

Hook Norton Low Carbon

Supporting Sustainable Living

Annual General Meeting
28th September 2017

AGENDA

1. Introductions
2. Report of the committee
3. Financial Summary 2016/17
4. Financial Forecast 2017/18
5. Appointment of Auditor (Rule 52)
6. Application of surplus (Rule 57)
7. Election of management committee
8. Questions / Close of AGM

2. Report of the Committee

Ongoing activities

- Householder / Community Loans
- Investments - Banbury Plant Hire PV
- Car club
- Biodiesel
- E-Bikes

Proposed community housing project

3. Financial Summary 2016/17

2016/17 Income vs Expenditure (to 31/3/2017)

	Actual Income	Budgeted Income	Actual Expenditure	Budgeted Expenditure
Householder loan repayments / advances	£19.5k	£18k	£25.3k ¹	£11k
Community loan repayments / advances	£7.5k	£6k		
Car club operations	£9.3k	£8k	£8.3k	£10k
Bio-diesel	£2.2k	£2k	£4.8k ²	£2k
E-bikes			£1.0k ³	
Admin costs			£4.0k	£4k
Miscellaneous			£1.1k	
Supplier affiliation income	£1.6k	£1k		
Bank and loan interest	£2.0k	£2k		
Capital projects income / expenditure	£2.7k ⁴		£12.8k	£11k
Totals	£44.8k	£38k	£57.3k	£38k

Notes:

1. Larger than anticipated loan approved due to lack of other demand for funds.
2. Higher expenditure than forecast due to re-stocking just prior to year-end.
3. Purchase of E-bikes to continue the service was approved after budget was compiled.
4. FIT and supply income from MPH PV unbudgeted due to uncertainty over the start date.

4. Financial Forecast 2017/18

	Estimated Income	Expenditure Budget
Householder loan repayments / advances	£13.9k	£20k
Community loan repayments / advances	£7k	
Car club operations	£8k	£10k
Bio-diesel	£2k	£2k
E-bikes	£0.1k	£0.5k
Admin costs		£5k
Miscellaneous		£1k
Supplier affiliation income	£1k	
Bank and loan interest	£1k	
Capital projects income / expenditure	£5k	£10k
Transfer to/from reserves	£10.5k	
Totals	£48.5k	£48.5k

The proposed 2017/18 budget will be ratified by the incoming management committee but is likely to be split between new householder loans, community projects and the continuation and development of the car club and bio-diesel facilities in accordance with the current society strategy. Although expected cash income is around £38k, a top-up from reserves is proposed to allow a budget of £20k to be assigned for loans due to anticipated demand and £10k for capital projects which would allow for initial feasibility study costs arising from the proposed community housing project. Any commitment to major capital expenditure will be ratified by the incoming management committee and, if deemed necessary, by the membership by way of an EGM.

5. Appointment of Auditor

Proposed Resolution

HNLC Ltd will apply audit exemption in accordance with Rule 52(b)

If the above resolution is passed, it is proposed to reappoint Abraham & Dobell as reporting accountant for the current year

6. Application of Surplus (Rule 57)

Proposed Resolution

100% to the continuation and development of the Society

0% to making payments for social and charitable purposes

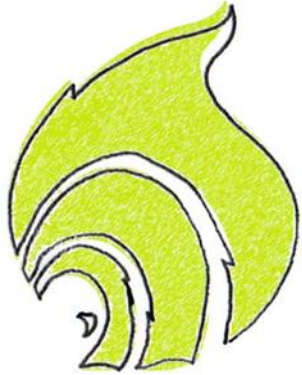
7. Election of Management Committee

Thanks to Richard Averill, Paul Cooper and Iain Mortimer

NOMINATIONS

Charlie Luxton	Current Chairperson for HNLC
Tim Lunel	Current Secretary for HNLC
Mike Richardson	Current Treasurer for HNLC
Jem Hayward	Existing Member of Committee
Frank Lucas	Existing Member of Committee
David Newton	Existing Member of Committee
Bethan Dennick	Existing Member of Committee
Catherine Hayward	Existing Member of Committee
David Shepherd	Existing Member of Committee
Catherine Ryan	New Nomination

PS. Option to be co-opted



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Questions?

Thank You !

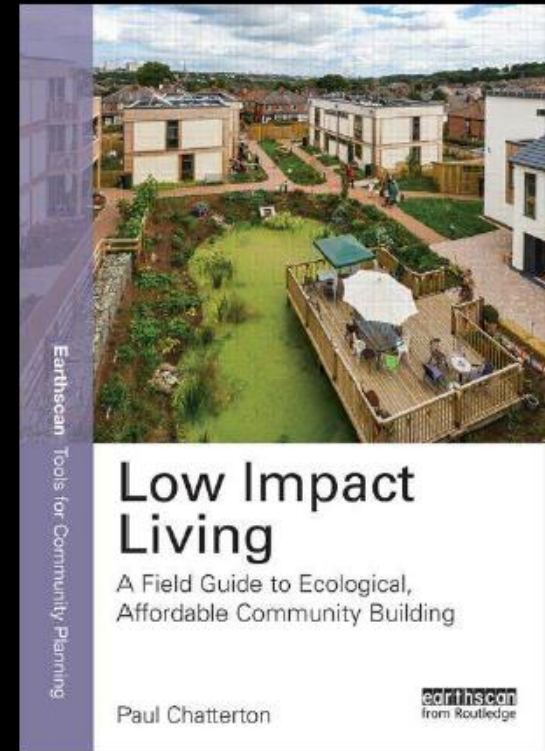
How did we get to this point ?

1. HNLC Objected to the Taylor Wimpey (TW) application on the basis of increased transport emissions and lack of clear sustainability / meeting local needs
2. After permission was granted sought to work with TW and CDC to design the affordable housing element.
3. Survey of priorities of HNLC members in 2016 identified sustainable housing for the community as the top priority action.
4. AGM in 2016 confirmed this was the area that members wanted us to investigate – suggested focus might be “right-sizing” as much as affordable housing.
5. Signed MoU with [CDC](#) to investigate options in July 2017 (CCLT).
6. [Low Carbon Hub](#) likely to fund feasibility study – July 2017
7. TW agreed in principle to “nominal” sum for “ransom strip”

LILAC: Low Impact Living Affordable Community, Leeds

The UK's first affordable ecological cohousing project: a community of 20 households and a common house, based in Bramley, West Leeds.

Using land originally owned by the council they formed a MHOS (Mutual Home Ownership Scheme)



OWCH

Older Womens Cohousing Group

25 flats ,17 for sale, 8 for social rent
Women of 50 or over



Graven Hill, Bicester



What is Self Build?



Extract from 'A right to build'
Sheffield School of Architecture



CDC Land, The Bourne, Hook Norton

FOR ILLUSTRATIVE PURPOSES ONLY,

Drawn By: Amy Howells Date: 27/06/2017 Scale: 1:659

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**This is what it could look like in
outline...**



- 7 self build units
- Communal allotments
- Large shared communal space
- District heating, greenhouse, bike and tool store
- Full solar access for PV roofs to charge cars and bikes



- 11 units
- Communal allotments
- Large shared communal space
- District heating, greenhouse, bike and tool store
- Full solar access for PV roofs to charge cars and bikes

What demand is there for self build?

30% want to do a self build within five years

Six million are investigating if they can do a project in the coming few years

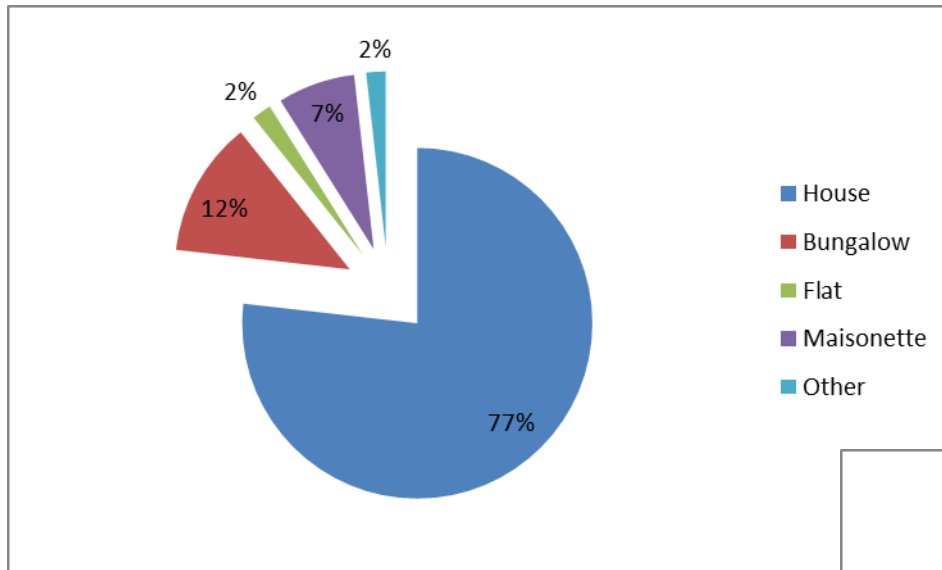
One million are currently searching for a plot

One in four keen on being involved in a group self build

NaSBA

Demand in Hooky ? Community Survey

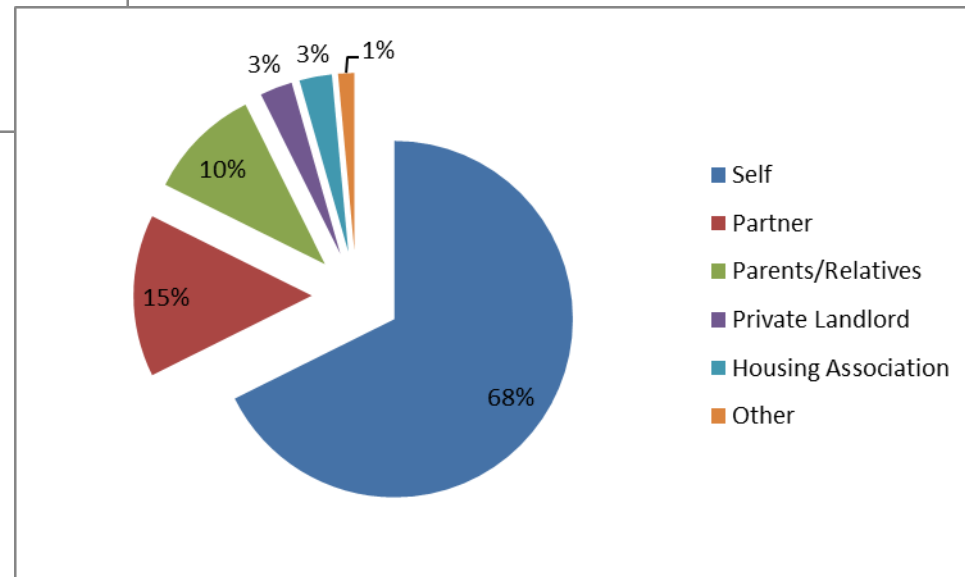
What type of home do you live in?



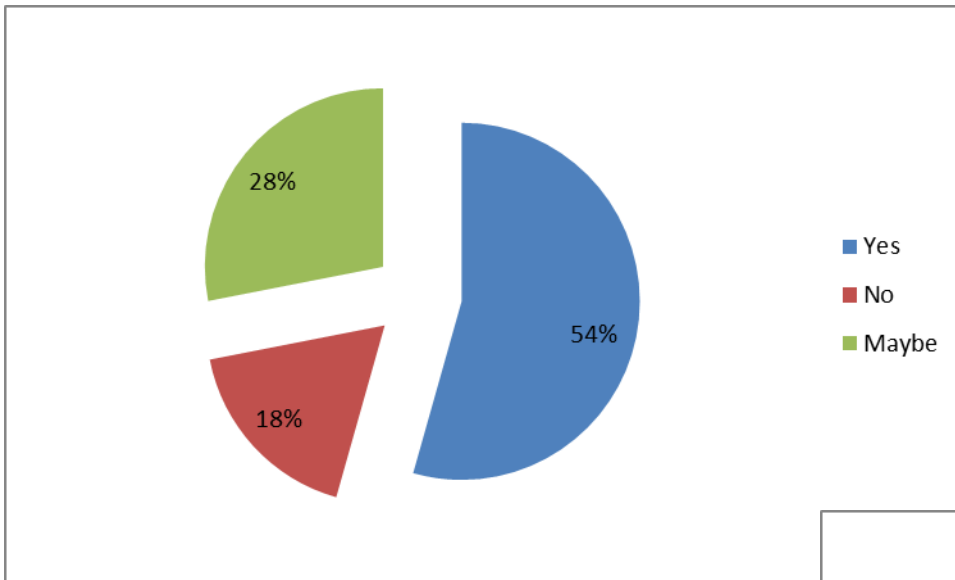
NB. Result from Ardley for illustration

General Questions for everyone

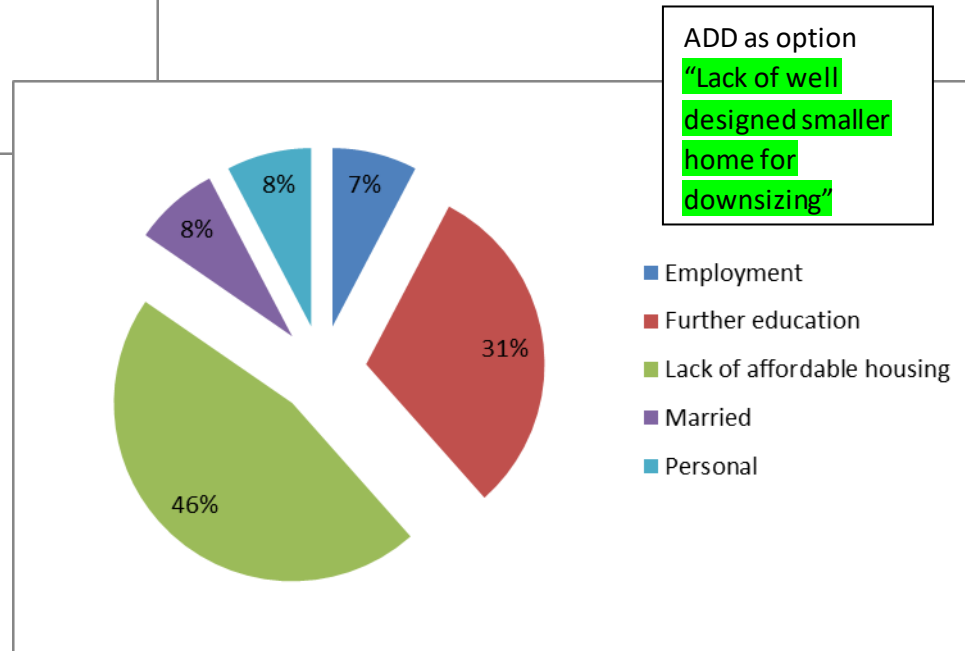
Who owns your home?



Would you support a small development of community housing in Hook Norton if there was a proven need from individuals or families with a genuine local connection to the parish?



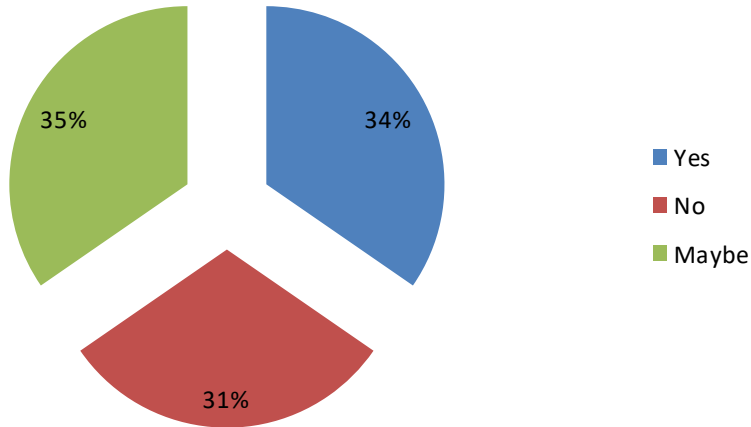
Are you supportive of the principle ?



ADD as option
 "Lack of well
 designed smaller
 home for
 downsizing"

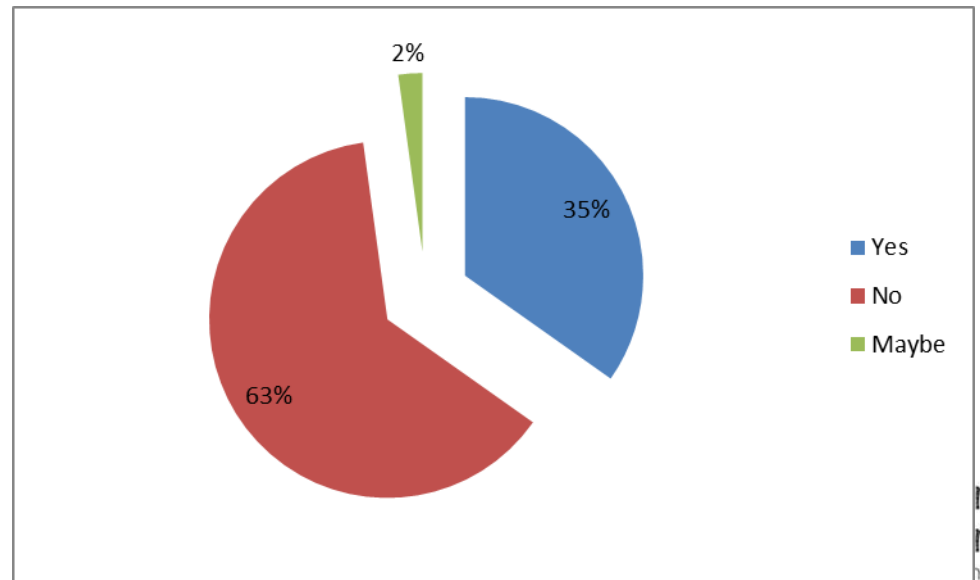
Have any members of your household left the parish in the last few years? If so why did they leave ?

Would they return if there was affordable / well designed smaller housing for downsizing in the village?

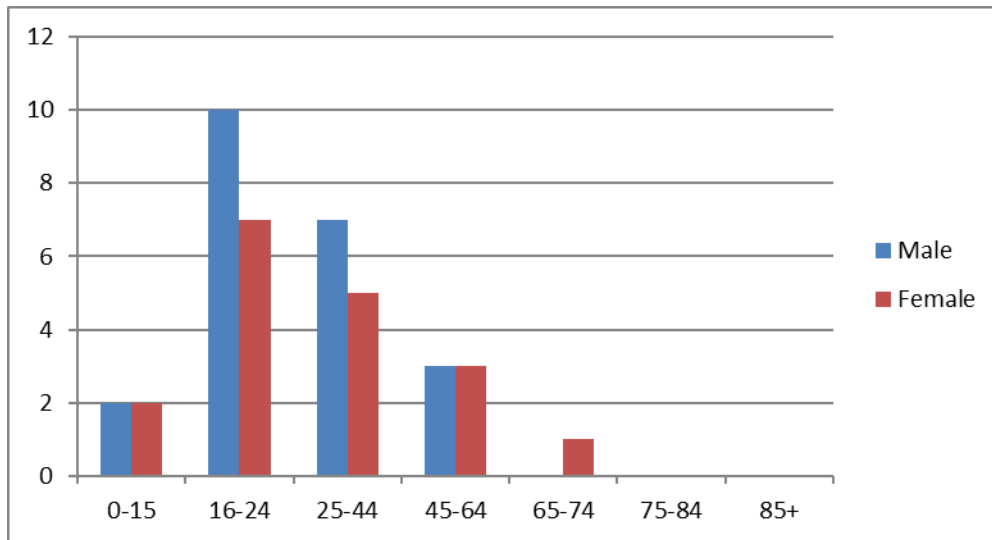


Are you supportive of the principle ?

Does anyone living in your home need a home now or in the next 5 years?

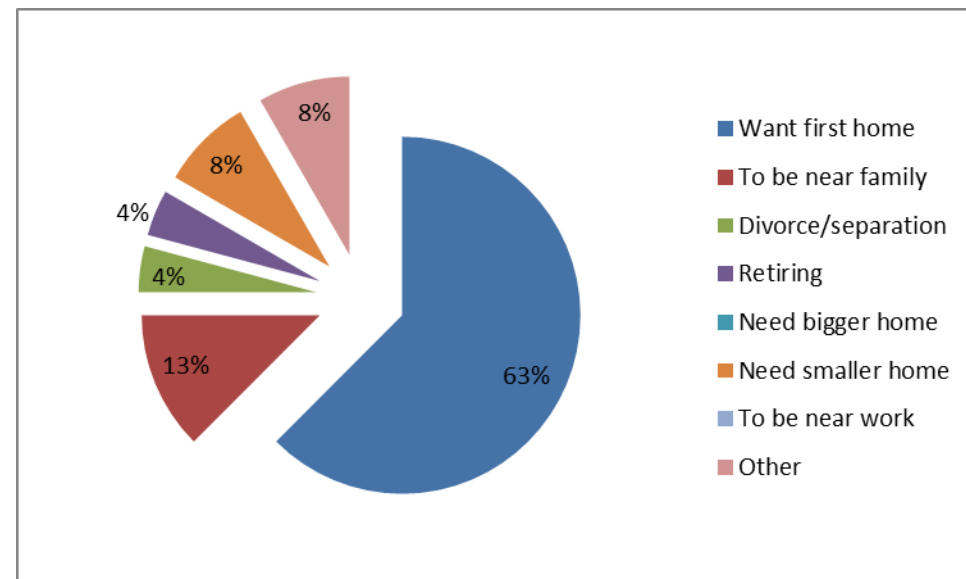


How many people in each age group would live in the new home?

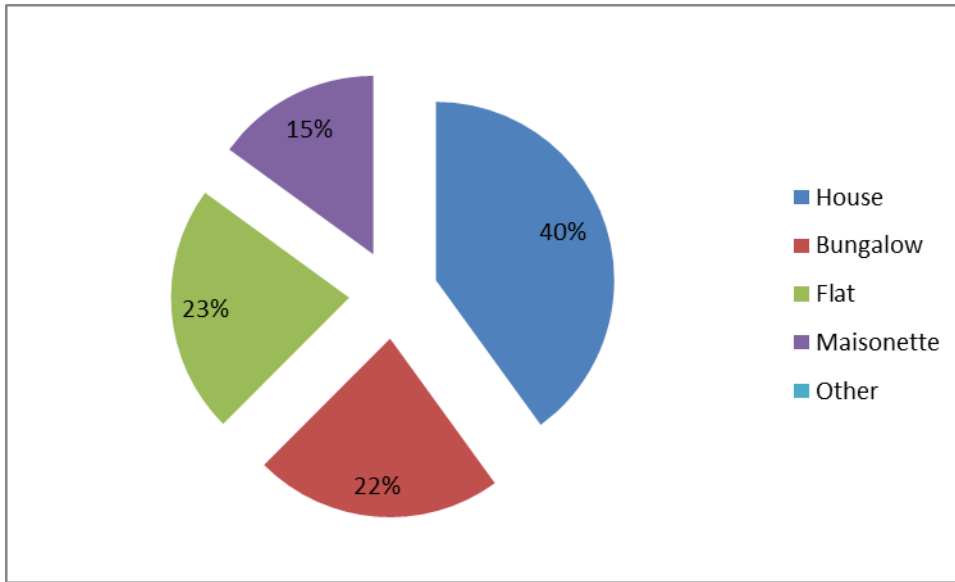


Do you have a specific need ?

Why do you need a new home in this parish?

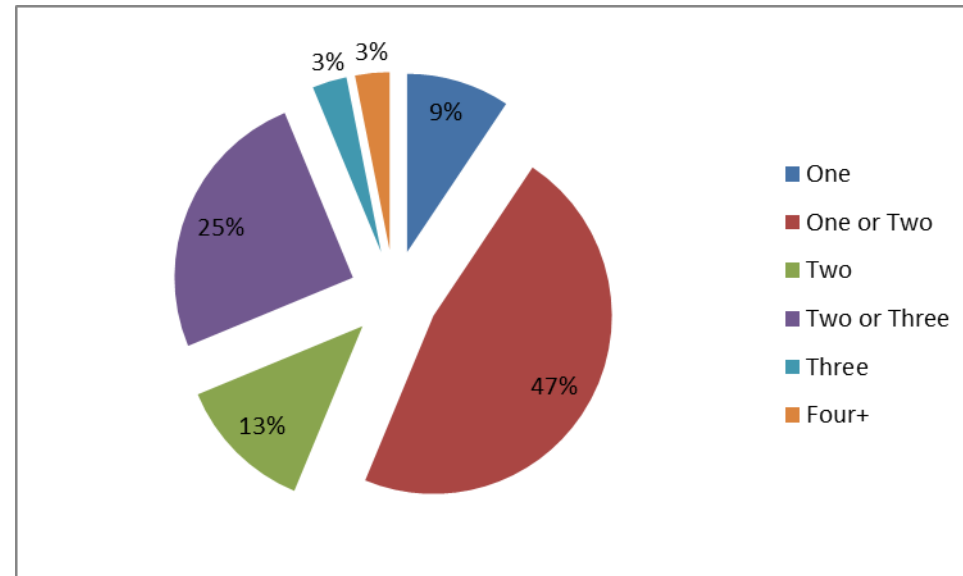


What type of home would best meet your needs?

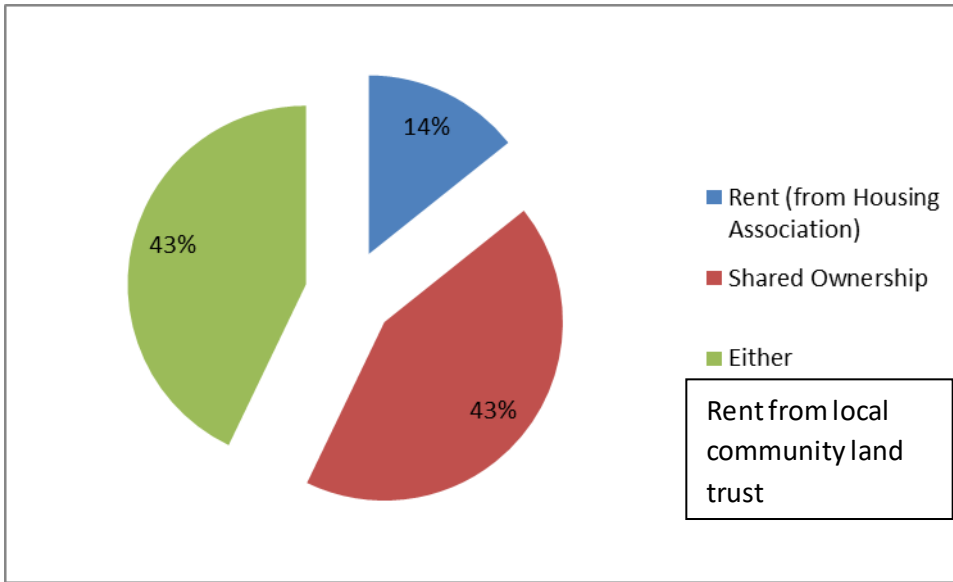


Do you have a specific need ?

How many bedrooms does your household require?



Which of the following would be best for you?



Do you have a specific need ?

Do you live in the parish at the moment? If yes, how long have you live in the parish (in years)?

