



ELCLT Report to Annual General Meeting, 2014

Dear Member or Supporter,

Thank-you for your interest and involvement over the past year.

This document covers the areas which our Constitution requires us to report on annually. It is designed to give you an update on our activities and to stand alongside the information provided verbally at the AGM. We hope you find the contents encouraging and look forward to your continued support in 2014/15.

Please do feel free to approach us with questions.

With thanks,

The ELCLT board, 2013/14



The revenue accounts and balance sheets for the last accounting period

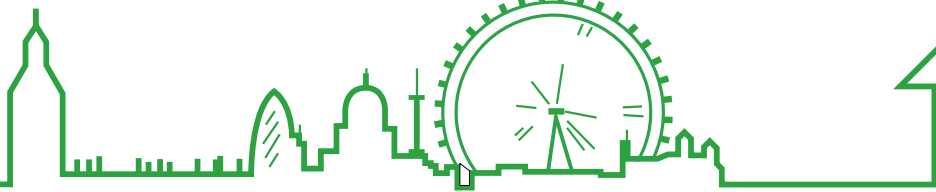
**Profit and Loss Account
for the year ended 31 March 2014**

	2014 £	2013 £
Turnover	164,505	1,660
Administrative expenses	<u>(164,505)</u>	<u>(1,660)</u>
Operating profit	-	-
Profit on ordinary activities before taxation	-	-
Tax on profit on ordinary activities	-	-
Profit for the financial year	<u>-</u>	<u>-</u>

**Balance Sheet
as at 31 March 2014**

	Notes	2014 £	2013 £
Current assets			
Debtors		250	-
Cash in hand		<u>6,511</u>	<u>1,741</u>
		<u>6,761</u>	<u>1,741</u>
Creditors: amounts falling due within one year	2	<u>(6,066)</u>	<u>(1,046)</u>
		<u>695</u>	<u>695</u>
Capital and reserves			
Members equity	3	695	695
Profit and loss account		-	-
Members' funds		<u>695</u>	<u>695</u>

For notes, see Appendix 2



The board's report on the affairs of the Society

The Society has had another successful year.

It has seen some changes of personnel. In particular, we are sorry to have seen Dave Smith, our previous Executive Director, leave for new opportunities, although the handover to our new directors, Andy and Colin, has gone well.

We are pleased to have maintained our membership of 1,000 shareholders but are conscious that we can do more to engage them. We hope to address this at board level and with a working group. We are also planning some specific engagement activities to learn more about our members.

In terms of other relationships, the ELCLT team would particularly like to thank: our ever-active board; Citizens UK for their ongoing support and championing of community-led approaches to changing places, including CLTs; and to the National CLT Network, where we have renewed our membership.

St Clement's has continued to be a major focus for the organisation. We were very pleased to see a successful - unanimous! - planning application for the development at St Clements in partnership with Galliford Try (Linden Homes), John Thompson Partners, Peabody and the GLA. We have secured a written offer of financing for our acquisition of 23 CLT homes at St Clements when they become available for sale in 2016 from CAF Bank, an ethical lender. And work has started on site. There have been two very successful Shuffle Festival events in winter 2013 and summer 2014. Both of these increased our connections locally and we hope benefitted the communities around St Clement's as well as further afield. A final highlight was that the whole scheme and partnership secured two awards, for best scheme in planning and as the overall winner for the partnership of organisations involved at the National Housing Awards 2014. Next year we want to build on this success, particularly in terms of securing a meaningful community legacy for the site and working with our members and board on a policy for allocating CLT homes.

We are actively engaged in two other possible developments with other possible leads which we wish to explore. We have spoken to the London Legacy Development Corporation and are in contact with all three bidders regarding the next phase of the Olympic Park in Tower Hamlets and Hackney (c.1200 homes, where we are seeking 100 homes for ELCLT). We are also awaiting a decision on a church site in Newham (up to 14 homes) where we are one of two organisations tendering. We have also been approached by London Citizens which has been securing political support for CLTs across London, in Hackney, Redbridge, Croydon, Lewisham and Southwark. We are at a relatively early stage of exploring how we might support and resource this at the same time as retaining local feeling and engagement, including in Tower Hamlets.

Beyond East London, we are pleased to have pioneered a new definition of affordable housing based on median incomes in the local borough, which we intend to take elsewhere. We have attended a number of events and given interviews to share our learning and encourage others to get involved in supporting CLTs, including at the launch of the National CLT Network at the Houses of Parliament.

Overall, it feels like there is plenty of work to do. Much like the redevelopment of St Clement's, we need to prepare the ground to expand what we do. We expect the next year to hold some new opportunities and also some hard work to build a strong and sustainable organisation - something that we are very committed to doing with the help of our members and partners.



The board's statement of the values and objectives of the Society

Vision: Our vision is that ordinary families in London will be able to afford a good quality home suitable to their needs.

Mission Statement: Our mission is to work with other partners in developing a range of community land trust homes of a high standard which we will sell or rent in London.

Company Objectives:

- To lead the way in creating housing options which are priced by reference to local median incomes in London
- To manage a growing portfolio of permanently affordable CLT homes and a pipeline of developments with a range of development partners
- To provide a comprehensive stewardship service to our residents which offers financial and educational guidance about the CLT programme, with expert help and support if they meet with unexpected financial problems.
- To put in place suitable investment finance to underpin our expansion
- To work with landowners, including councils, churches and other faith communities, as well as residential developers to include CLT homes as a normal part of any redevelopment programme.

We expect to improve and revise these as we do more work in the coming year on planning and strategy for ELCLT.

We work on the principle that no family should have to spend more than one third of its gross income on housing costs - mortgage or rent, insurance, heating, repairs and servicing. We are members of the National CLT Network in the UK and in the USA, where the CLT movement is long-established - one of the achievements of the Civil Rights Movement.

We are set up to help keep housing costs down. Applicants must qualify as low-income without the ability to purchase on the open market in their area. The CLT will assist with finding suitable mortgages for qualifying applicants.



Board members and the Society

Board members are advised of their responsibilities before standing for the board. They also sign a statement confirming that they understand this when they join.

Their responsibilities include:

1. Regularly attend Board meetings (which are normally on the 1st Wednesday of every month) and other important related meetings.
2. Makes a serious commitment to participate actively in sub-committee work.
3. Volunteer for and willingly accept assignments, and complete them thoroughly and on time.
4. Stay informed about ELCLT matters, prepares yourself well for each meeting, and review and comment upon minutes and reports.
5. Get to know other committee members and build a collegial working relationship that contributes towards consensus.
6. Be an active participant in the committee's annual evaluation and planning efforts.
7. Participate in fundraising for the organization.
8. Be willing to actively and responsibly promote ELCLT in the media and in public.

In preparing for the AGM and election of new board members, the current board discussed the requirement that we report on the skills, qualities and experience of board required amongst its member. Three particular needs were identified:

- Finance - this related both to expanding ELCLT, particularly as it is likely to move from grant funding to investment, and to the expertise around appraising new sites and development finance;
- Housing management and development - we need to understand how the housing market works and have high standards in terms of our approach to development and management;
- Marketing and membership - we want to engage our members more effectively, for example through volunteering or involvement in working groups, as well as reaching new audiences.



Policy for admitting new members

The organisation will seek new members by issuing shares to those living or working in boroughs where we plan a CLT development. Our aim is to have 1,000 shareholders in each such active borough.

All members must be at least 18 years of age and agree to be bound by the obligations on them as set out in the Society's rules. When acting as members they shall act at all times in the interests of the Society and, for the benefit of the community, as guardians of the objects of the Society.

A member of the Society is a person or body whose name and address is entered in the register of members as a shareholder.

The members shall be divided into these classes as follows:-

The resident members are those who reside in the CLT homes. Before the first residents take up occupation, this class of membership is reserved for people who live in the neighbourhood of the development.

The community members are those individuals or bodies (such as schools, colleges, churches, mosques) in the borough where the development is being undertaken

The stakeholder members are those individuals or bodies which have an historical or other stake in the development (such as the landowner, the local authority, the sponsoring organisation), and those with special skills which the Board has identified as of particular value

A member shall belong to a class and cannot belong to more than one class but may elect which class to join if the member is eligible to join more than one class of members.

An applicant for a share shall apply in writing to the Society's registered office:

- setting out their reasons for applying and their qualifications in accordance with the Society's policies and in respect of the class of shareholding for which they are applying; and
- pay the sum required to purchase a share in the Society set out in rule C2.1 (which sum shall be returned to them if the application is not approved).

Every application shall be considered by the board in accordance with rule CI 1.

If the application is approved the name of the applicant and the other necessary particulars shall be entered in the register of members. One share in the Society shall be issued to the applicant.

Benefits of Membership

Members enjoy the following benefits:

- Attend General Meetings and have a say in the direction of the Society
- Take part in elections to the Board - both by voting and by standing for election
- Act as guardians of the Objects of the Society and promote its interests
- Receive regular news and events information
- Participate in community led planning and design workshops



Appendix 1 - detail of requirements for an annual report to the AGM

Under rule C17.1 these are “to receive the annual report which shall contain:

- “the revenue accounts and balance sheets for the last accounting period
- “the auditor’s report (if one is required by law) on those accounts and balance sheets
- “the board’s report on the affairs of the Society
- “the board’s statement of the values and objectives of the Society
- “a statement of the current obligations of board members to the board and the Society
- “a statement of the skills, qualities and experience required by the board amongst its members
- “the policy for admitting new members”

Appendix 2 – Notes to the Accounts, year ended 31 March 2014

1 Accounting policies

Basis of preparation

The accounts have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Turnover

Turnover represents the value of gifts and donations received.

2 Creditors: amounts falling due within one year	2014	2013
Accounts payable	3,507	-
Accruals	2,559	1,046
	<u>6,066</u>	<u>1,046</u>

3 Members Equity

This is represented by an initial donation of \$ 1,000.