



Chorlton Community Land Trust

Arrangements and Papers for 4th Annual General meeting

Tuesday 10 October 2023. Meeting starts promptly at 7.30pm

At St Clements Church Lower Hall, Edge Lane, Manchester M21 9AE

Hot and cold drinks and snacks from 7.15pm

Voting

Only paid-up members are entitled to vote at the AGM. Members are entitled to vote whether in person, virtually, or by proxy. Any member wishing to appoint a proxy must notify us in writing no later than 5.00pm on Monday 9 October 2023. You must advise us of the name of the proxy. This should be emailed to membership@chorltonclt.org.

If joining virtually Members can vote with a show of hands.

Item 1: Agenda

1. Welcome
2. Apologies
3. Meeting quorum
4. Minutes of the last meeting
5. Chairs annual report
6. Annual accounts
7. Appointment of auditor resolution
8. Appointment of board members
9. AGM close

The AGM will be followed by presentations by:

Representatives of:

- PJ Liveseys on the Chorlton Precinct Redevelopment
- Manchester Council on the Chorlton's Infrastructure study

Followed by Questions and Answers.

The meeting will close at 9.00pm

Item 4: Minutes of the last meeting

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

Date, time, and location of meeting

The adjourned meeting was held on Tuesday 24th October 2022 at 7.30pm. An in-person meeting was held in Stretford Public Hall and, additionally, virtually, broadcast via Zoom.

In attendance

Present in the room

Margaret Manning, Vice Chair and Board member

Steve Goslyn, Board member

Members: 5

On Zoom

Pam Barnes, Board member

Members: 7

The original AGM on 17th October was inquorate. Under our Rules, the reconvened meeting had to wait for 30 minutes to see if it became quorate, which would be 25 members. As we did not achieve this, then in line with our Rules we proceeded to conduct the AGM with those present.

The 15 members who attended represented 4 per cent of the total membership of 342.

1. Welcome and apologies

In the absence of the CCLT Chair, Simon Hooton; Margaret Manning, Vice Chair, opened and chaired the meeting, welcomed all present and explained the Rules on the quorum.

Apologies were received from board members Simon Hooton, Charles Ward, Sian Richards, Shannon Conway, Louise Donahue and member Vera Curtin.

2. Minutes of 2021 AGM.

The minutes were moved by Carolyn Kagan, seconded by Steve Goslyn, and approved unanimously by members present.

3. Chair's Annual Report

The annual report included updates on The Picture House, Ryebank Fields, and Chorlton Vision. Margaret Manning explained the report had been presented at the informal meeting on 17th October by Simon Hooton. She asked if anyone had any questions. None were asked.

5. CCLT accounts

The CCLT accounts for the period 1st April 2021 to 31st March 2022 were presented and accepted unanimously by the members present at the AGM voting by a show of hands.

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 Steve Goslyn and seconded by Margaret

Manning. The resolution was approved by members present at the AGM, all voting in favour, by a show of hands, with none voting against.

7. Election of new CLT board members.

Margaret reported the election results. As there were only four candidates for the six places available, they were all elected unopposed. Those elected were previous board members Simon Hooton and Margaret Manning, previously co-opted board member Dominic Buckley, and new member Chris Banks who was welcomed by Margaret Manning Vice Chair. Margaret Manning asked if there were any questions about the process. None were asked and the four board members were all accepted.

8. Questions and Answers

Hazel Gibb raised the issue that some people might consider being board members but may be deterred by the skill sets requested. Steve Goslyn said he would ask the board to consider this for the future. Margaret thanked the members for attending

9. Close of Meeting

The meeting closed at 8.30 pm.

Item 5: Chairs annual report

Chorlton Community Land Trust

2023 Annual General Meeting

Chair's Report

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

This year has been another relatively quiet year for the CLT as we have been waiting for local developments in Chorlton to come forward. Property schemes often take a long time to progress from initial concept through to planning and into delivery but the economic climate of rising interest rates and labour costs, off the back of COVID related supply shortages have meant a real slow down in progress this year. As a volunteer-led organisation we have tactically decided to conserve our energies in order to be ready to influence schemes when we can. This has meant we haven't held any members meetings this year and the board has mostly met on an occasional basis when there have been issues needing our attention.

Work undertaken in earlier years to establish policies, working groups and our IT platform have stood us in good stead, ensuring we have the infrastructure in place to meet our obligations as officers of the CLT and that the work of the CLT can move forward when required.

The Picture House

We are continuing to negotiate with Southway to acquire the former Co-op funeral care building. The discussions continue to centre around the valuation of the site. We have recently had a new valuation undertaken which the CLT and our development partner Brook Finch Farmer are able to work with. We are currently waiting on Southway to set out its position and hope to move forward once we have an agreed value. This will unlock a promotional campaign to translate the many pledges we secured when we first embarked on this scheme into subscriptions for our community share offer. We also plan to make an application to the government's [Community Ownership Fund](#) following our successful Expression of Interest last year. We have secured some support to help prepare our full bid from Locality. Any grant money we received would go towards match funding the community shares, towards our £500k target and to meet some of the costs involved in accessing the skills and advice we expect to need.

Chorlton Vision

After a lot of work on the [Chorlton Vision](#) last year, we have been in steady discussion with Manchester City Council about the way forward. The Vision sets out a long list of actions that we believe reflect aspirations for a better Chorlton. We had proposed setting up a Chorlton Vision Board but that idea is currently on hold as the City Council has commissioned a team to establish a Local Infrastructure Framework which will analyse the future development pipeline around Chorlton district centre and set out expected levels of demand for health, schools, open spaces, public realm, public transport, active travel infrastructure and car parking. The study will provide an evidence base for MCC to guide how new and refreshed social infrastructure will come forward. The study is expected to establish a long list of public realm projects with community endorsement that can be used as the basis for funding bids as and when any new funding streams emerge. We are actively engaging in the study and looking forward to an update from the team undertaking the work at our AGM.

Chorlton Precinct

In the last year, PJ Livesey has been appointed by the GM Pension Fund as the preferred partner to undertake the redevelopment of the Precinct in Chorlton. The team have already begin consulting locally via their web site here [One Chorlton](#). Although the CLT does not have a recognised role in the precinct plans, we have met with the team and are eager to continue staying involved to ensure the ideas in the Chorlton Vision are embraced and our plans for the Picture House (which neighbours the precinct) are taken into account in their plans. In particular we have been keen to impress upon the team, the idea of closing Nicolas Road (at least as a temporary measure) to explore the concept of a new public square at the heart of our district centre and to provide a larger pedestrianised zone that connects the library, school, GP surgery and shops. The team from Livesey will be attending our AGM to share the latest progress on their plans.

Ryebank Fields

Last year Manchester Metropolitan University selected Step Places/ Southway as its preferred developer for the Fields. There was some early public consultation on the plans with events at Oswald Road Schools and Longford Park, but little has happened publicly since. The CLT remains committed to promoting member's Expectations & Aspirations for the site upon the development team once they move into the next phase of engagement.

Other activity

Board members of the CLT have been involved in other local projects and organisations including Chorlton Alliance, Chorlton Community Co-operative, Chorlton Community Garden, Chorlton Traders and the Chorlton Get Together.

Concluding Remarks

The slow pace of progress has been dictated by factors outside our control, but the CLT Board remain ready to move forward with our involvement in these projects as the opportunities arise.

We have carefully managed our resources this year, operating on a shoestring budget and relying heavily on the time and passion of our board members. We have benefited from some financial assistance from Manchester City Council to cover the costs of engagement activities and would like to recognise their support with our thanks.

I want to say a big thank you to colleagues on the Board, without whom the CLT would not be able to have made the progress we have, but I would like to take this moment to pay particular thanks to Margaret Manning who was a founding board member of the CLT and this year has decided to step down. Margaret has been an ever-present force helping us establish our policies and been a massive help as vice chair of the CLT over her time on the Board. I want to mark the occasion by extending mine and the rest of the Board's thanks to her for her guidance and energy over the last few years and to wish her all the best. Thank you, Margaret.

Thank you.

Simon Hooton, Chair of Chorlton CLT

Item 6: Annual accounts

CHORLTON COMMUNITY LAND TRUST LIMITED

Society Registration Number: 8102 (England and Wales)

Report and Financial Statements

Period of accounts

Start date: 1 April 2022

End date: 31 March 2023

CHORLTON COMMUNITY LAND TRUST LIMITED

Society Registration Number: 8102 (England and Wales)

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31 March 2023

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CHORLTON COMMUNITY LAND TRUST LIMITED

Society Registration Number: 8102 (England and Wales)

Society information for the period ending 31 March 2023

Directors

Simon Hooton

Steve Goslyn

Margaret Manning

Sian Richards

Charles Ward

Pamela Barnes

Shannon Conway

Louise Donohue

Dominic Buckley (appointed 17 Oct 2022)

Chris Bates (appointed 17 Oct 2022)

Scott Lockwood (resigned 19 July 2022)

Company secretary:

Sian Richards

Registered Office

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 2023

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 continued to be involved in three projects in relation to the redevelopment of land at Ryebank Fields, Chorlton, the redevelopment of the former Gaumont Cinema ("The Picture House") and contributing to a place-making Vision for Chorlton. We have also taken an interest in the redevelopment of Chorlton Precinct.

Ryebank Fields

The Society has continued its interest in the prospective development of Ryebank Fields in Chorlton but has had limited active engagement during the year. There was some early public consultation on the developers' plan with a further round of consultation awaited which will give the Society the opportunity to further promote its members aspirations and expectations

The Picture House

Progress on achieving the CLT's goal to save this historic building has been again slow. The Society has continued to negotiate with the new owners of the site with discussions continuing to centre around the valuation of the site. The Society made a successful Expression of Interest to the Government's Community Ownership fund and secured some external support to submit a full bid should negotiations to purchase The Picture House be successful.

Chorlton Vision

The CLT, on behalf of the project's steering group, has been in discussion with Manchester City Council during the year about a way forward to implement the Vision for Chorlton. The work has laid the ground for anticipated progress in 2023/24 on a Local Infrastructure Framework. This will build on the Vision work specifically linking the future development pipeline for Chorlton to demands for health, schools, public realm, public transport, active travel infrastructure and car parking.

Chorlton Precinct

The planned redevelopment of the Precinct, a small shopping centre at the heart of Chorlton, and next to The Picture House has been the subject of much discussion during the year. Although the CLT does not have a recognised role in the precinct plans, we have met with the developers and are eager to continue staying involved to ensure the ideas in the Chorlton Vision are embraced and our plans for the Picture House are taken into account in their proposals. In particular, we have been keen to impress upon the team, the opportunity to explore the concept of a new public square at the heart of our district centre and to provide a larger pedestrianised zone that connects the redeveloped Precinct, The Picture House, library, school and GP surgery.

Governance

Over the course of the year, the Society has engaged with members largely through its AGM and our newsletters. There have been four formal Board meetings.

Achievements and performance

The Society has raised funds to support the Vision project but otherwise has continued to utilise funds raised in previous years. Membership subscriptions and donations raised £277. At the year end, there were 341 members of the Society.

Financial review

At the year end, the Society had total reserves of £805. 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 18 September 2023 and signed on its behalf by:

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

Director

COMMUNITY LAND TRUST LIMITED

Society Registration Number: 8102 (England and Wales)

Revenue Account for the year 31 March 2023

	Notes	Year to 31 March 2023	Year to 31 March 2022
		£	£
Turnover	2	6,443	5,440
Administrative expenses	3	(6,464)	(5,428)
Surplus on ordinary activities before taxation		(21)	12
Tax on surplus / (deficit)		4	(2)
Surplus for the financial period		(17)	10

CHORLTON COMMUNITY LAND TRUST LIMITED

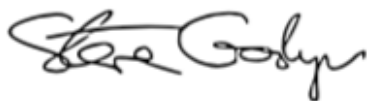
Society Registration Number: 8102 (England and Wales)

Balance sheet as at 31 March 2023

	Notes	31 March 2023	31 March 2022
		£	£
Current assets			
Cash at bank and in hand		682	1,257
Creditors: amounts falling due within one year	4	(124)	438
Net assets		806	819
Capital and reserves			
Retained earnings		481	471
Current year earnings		(17)	10
Share capital	5	341	338
Total		805*	819

* Note: totals differ due to rounding.

Approved by the Board on 18 September 2023 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 1 April 2021	471	335	806
Capital contributions – 3 shares	-	3	3
Current year earnings	10	-	10
Closing balance at 31 March 2022	481	338	819

	Retained earnings	Share capital	Total equity
	£	£	£
Opening balance at 1 April 2022	481	338	819
Capital contributions – 3 shares	-	3	3
Current year earnings	(17)	-	(17)
Closing balance at 31 March 2023	£464	£341	£805

The notes on pages 10-11 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 2023

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 no grant income over the period. However, a number of donations (totalling £277) were received over the year and recorded as income.

3 Salaries

	2023	2022
	£	£
Salaries paid, incl tax and NI	Nil	1,601
Total	Nil	1,601

The Society did not have any employees during the period under review (2022:one person).

4 Creditors

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

	2023	2022
	£	£
Accountant's fee	-	-
PAYE and National Insurance	(120)	(120)
Deferred grant income	-	556
Corporation tax	(4)	2
Total	£(124)	£438

5 Share capital

Number	Class	Nominal value	31 March 2023
341	Ordinary member	£1	£341

Item 7: Appointment of auditor resolution

Chorlton Community Land Trust

2023 Annual General Meeting

It is proposed to dis-apply the requirement to appoint an auditor for the 2022 –2023 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: Appointment of board members

Chorlton Community Land Trust

2023 Annual General Meeting

Candidates for Chorlton Community Land Trust Board

Pamela Barnes

I have been a Chorlton resident for over 23 years. I love Chorlton and everything it has to offer but feel there is so much more that could be done to improve Chorlton and that is what I'm hoping to achieve if I am re-elected to serve as a Board member for another 3 years.

I have volunteered my time helping the Chorlton CLT for approximately five years and have been a Board member since 2020 (elected at the October 2020 AGM). During this time the CLT has been involved in influencing the outcome for Ryebank Fields if it is to be developed and are also working towards retaining the Co-op Funeralcare Building to create the Picture House a new destination for food and other services. Another project that I'm sure we'll hear more about in the coming months are the proposed plans for the redesigned Chorlton Precinct and it is important that local residents are listened to regarding these new plans and that there is meaningful engagement.

Professionally I am a qualified accountant (ACCA) and I am currently working in residential development finance for a national housing delivery organisation.

Rachel ter Horst

I am a Chartered Town Planner and regeneration adviser with 20 years experience of working across sectors to advise on best practice in resi-led development and neighbourhood regeneration. I lead multi-disciplinary consultancy teams in the testing and refinement of area-based strategy and planning policy, and have written residential-led masterplans and strategy for public sector clients across the North.

I have spent the last 10 years working with Homes England, housebuilders and RPs to identify development opportunities, exploring innovative strategic asset management, and promoting redevelopment to create better quality homes, working closely with local communities to explore alternative futures. I advise on meaningful local and strategic stakeholder engagement with the aim of creating liveable, healthy communities and championing best practice in Urban Design.

I am now self-employed and currently working with Hive Homes (GMCA) to deliver affordable homes across GM, and providing client-side project management for a strategic, mixed-use, coastal regeneration project.

I have lived in M32 for 20 years and recently built a 'passivhaus' near Longford Park for our family. Our children attend Oswald Road Primary School and Chorlton High. I am passionate about creating sustainable places and positively informing the development process for maximum local benefit.

Notes

Margaret Manning is standing down from the board.

Pamela Barnes is standing for re-election having served for three years.

Rachel ter Horst is standing for election as a new board member.

Since there are sufficient places to accept all those standing for election/re-election without the need for voting, members will be asked to agree to these members being accepted onto the Board at the AGM.