



Chorlton Community Land Trust

Annual General Meeting 2021

Tuesday 19th October 2021 7.30pm – 9pm

To take place virtually via Zoom

Agenda

1. Welcome and apologies
2. Approval of minutes of AGM held on October 22nd 2020
3. Matters arising from the minutes
4. Speaker: Rose Marley, CEO Coops UK
5. To receive the annual report from the CLT Chair
6. To receive the CLT accounts
7. Appointment of Auditor resolution
8. Election of new CLT Board members
9. Questions and Answers

Close

Item 2 Approval of minutes of AGM held on October 22nd 2020

Minutes of the first Annual General Meeting of Chorlton Community Land Trust

Date, time, and location of meeting

The meeting was held on Thursday 22 October 2020 at 7.30pm. The meeting was held virtually, broadcast via Zoom from Stretford Public Hall.

In attendance

Present:

Steve Goslyn, Chair and Board member

Margaret Manning, Vice Chair and Board member

Charles Ward, Treasurers and Board member (from item 5)

Eddy Fox, Board member

Simon Hooton, Board member

Sian Richards, Board member

Dominic Stanger, Board member

Simon Borkin, CEO and Company secretary

Sixty members – representing 19 per cent of the total membership of 318

Alison Crush, observer GMCVO.

1. Welcome and apologies

Steve Goslyn opened the meeting, welcomed all present and introduced the current Board members. Apologies were received from three members.

2. Speaker

Claire Stocks from Chorlton Climate Action Partnership gave a presentation and answered questions on their plans for the Big Lottery funded project.

3. Chair's Annual Report

The annual report from the CLT Chair was presented by Steve Goslyn and accepted.

4. Election results

Election results for vacancies on the CLT Board were announced by Simon Borkin, Company Secretary. The successful candidates: Carl Emery, Pam Barnes, Zainab Suleman, Rowena Salmon, and Joseph Breen were congratulated and welcomed by Steve Goslyn, the Chair.

5. CLT accounts

The CLT accounts for the period 26th April 2019 to 31st March 2020 were presented by Charles Ward the Treasurer and accepted by a majority of members present at the AGM voting by electronic poll.

6. The Appointment of Auditor resolution

The resolution to dis-apply the requirements to appoint an auditor in line with the Co-operative and Community Benefit Societies Act 2014 was moved by Charles Ward and seconded by Margaret Manning. The resolution was approved by over 80% of members present at the AGM voting in favour, by electronic poll.

7. Update on The Picture House and Ryebank Fields.

Steve Goslyn gave updates on The Picture House and Ryebank Fields. He and other Board members then answered questions on both projects.

8. Close of Meeting

The meeting closed at 9.00pm

Item 4. Speaker: Rose Marley, CEO Coops UK

Rose Marley, Chief Executive, Co-operatives UK

Rose Marley has had an eclectic career. Self-employed from a young age, she cut her teeth in the music business during the 'Madchester' era before turning her hand to social enterprise, inspired by the lack of social mobility in the creative industries and in search of something more impactful.

Rose was the founding COO of Manchester City Council developments The Sharp Project and Space Studios where she was a founding director of award winning social enterprise SharpFutures. This led to Rose becoming the Social Enterprise Advisor to Greater Manchester Labour and Co-operative Mayor, Andy Burnham, and lead for the young person's opportunities card Our Pass.

Rose is renowned for her ability to galvanise community action, not least in leading Manchester City Council's response to the Manchester arena attack, leading a global broadcast of choirs singing from the steps of the town hall on the first anniversary.

Rose joined Co-operatives UK as CEO in January 2021 and has ambitious plans to raise the awareness and growth of the co-operative sector in the UK.



Item 5. To receive the annual report from the CLT Chair



Chorlton Community Land Trust

2021 Annual General Meeting

Chair's Report

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

This has been an unusual year for all of us and although things have not progressed as quickly as they might have, the CLT has been making progress on its projects, kept in contact with members and has been further strengthening its internal administration and governance arrangements.

At last year's AGM, we welcomed four new board members. We also established sub-groups for Governance, Communications, Development and Finance to which other volunteer members of the CLT have joined and contributed. During the year we also had a change in the chair of the CCLT – our previous chair Steve Goslyn wanted more time to work on some of his other interests and I had the privilege of securing the backing of the rest of the board to take over the role at our April board meeting. We also benefited through the year from a lot of hard work from Simon Borkin who we employed as our Chief Executive. At the point when the funding for the role was coming to an end, Simon secured some alternative work and has since contributed as a volunteer to the Development Group and helping out with our IT and share offer plans for The Picture House.

I want to say a big thank you to everyone who has contributed their time over the year to help in the running of the CLT and contributed to our projects.

Inevitably we have had to deal with some changes along the way. We have had a number of resignations from board members who were struggling to balance all their commitments and/or felt their efforts would be best channelled into other activities. We have also had challenges in maintaining our communication sub-group and will be looking again this year about how best to co-ordinate our engagement and promotion activities.

During the year the Governance group has been reviewing some of our policies, a full list of which can all be found on our website [here](#).

Given the ongoing restrictions placed on us by Covid, our projects have not all progressed as far as we might have expected, and our engagement has had to be undertaken virtually. We held a Members Q&A in May and published a recording of the session [here](#). We hope and expect to have more in-person engagement with members and stakeholders in the coming 12 months.

Last year we had an independent governance review undertaken which generated a series of recommendations.

Review recommendations & Progress

| Recommendation | Progress |
|--|--|
| <p>1. 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</p> | <p>Completed.</p> |
| <p>2. Create a five-year Business plan with clearer objectives, targets, pledges and messaging and ensure that the CLT position about the ambition of the CLT is unambiguous. In particular, the CLT needs to clarify and agree whether the primary ambition of the organisation is to become asset owning or an 'influencing' organisation.</p> | <p>Partially complete. The CLT Board and Development Group spent time this year exploring the range of activities that we might get engaged in and developed a stronger sense of our priorities and core areas of focus. We have drafted a Strategic Development Options paper, but not yet translated that into a business plan and will look to progress this recommendation further in the coming year.</p> |
| <p>3. Create and implement a communications and empowerment strategy</p> | <p>We have struggled to secure enough volunteer time and commitment to develop a communications and empowerment plan, however our commitment to engagement with members has been maintained. We will review the approach to comms in 2022.</p> |
| <p>4. Review skills self-assessment post AGM of new board members</p> | <p>This is linked to the proposal for a Training Plan and remains outstanding</p> |
| <p>5. Create and implement a Training Plan for board members based on the skills audit</p> | <p>We have not been able to progress training of board members due to a combination of ongoing COVID related restrictions, lack of resources and uncertainty about the essential skills development needs.</p> |
| <p>6. Create a risk strategy and risk register</p> | <p>Complete. The Risk Register is now a standing item at all Board meetings.</p> |

| | |
|---|---|
| 7. Take positive action to target recruitment of new board members that positively impacts on the overall reflection that the board represents the characteristics of the Chorlton community. | We have been working in the last few months to cultivate interest in joining the board to ensure we continue reflecting our community. |
| 8. Agree appropriate sub committees with Terms of Reference including clear delegation of power | Done |
| 9. Advertise opportunities for members to join sub committees | Done and repeated for this year's AGM |
| 10. Review the status of the Advisory Group | Done – this was dis-banded and the work incorporated in to the sub committees |
| 11. Consider a formal members poll around the agreed operational key objectives as a way of evidencing community control | <p>We undertook polling of members on CLT's position on Ryebank Fields.</p> <p>Once we develop a more formal business plan (see above), we will undertake a members' poll and consider other consultation.</p> |
| 12. Create and adopt a campaign strategy | During the course of the board review on options, it became clear that campaigning is not a central priority for the CLT. Instead, we have agreed to focus our energy on influencing developments and developing plans for specific developments. |
| 13. Agree and implement a membership policy to include common process and induction | We adopted an updated Membership policy Feb 2021 which can be found here . |
| 14. Adopt an equality and diversity policy and monitor against agreed key target | We have developed an Equality & Diversity policy that was presented to the September 2021 Board and is currently undergoing some final minor amendments before being adopted. |
| 15. Review the web site and social media strategy | Due to the challenge faced in establishing an effective Comms sub-group, we have not been able to undertake a review of the website and social media strategy. Nevertheless, we have maintained our online presence as our principal channel of communication throughout the last year. |

The Picture House

In the last twelve months things have moved more slowly than we would have liked with our plans to acquire the Co-op Funeralcare building. Nevertheless, we have continued to maintain dialogue with the Co-op and our development partner Brook Finch. The process has been impacted by the Covid as the building was brought back into use over the winter and inevitably the lockdown has led to other more urgent matters requiring the attention of the Co-op.

The current position is that a revised offer for the buildings and land is being considered by the Co-op. We remain hopeful, and continue to answer any questions concerning the details of the offer as they arise. Should we get the green light, there will be a flurry of activity to secure the necessary community pledges and confirm the details of the deal.

In anticipation of a positive outcome, the CLT has lodged a bid with Ministry of Housing Community & Local Government's [Community Ownership Fund](#) for £300k of investment. This money would go towards match funding the pledges of local people towards our £500k target and meet some running costs to ensure we have access to the skills and advice we expect to need.

Work has also been going on to confirm our likely approach to the community shares offer and there will be a briefing on this at the AGM.

Ryebank Fields

The CLT has maintained its agreed position of not being pro-development but being ready to try to influence development on the site should it happen. In the last 12 months MMU has proceeded with their plans to sell the land for development. We believe there is merit in being involved as early as possible in the process and maintaining that involvement.

In anticipation of further developments in the sale of the land, we consulted members on their views on the site and sought a mandate to engage with the process. This led to the Expectations and Aspirations document first published last October and updated in April 2021, accompanied by an Environmental Protection and Enhancement report, both of which can be found [here](#).

In May the CCLT Board were invited by MMU to engage in the process. This coincided with the Members Q&A session and was a prominent topic of conversation among attendees. In order to more fully address the issues, the Board produced a couple of notes for members to explain our position. One set out the [CCLT's Recent Engagement With MMU and Our Commitment To Community Involvement in the Ryebank Fields process](#) and the other set out [Chorlton CLT's Approach to Declarations/Conflicts of Interest](#).

In late June, a sub group of Board members met (virtually) with four shortlisted developers for a presentation on their early plans and an initial question and answer session. This group reported back to the CCLT Board and Development Sub-Group and has provided some initial feedback to MMU on how well aligned the initial plans are with the CLT's Expectations and Aspirations.

Since then, we understand the developers have each been working on their proposals which will be presented to the CCLT Board in the coming weeks. The CCLT Board will then provide a further note to MMU providing further feedback on alignment with the Expectations & Aspirations document. The CLT Board will also

provide members with a feedback report on the process. Thereafter we expect MMU will select its preferred developer who will embark on a detailed process leading up to an application for planning permission. CCLT has made it clear to every shortlisted developer that we will expect extensive and meaningful community engagement to take place throughout the next phase of the process, should the sale go ahead.

Chorlton Vision

In April 2021 CCLT secured £5k from the Manchester City Council's Neighbourhood Investment Fund for the Chorlton Ward. We have made a steady start to this process by engaging with other groups such as Chorlton Traders, Chorlton Alliance, Our Streets, and the Let's Reimagine Chorlton forum; and securing the involvement of the City Council through our local councillors. We have had a number of exploratory meetings to agree the scope and purpose of the exercise and to learn from the progress that has been made in Withington.

We have agreed the initiative should aim to set priorities for the regeneration of the commercial areas, principally along Wilbraham Road, Barlow Moor Road and Beech Road. Like other places, Chorlton has seen many changes to local business and building use over recent years, but not seen a lot of investment. As we emerge from the Covid epidemic we want to help shape the future of Chorlton in line with the aspirations of people who live, work, and visit the area.

The focus is likely to be on investment in our public realm and inspiring businesses and residents to help the area thrive. We have been looking at the progress made in [Withington](#) and want to learn from their achievements. They have secured the [baths](#) in community control, established a regeneration partnership and been the focus of a city council-sponsored bid to the Government's Levelling Up Fund. We think the steps we have been taking to secure The Picture House and the potential redevelopment of the precinct, along with the new cycle way provision mean that Chorlton has the ingredients to secure more investment and for the community to have its voice more clearly heard.

Chorlton has had plans before; including a Council sponsored [Vital and Viable report](#). We believe a co-ordinated approach that draws on local traders and people can help ensure development leads to Chorlton getting the right things in the right place for the right purpose. We are just developing our detailed plans and expect to be working with local businesses, community groups and residents to help develop and endorse the vision and hopefully put in place a new approach to working together.

Concluding Remarks

So, although it's been another odd year of us being held back from meeting in person and a general slowdown in activity, I hope you can see we have been busy taking the CLT forwards. We have more work to do next year. Our priorities will be

- 1) Ensuring any proposed development of Ryebank Fields is built on extensive community engagement and aligns closely with the Expectations and Aspirations of our members.
- 2) Securing an agreement to develop the Picture House.
- 3) Launching the Chorlton Vision process and progressing the plans forward.

- 4) Completing the recommendations of the independent governance review from 2020 and further strengthening our administration and communications arrangements.

We will also need to continue to carefully manage our resources and will continue to rely heavily on the time and passion of our volunteers. I want to say a big thank you again to everyone who has contributed their time over the year to help in the running of the CLT and contributed to our projects. I would encourage everyone who can to try be involved in what we do. We can only be effective with your support.

Thank you.

Simon Hooton, Chair of Chorlton CLT

Item 6. To receive the CLT accounts

CHORLTON COMMUNITY LAND TRUST LIMITED

Society Registration Number: 8102 (England and Wales)

Report and Financial Statements

Period of accounts
Start date: 1 April 2020
End date: 31 March 2021

CHORLTON COMMUNITY LAND TRUST LIMITED

Society Registration Number: 8102 (England and Wales)

Contents of the Financial Statements for the period ending
31 March 2021

| | Page |
|--------------------------------|------|
| Society Information | 11 |
| Report of the Directors | 12 |
| Revenue Account | 14 |
| Statement of changes in equity | 15 |
| Balance Sheet | 16 |
| Notes to the Accounts | 16 |

CHORLTON COMMUNITY LAND TRUST LIMITED

Society Registration Number: 8102 (England and Wales)

Society information for the period ending 31 March 2021

| | | |
|-----------|------------------|------------------------|
| Directors | Steve Goslyn | |
| | Margaret Manning | |
| | Simon Hooton | |
| | Sian Richards | |
| | Charles Ward | |
| | Pamela Barnes | (appointed 22/10/2020) |

| | | |
|-------------------|---------------------|---|
| | Joseph Breen | (appointed 22/10/2020) |
| | Rowena Salmon | (appointed 22/10/2020) |
| | Shannon Conway | (appointed 09/02/2021) |
| | Zainab Suleman | (appointed 22/10/2020) |
| | Chris Peacock | (resigned 14/08/2020) |
| | Eddy Fox | (resigned 09/02/2021) |
| | Dominic Stanger | (resigned 25/02/2021) |
| | Steve Landamore | (resigned 14/08/2020) |
| | Carl Emery | (appointed 22/10/2020) (resigned 16/02/2021) |
| Company secretary | - to 20 April 2020 | Chris Peacock |
| | - from 2 June 2020 | Simon Borkin |
| | - from 1 May 2021 | Sian Richards |
| Registered Office | - to 22 July 2020 | 27 Longford Road Chorlton Manchester M21 9WP |
| | - from 23 July 2020 | 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 2021

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;

- 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;
- 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

CCLT has continued its interest in the prospective development of Ryebank Fields in Chorlton; having adopted the position that should the land be sold for development it would press for an exemplar development with the best possible features reflecting the aspirations of local residents.

Following confirmation earlier in the year that the landowner Manchester Metropolitan University (MMU) still wished to sell the site, it was put on the market in September 2020. CCLT, at this point, surveyed its members to gain their views on the Society’s future action. Approximately 100 members responded to the survey, with a substantial majority of respondents supporting CCLT to press for a development that met or exceeded the local Council’s expectations for the use of the site, published as a Development Framework. Using the member survey findings, CCLT published its own detailed Expectations and Aspirations document intended to influence prospective developers.

Later in the year CCLT engaged with MMU to discuss how the Society could best bring their influence to bear should they continue to proceed with the land sale. Linked to this, an updated Expectations and Aspirations document was published in April 2021 together with a paper on environmental protection drafted by a sub-group of members.

Involvement with MMU’s developer selection process has continued into the new financial year.

The Picture House

CCLT involvement to save this historic building in the centre of Chorlton, where the Bee Gees played their first live gig, has continued during the year. Progress has been slower than anticipated partly due to the impact Covid epidemic.

At the beginning of the year CCLT surveyed its members and other in the wider community on their preferred usages showing strong support for a food market hall with associated spaces for creative arts.

The building owners (the Co-operative Group) have given CCLT more time to do further work on the details of the offer to purchase the site.

In the new financial year CCLT has submitted a bid to the Government’s Community Ownership Fund to strengthen the Society’s offer.

Governance

Over the course of the year, the Society has largely engaged with members through its AGM, sub-committees, and working group meetings; and through newsletters. There have been twelve formal Board meetings.

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

Achievements and performance

The Society has raised £10,000 over the course of the year in grant funding relating to Picture House projects. In addition, membership subscriptions and donations raised a further £122.43.

At the year end, there were 335 members of the Society.

Financial review

At the year end, the Society had total reserves of £806, with a further £5,771 relating to grant funding that will need to be returned if unspent. Due to the society operating on a project

basis and with minimal ongoing operating costs, 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 19 October 2021 and signed on its behalf by:

.....
Director

CHORLTON COMMUNITY LAND TRUST LIMITED
Society Registration Number: 8102 (England and Wales)
 Revenue Account for the year 31 March 2021

| | Notes | Year to 31 March 2021 | Year to 31 March 2020 |
|--|-------|--------------------------|--------------------------|
| | | £ | |
| Turnover | 2 | 19,017 | 14,421 |
| Administrative expenses | 3 | 18,768 | (14,089) |
| Surplus on ordinary activities before taxation | | £249 | £332 |
| Tax on surplus | | £(47) | £(63) |
| Surplus for the financial period | | £202 | £269 |

CHORLTON COMMUNITY LAND TRUST LIMITED

Society Registration Number: 8102 (England and Wales)

Balance sheet as at 31 March 2021

| | Notes | 31 March 2021 | 31 March 2020 |
|--|-------|---------------|---------------|
| | | £ | £ |
| Current assets | | | |
| Cash at bank and in hand | | 7,148 | 17,991 |
| | | | |
| Creditors: amounts falling due within one year | 4 | 6,295 | 17,442 |
| | | | |
| Net assets | | £853 | £549 |
| | | | |
| Capital and reserves | | | |
| Retained earnings | | 269 | Nil |
| Current year earnings | | 202 | 269 |
| Share capital | 5 | 335 | 280 |
| Total | | 806 | 549 |

Approved by the Board on 19 October 2021 and signed on its behalf by:

.....
Director

.....
Director

.....
Company Secretary

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 |

| | Retained earnings | Share capital | Total equity |
|---|-------------------|---------------|--------------|
| | £ | £ | £ |
| Opening balance at 1 April 2020 | 269 | 280 | 549 |
| Capital contributions – 55 shares | - | 55 | 55 |
| Current year earnings | 202 | - | 202 |
| Closing balance at 31 March 2021 | £471 | £335 | £806 |

The notes on pages 16-17 form part of these accounts.

CHORLTON COMMUNITY LAND TRUST LIMITED

Society Registration Number: 8102 (England and Wales)

Notes to the Accounts for the period Ended 31 March 2021

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 £10,000 of grant income over the period. Of this, £5,771 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 £5,771 to reflect the deferral of this amount.

3. Salaries

| | 2021 | 2020 |
|----------------------------|---------------|--------------|
| | £ | £ |
| Salaries paid | 13,534 | 2,876 |
| Tax and National Insurance | - | - |
| Pension | - | - |
| Total | 13,534 | 2,876 |

The Society employed one person during the period under review (2020:one).

4. Creditors

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

| | 2021 | 2020 |
|-----------------------------|---------------|----------------|
| | £ | £ |
| Accountant's fee | 250 | 120 |
| PAYE and National Insurance | 227 | 49 |
| Deferred grant income | 5,771 | 17,210 |
| Corporation tax | 47 | 63 |
| Total | £6,295 | £17,442 |

5. Share capital

| Number | Class | Nominal value | 31 March 2021 |
|---------------|-----------------|----------------------|----------------------|
| 335 | Ordinary member | £1 | £335 |

Item 7: Appointment of Auditor Resolution

Chorlton Community Land Trust

2021 Annual General Meeting

It is proposed to dis-apply the requirement to appoint an auditor for the 2021 –2022 accounts 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.

Item 8. Election of new CLT Board members

Candidates for Chorlton Community Land Trust Board - AGM October 2021

1. Shannon Conway

I have been working in the property sector for over 15 years, primarily for a leading consultancy firm advising developers and housing associations (Lead Residential Director, JLL), and more recently for a developer delivering homes for the private and affordable sector (Residential Director, Glenbook Property). My skills lie in the front end of the development process, in particular viability and valuation, understanding resident demands, and forging partnerships with private and public bodies.

I have board experience; I sit on the executive board in my current role, thinking strategically with regards to the day-to-day management of the company, our policies and growth strategy. On a voluntary basis, I sit on the Women in Property NW Committee after serving as 2020 Chair. I have also held various voluntary board positions, including RICS regional boards. I am part of a voluntary focus group working with GMCA Aging Hub and a public/private working group applying for grants to enable organisations to access design advice for building.

I moved to Chorlton 7 years ago (my husband is Chorlton born and bred!) and I have been looking for a meaningful way I can contribute to the community since. The opportunity of being on the Chorlton CLT board excites me because the organisation operates at the heart of the community I live in but is also considering innovative ideas on how land and buildings can serve the interest of the community, whilst being sustainable and economically viable, which is something I am passionate about.

2. Louise Donohue

I am a local resident who is passionate about Chorlton and improving our community. Relatively new to the CLT, I have participated in the Development sub-committee over the last 12 months and learnt a lot about the organisation and its projects.

Whilst I don't have huge amounts of domain expertise, I'm keen to learn so that I can contribute to the CLT'S ambitions and help deliver the exciting initiatives which are in the pipeline. I am results-driven, highly organised with vast experience delivering complex projects into both the local government and private sectors. An accomplished facilitator with a knack for problem solving, I am confident that I can add value to the CLT and help to achieve our shared aims of a better Chorlton for all its residents.

Thank you for your consideration.

3. Steve Goslyn

As a founding member of CCLT, I wish to stand again as a voluntary Board member for a second term. I have previously been Chair and I'm currently a member of CCLT's Governance Sub Committee and the Development Sub-Committee.

I firmly believe that we must act together to create greater opportunities for communities to influence and shape how and where we live. In the face of a climate emergency and housing crisis, I am passionate about building a different future with new homes and revitalised, greener neighbourhoods which embrace low carbon lifestyles; with well-designed homes that people can afford.

I see CCLT's work as a long-term endeavour to shift more power to local communities. I have since the early days when we started off seeking to influence the outcome at Ryebank Fields, if it is to be developed, been able to contribute to the challenge of saving The Picture House, and to start to work with others in the community on neighbourhood master-planning in Chorlton.

In addition to spending time supporting CCLT, I am a Director of Greater Manchester Community Led Homes which helps promote the development of community led housing across Greater Manchester. I am also an active member of the recently formed Manchester Inter-generational cohousing group (MICO set up by members of Manchester Cohousing and Chorlton Cohousing).

I bring a wide experience of working in social housing and in the voluntary sector in and around Greater Manchester. I have lived in Chorlton for around 36 years.

4. Scott Lockwood

I've lived in Chorlton for just over 12 months now following graduating at University of Manchester and have really fallen in love with the place and the people. I first noticed the CLT when reading about the horrifying plans to demolish the former Gaumont cinema and for the land to be used for flats. However, I was enthused by reading the vision of the CLT with the aim of turning it into a community owned hub, something I feel would add such significant value to the area.

Being a part of the team at Chorlton CLT is something that appeals to me

due to the fact that it is a community led organisation built on the concept of co-operation, something which I have experience with working for a worker's co-operative. Having faced numerous disputes with landlords over the past few years, I appreciate the importance of individuals having a say and the power to impact the community in which they live.

I currently work as an ACA qualified accountant for a workers co-operative operating within the non-for-profit sector, including a range of Community Land Trusts across the country. I feel my experience as working as an accountant across a range of sectors, including alongside CLT's has given me the skills and knowledge I need to be able to thrive in the role and offer a positive contribution to the goals and mission of Chorlton CLT.

5. Sian Richards

As someone who has lived in Chorlton for 40 years, and brought up two daughters here, I was interested in joining the CCLT from its inception and have been a member of the board since 2019. I am a member of 2 cohousing groups and have committed myself to ongoing learning around the wider community led housing movement and action against climate change. This has included regularly attending online conferences, seminars, and discussion groups, as well as visiting cohousing projects around the country.

I believe it is important that our projects minimise contributions to climate change both through the built environment and transport and are resilient to weather extremes. I have a good understanding of various approaches to sustainable building and development. I have been involved with Carbon Co-op both at board level (since 2014) and practically, taking part in pilot projects, energy monitoring and carrying out retrofitting. I am also an active travel advocate, and a member of Walk Ride Chorlton.

My involvement in all of these groups, as well as my time so far on the CCLT board, has given me a good understanding of governance. I am particularly interested in making sure that CLT policies are written, as far as possible, in plain English so that they can be easily understood by all.

As a retired IT professional I am also able to support and help maintain our IT platforms.

6. Charles Ward

I have lived in Chorlton since 2007 and am strongly committed to making Chorlton a better place for the community.

I currently work as a professional pension scheme trustee and look after a range of pension schemes with assets of up to £300m. I also have voluntary roles as company secretary for WalkRide GM C.I.C., governor at Chorlton C

of E Primary School and I am a director of Greater Manchester Mutual Bank.

I have been co-opted onto the Board of Chorlton CLT since 2019 and have been Treasurer since then, helping the organisation prepare its first two sets of accounts and manage the salary and tax payments of our first two part-time employees.

I hope my knowledge of finance, fundraising and community issues would continue to be of benefit to the CLT if elected.

More widely, I want to ensure that CLT member views are represented and that we listen to what the wider community wants for Chorlton. We should also make sure we maintain our co-operation with other organisations and stakeholders in the area and I would ensure that happens through my other voluntary roles.

In terms of current projects, I am particularly keen to make the Picture House a key part of the revitalisation of the heart of Chorlton and sincerely hope we can make a success of this project in the coming years.