. In this capacity I work with housing providers, community representatives, NHS, Social services, education, planning and sit on the City Council Ardwick Neighbourhood Ward Committee. I am experienced in local and national policy and politics. Secondly, I have been active in the Chorlton community for over 30 years. I have extensive networks, knowledge and experience as well as direct experience of running a business in Chorlton.

Throughout this time I have also bought up a family in Chorlton and made regular use and contributed to local services. Finally, I have a doctorate in policy and wellbeing as well as being a qualified community mediator. I have worked on a range of community and urban development programmes from the New Deal for Communities through to current place based initiatives. My research recently won the highly commended award from the University of Manchester. I have also regularly appeared and contributed to media activity including featuring on Radio 4/5 and in the Guardian. I believe my mixture of roots and place, policy knowledge, practice experience, research skills and networks make me an ideal candidate for the board.

Julie Ryan

I would like to express an interest in joining the CLT board.

I have been a volunteer with the All Aboard Community narrowboat project, on the Bridgewater Canal in Stretford, for the past three years. Together with a small group of parents of children with disabilities/SEN (we all used to use Trafford Council's Open Lock service) I successfully bid for and took on the boat under Trafford Council's asset transfer scheme. The service is currently suspended due to COVID-19 but we provide subsidised skippered day hire and training courses for the general public, schools and community groups. We also run onboard community events and workshops including fundraising.

Due to my experience in this and previous volunteer roles I have a sound knowledge of community engagement, communications and social media.

I have an excellent knowledge of planning, environmental and sustainability issues. I am an active member of the Friends of Ryebank Fields group. I see this as an advantage to help create more understanding and cooperation between the two groups.

Rowena Salmon

I've been an active member of Chorlton CLT since its incorporation; attending meetings and assisting with social-media strategy. As a student, I was a member of my university's Feminist Society; serving on the committee as Campaigns Officer and Vice-President. I used social-media skills to engage members beyond in-person events.

I've worked as a Community Manager at Neighbourly.com, managing a food surplus redistribution scheme for a supermarket-retailer; connecting with community organisations across the UK. Many community partners that I worked with were housing associations, and it highlighted to me the work that many staff/volunteers within the housing sector are doing to support health, wellbeing and community locally. I believe there is a strong link between housing and wellbeing, and would like to contribute to this kind of positive action in Chorlton. I've also worked at The Whitworth and was inspired by the work they're doing to combine the arts, health and wellbeing, social action and the local community.

I have a strong understanding of equality and diversity. I'd like to promote better engagement strategies in the CLT to improve representation in the membership, sub-committees and board, so that we can act in the interests of all Chorlton residents. I'm passionate about community-building, and would love to work on developing spaces for our community to meet and share in all kinds of cultural activity together. I am interested in affordable housing and sustainability. As a young woman in my 20s, born and raised in Chorlton, I think that I could bring a fresh perspective to the board and contribute to better engagement across the community.

Zainab Suleman

Hello, I'm Zainab and I live extremely close to the picture house, this meant I had a vested interest in the CLT from very early on. I have been following developments closely and have recently become a member.

As a mother of two young children and a GP, I understand how important our community spaces and environment are for health and wellbeing. Having a safe, welcoming place to think, work, play, create and just be, is far too often taken for granted. These spaces are vital to the life blood of OUR area, allowing our residents to fulfil potentials, carve their own identity and play a part in the prosperity of Chorlton for generations to come. They help people overcome social problems like isolation by making new social connections and bring us closer together. I especially feel it is important to engage our youth who are Chorlton's future and to celebrate diversity making sure all feel their voices are heard.

I feel I bring many transferable skills from my work and want to give my time to bring a different perspective to drive real and positive change. I will bring commitment and energy to an exciting project which I look forward to sharing with all in Chorlton.

Pete Templeton

I am passionate about the future of Chorlton, having lived here for nearly 15 years and with my 2 eldest children currently attending Brookburn Primary.

Alongside that, I am able to bring professional expertise as a Chartered Accountant of 15 years and currently Commercial Finance Director of a listed online Retailer. My previous experience includes working in corporate finance hence I am very familiar with commercial fundraising and banking.

I would be both delighted and excited to work as part of the Board of Chorlton CLT/.



Chorlton Community Land Trust

2020 Annual General Meeting

Chair's Report

Welcome to the first Chair's report of Chorlton Community Land Trust.

The CLT grew out of the Chorlton Community Led Housing Group (CCLHG) which formed initially in 2017 to offer an alternative vision for the development of Ryebank Fields owned by Manchester Metropolitan University (MMU). At that time Manchester City Council's (MCC) draft development framework was proposing seventy executive homes on the land at Ryebank Fields. The CCLHG held open events to develop ideas for a development if the site was to be sold. Many of these ideas were reflected in a revised [development framework](#), and included: creating shared community spaces, protection and creation of diverse habitats, reducing impacts on climate change, reducing traffic congestion, age friendly design; with a variety of housing types and tenures including cohousing.

The CLT was incorporated on 26 April 2019 as a Community Benefit Society. This status gives the CLT the powers, if it chooses and the opportunities arise, to own and develop land and property and to raise funds through community shares.

Co-operative funeralcare building

In summer 2019 the newly formed CLT was alerted to the fact that a historic building in the centre of Chorlton was being sold by the Co-operative Group, who had been using it for many years for their funeral care business. It was purpose built in 1920 as a cinema. In 1957, when known as The Gaumont, it was venue where the Bee Gees first performed live, and from where their highly successful music career was launched.

It became clear that this iconic building was under threat as most prospective purchasers were planning to demolish it and build flats in the site. The CLT launched the Stayin Alive campaign in autumn 2019 to save the building. There was an intensive media campaign combined with the raising of pledges of over £450,000 to contribute towards the purchase and sympathetic development of the site. The large internal cinema space is still intact, with great potential as a food market hall, incorporating arts and cultural activities; with other spaces envisaged for leisure and retail use. Vacant land at the rear is proposed for housing, including some affordable homes, with a key aim of helping the whole development to be commercially viable. Ideas on [social value](#) were gathered from members, followed

up with surveys, the [findings](#) of which helped refine proposals on end uses. Tangible impact targets have been developed such as quantifying the number of new jobs created in Chorlton.

The Co-op has given the CLT time to work with a commercial development partner and make an offer for building and land. If the bid is accepted, the CLT will commence a share offer with a target of £525,000 to be raised from people in the local community and other supporters. The plan is for the CLT to purchase the freehold and grant a long-term lease to a developer. The lease would be at a suitable ground rent to provide a return to the CLT's investors. Covenants in the lease would help ensure the development and future use of the building is in tune with the CLT's vision.

Ryebank Fields

Activity in relation to Ryebank Fields has been influenced by external factors. A members' meeting in July 2019 discussed ideas for the site in relation to the recently published revised development framework. In February 2020 Chorlton CLT was invited, along with other community groups, to make written representations about Ryebank Fields to MMU's Board of Governors which met in March. The Board decided not to write in at this point, as it did not wish its position to be interpreted as simply "pro development" and in opposition to groups who don't want any development at all. The CLT Board agreed that if these groups were successful in convincing MMU not to sell the land, the CLT would be happy to accept this position. The MMU governors decided to proceed with the sale of the land for development.

Fast forwarding to September 2020, MMU have published investigation reports on the land including ecology and tree surveys, and ground investigation reports. They have indicated that, due to the presence of asbestos, the site be closed to the public until the land is remediated by a developer. At the time of writing the site is up for sale.

The CLT now wishes to influence and help shape how the land is developed, including having a voice on selection of the final proposed developer. There is a strong advantage in being involved at an early stage; unlike situations elsewhere where communities only get to consider a proposed development when a developer makes a planning application. The development framework gives people in Chorlton and in neighbouring Trafford the opportunity to press for an exemplar development which balances the needs for a range of high-quality homes whilst protecting and enhancing the natural environment.

Final remarks

Earlier in the year the CLT Board initiated an independent governance review to help boost member participation and improve our decision-making processes. This was carried out by the Director of the Greater Manchester Community Led Housing hub. Its recommendations are published on the CLT [website](#). Some actions have already been completed and others will be addressed over the coming months. The CLT Board is indebted to the many people who have given their time and expertise to support the CLT from its inception until now; too many to mention by name. With a strengthened Board and an increased focus on member

engagement the CLT is in great shape to support and implement positive changes in our community.

Steve Goslyn, Chair of Chorlton CLT

CHORLTON COMMUNITY LAND TRUST LIMITED

Society Registration Number: 8102 (England and Wales)

Report and Financial Statements

Period of accounts

Start date: 26 April 2019

End date: 31 March 2020

CHORLTON COMMUNITY LAND TRUST LIMITED

Society Registration Number: 8102 (England and Wales)

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31 March 2020

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CHORLTON COMMUNITY LAND TRUST LIMITED

Society Registration Number: 8102 (England and Wales)

Society information for the period ending 31 March 2020

Directors		Steve Goslyn Margaret Manning Helen Buckle (resigned 16/09/2019) Chris Peacock (resigned 14/08/2020) Eddy Fox Dominic Stanger Simon Hooton Steve Landamore (resigned 14/08/2020) Sian Richards Charles Ward
Company secretary	- to 20 April 2020 - from 2 June 2020	Chris Peacock Simon Borkin
Registered Office	- to 22 July 2020 - from 23 July 2020	27 Longford Road Chorlton Manchester M21 9WP Stretford Public Hall Manchester M32 0LG

CHORLTON COMMUNITY LAND TRUST LIMITED

Society Registration Number: 8102 (England and Wales)

Report of the Directors for the period ending 31 March 2020

Structure, Governance and Management

Chorlton Community Land Trust was incorporated on 26 April 2019 to enable the local community of Chorlton to have influence over, and potentially own and develop land and property in the Chorlton area of Manchester, UK. The Society is registered under the Co-operative and Community Benefit Societies Act 2014 as a Community Benefit Society.

The Society is governed by a Board of Directors who are volunteers appointed in accordance with procedures set out by the Board. The Board of Directors comprises between five and twelve members, including those co-opted onto the Board. Board Members serve for a term of three years, expiring at the Annual General Meeting in their third year of office.

Objects

The Society's objects are to carry on with the express purpose of furthering the social, economic and environmental interests of the community:

- The business of providing and managing housing (including social housing) and providing assistance to help house people and associated facilities, amenities and services;
- The promotion of regeneration schemes for the community's benefit by any means that the Board considers reasonable and will be of benefit, including all or any of the following means:
 - o The provision of workspace, buildings and/or land for use on such terms and the Society shall determine;
 - o The provision and/or maintenance of a community-based shop, café or post office;
 - o The provision of such other community resources and activities in the area of benefit as the Board may determine from time to time for the benefit of the community;
 - o The provision, supply and maintenance of renewable or community energy systems.

Activities

Over the course of the period covered by this Report, the Society has been involved in two key projects in relation to the redevelopment of land at Ryebank Fields ("Ryebank Fields"), Chorlton, and the redevelopment of the former Gaumont Cinema ("The Picture House").

Ryebank Fields

Ryebank Fields, which is owned by Manchester Metropolitan University (MMU), has been vacant for many years and was last used as playing fields in 1996. Proposals for the development of the site have been put forward by the landowner in the past, which were poorly received by the local community and resulted in (unsuccessful) counter-proposals by local people for village green status.

The current housing proposal was brought to the public towards the end of 2017 by MMU and Manchester City Council (MCC) through a proposed development framework. The proposal was to have 70 large executive homes on the site.

The Council's Executive, which met on 25 July 2018, noted that a majority of respondents "did not agree with promoting the development as set out in the draft Framework" and noted "that any planning application process should be informed by a meaningful participatory based approach involving local resident groups".

The site is now the subject of a new development framework, which proposes a development of around 120 homes of a mix of size and tenure.

The development framework states that MMU will require a development partner to work with a legally constituted community housing group to develop part or all of the site.

Due to a variety of factors over the course of the period the development has not proceeded as quickly as anticipated and the Society's input beyond the initial development framework has been limited. However, the Board expects further engagement on this development over the course of the financial year ending 31 March 2021.

The Picture House

In summer 2019 the CLT were alerted to the fact that a historic building in the centre of Chorlton was being sold by the Coop, who had been using it for many years for their funeral business. It was purpose built in 1920 as a cinema. In 1957, when known as The Gaumont, it was the venue where the Bee Gees first performed live, and from where their highly successful music career was launched.

It became clear that this iconic building was under threat as most prospective purchasers were planning to demolish it and build flats on the site. The CLT launched the Stayin Alive campaign in autumn 2019 to save the building. There was an intensive media campaign combined with the raising of pledges of over £450,000 to contribute to a higher sum to purchase and sympathetically develop the site. The large internal cinema space was still intact, with great potential as a food market hall, incorporating arts and cultural activities; with other spaces envisaged for leisure and retail use. Vacant land at the rear would be used for housing, including some affordable, but with a key aim of helping the whole development to be commercially viable.

The Coop has given the CLT time to find a commercial development partner and make an offer for the building and land. If successful, the CLT will commence a share offer with a target raise £500,000 from the local community and other supporters. The plan is for the CLT to purchase the freehold and grant a long-term lease to a developer. The lease would be at a suitable ground rent to provide a return to the CLT's investors. Covenants in the lease would ensure the development of the building is in line with the CLT's vision and control its future uses.

Governance

Over the course of the period under review, the Society has arranged three member meetings and seven workshops in relation to the above developments and there have been twelve formal Board meetings.

The Society has also employed a chief executive on a part-time basis to manage the developments outlined above.

Achievements and performance

The Society has raised £30,750 over the course of the period under review in grant funding relating to both the Ryebank Fields and The Picture House projects. In addition, membership subscriptions and donations raised a further £1,069.49.

At the year end, there were 280 members of the Society.

Financial review

At the year end, the Society had total reserves of £59, with a further £17,230 relating to grant funding that will need to be returned if unspent. Due to the society operating on a project basis, and with the chief executive’s contract being fixed-term, the Directors consider that this level of reserves is appropriate at this time.

Audit exemption

The Board of Directors confirm that the Society has met the financial criteria enabling it to disapply the requirements to have the accounts of the Society audited under section 84 of the Co-operative and Community Benefit Societies Act 2014.

Approved by order of the Board of Directors on 22 October 2020 and signed on its behalf by:

.....

Director

CHORLTON COMMUNITY LAND TRUST LIMITED

Society Registration Number: 8102 (England and Wales)

Revenue Account for the period from 26 April 2019 to 31 March 2020

	Notes	Period to 31 March 2020
		£
Turnover	2	14,421
Administrative expenses	3	(14,089)
Surplus on ordinary activities before taxation		£332
Tax on surplus		£(63)
Surplus for the financial period		£269

CHORLTON COMMUNITY LAND TRUST LIMITED

Society Registration Number: 8102 (England and Wales)

Balance sheet as at 31 March 2020

	Notes	Period to 31 March 2020
		£
Current assets		
Cash at bank and in hand		17,991
Creditors: amounts falling due within one year	4	17,442
Net assets		£549
Capital and reserves		
Retained earnings		269
Share capital	5	280
Total		549

CHORLTON COMMUNITY LAND TRUST LIMITED

Society Registration Number: 8102 (England and Wales)

Statement of changes in equity (note 5)

	Retained earnings	Share capital	Total equity
	£	£	£
Opening balance at 26 April 2019	Nil	Nil	Nil
Capital contributions – 280 shares	-	280	280
Current year earnings	269	-	269
Closing balance at 31 March 2020	£269	£280	£549

The notes on pages 10-11 form part of these accounts.

Approved by the Board on 22 October 2020 and signed on its behalf by:

.....

Director

.....

Director

.....

Company Secretary

CHORLTON COMMUNITY LAND TRUST LIMITED

Society Registration Number: 8102 (England and Wales)

Notes to the Accounts for the period Ended 31 March 2020

1 Accounting policies

Statutory information

Chorlton Community Land Trust Limited is a community benefit society with limited liability registered under the Co-operative and Community Benefit Societies Act 2014. The Society's registered address is Stretford Public Hall, Manchester, M32 0LG.

Basis of preparation

The accounts have been prepared under the historical cost convention and in accordance with FRS 102 1A, The Financial Reporting Standard applicable in the UK and Republic of Ireland (as applied to small entities by section 1A of the Standard). The Society is a public benefit entity as defined by FRS102.

The Directors consider there are no material uncertainties about the Society's ability to continue as a going concern.

Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods, the rendering of services or income received through grant funding. Turnover from the sales of goods is recognised when the significant risks and rewards of ownership of the goods have transferred to the buyer. Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs.

Creditors

Short term creditors are measured at transaction price (which is usually the invoice price).

Taxation

The Society's revenue is made up of grant and member income and is subject to tax where a surplus arises.

Grant revenue recognition

The Society recognises grant income as it is spent in line with the terms of each grant. Unspent grant amounts are deferred to reflect the clawback that will occur if amounts are not spent by the end of the agreed period.

2 Turnover

The Society received £30,750 of grant income over the period. Of this, £17,230 was unspent at the year end and will be repaid if not spent in line with the terms of the income. Turnover has therefore been reduced by £17,230 to reflect the deferral of this amount.

3 Salaries

	2020
	£
Salaries paid	2,876
Tax and National Insurance	-
Pension	-
Total	£2,876

The Society employed one person during the period under review.

4 Creditors

The Society's creditors at the year-end comprised:

	<u>2020</u>
- Accountants fee:	£120
- PAYE	£49
- Deferred grant income	£17,210
- Corporation tax	£63
Total	£17,442

5 Called up share capital

Number	Class	Nominal value	31 March 2020
280	Ordinary member	£1	£280



Chorlton Community Land Trust

2020 Annual General Meeting

Item 5: Appointment of Auditor Resolution

It is proposed to dis-apply the requirement to appoint an auditor in line with the Co-operative and Community Benefit Societies Act 2014.

For reference:

FCA Disapplication Resolution (as set out in Co-operative and Community Benefit Societies Act 2014)

7.32 A general meeting must pass a resolution to disapply the requirement to appoint a qualified auditor. It will pass if: less than 20% of the votes cast are against the resolution, and less than 10% of all members entitled to vote cast a vote against it

7.33 If this resolution is not passed, the society must have a full professional audit.

7.34 The resolution only operates for one year of account. So a society must pass a resolution in each year of account it wants to opt out of the full audit requirement. For instance, if a society's financial year-end is 31 December, it must pass the disapplication resolution before 31 December.