



# Langford Village Community Association AGM - Minutes

Thursday 14<sup>th</sup> September 2017

**Attendees:** Approximately 100 residents of Langford Village were present, making the meeting quorate (list on file).

**Invited Guests:** Sergeant Kerry O'Leary, PCSO Val Guest, Karen Curtin, Jeff Lothamer

**Apologies:** Cllr Nick Cotter, Paul Tysoe (CDC).

## 1. Welcome

Outgoing Chairman Mike Oke welcomed everyone to the meeting and explained the proceedings. Mike thanked Ted and Mya Kingston for organising the refreshments. He also highlighted that anyone who lives on Langford is welcome to attend the regular LVCA meetings, which are held in the hall on the 3rd Monday of the month at 8:15.

Mike also confirmed that the previous Trustees had stepped down, and that our local councillors Dan Sames, David Anderson and Nick Cotter have volunteered to take on the role of Trustees. Mike expressed the committee's thanks for the outgoing and incoming Trustees.

## 2. Approval of the 2016 AGM Minutes

The minutes were approved with no amendments.

Proposed: Carole Hetherington

Seconded: William Patience

## 3. a. Chairman's Report

Presented by Mike Oke – see Appendix I. Mike indicated the recent hall developments achieved by the committee; new internal and external storage, and a heated case for a defibrillator, with the defibrillator itself due to be installed in the next few weeks. He thanked the generosity of the Lions Club of Bicester. Tony Hallas of the Lions Club explained that they chose to donate defibrillators to local communities in celebration of Lions International's centenary. They selected Langford because of the generosity the estate has displayed during previous events. Tony also advised that the committee will need to check the defibrillator and report the status to the ambulance service once a month.

Mike introduced the current committee and confirmed that he is stepping down from the committee. He also thanked two other committee members who are standing down this year; Ted Kingston and Steve Clack. Mike invited any Langford residents to join the committee, particularly anyone able to work on improving the Langford Life website.

### b. Treasurer's Report

Presented by Jean Coker – see Appendix II and Appendix IIa. The overall balance at the end of the year to 31st March 2017 was £29,986.86, which is £1,082 less than last year. Primary expenses this year have been hall redecoration, purchase of new chairs and a donation to the FLTR coffee shop funding appeal. Jean has managed to recover a significant amount of money by overhauling the utility accounts, obtaining refunds and better tariffs. The ambitious hall remodelling work has taken place since March, so will impact on next year's accounts.

Currently the Hall is used for 37 hours per week (Mon-Fri) by 15 regular organisations. It is also frequently used at weekends. Again this year, hire prices have remained at the same level.



#### **4. Approval of Revised Constitution**

Matt Phillips explained that the Constitution was being revised to bring it in line with the LVCA's current practices. Changes include:

- Clearer definition of the area served by the LVCA.
- Enhanced objective to lobby local authorities to improve physical infrastructure.
- Making the Constitution less prescriptive on certain procedural matters.
- The use of Internet Banking for small expenditures.

The revised Constitution was Proposed by Dom Cotter and Seconded by Dan Sames. By show of hands, all were in favour and none objected, thereby achieving the two-thirds majority required to pass the new Constitution.

#### **5. Election of LVCA Committee Members**

Nominees:

Chairman	Rich Ponsford
Vice Chairman	Andrew Smith
Treasurer	Jean Coker
Secretary	Matt Phillips
Hall Manager	Bob Rudge
Website	Bob Rudge
Highways & Development	Carole Hetherington & Richard Kingshott
CPRE	John Broad
Hall Development and Grants	Carole Hetherington

Elected en masse. Proposed: William Patience. Seconded: Ellie Thompson. By show of hands, passed unanimously.

Incoming Chairman Rich Ponsford expressed his own thanks for the sterling work done by Mike and Ted over many years, and wished them well in their future endeavours.

#### **6. Hall Development and Grant Applications**

Carole Hetherington described the remodelling work that has recently been completed to make better use of the available space. The office, which was rarely used, has now been replaced by a storage area for chairs, tables and other large equipment, leaving more usable space in the main hall. Further plans include:

- Enhancing the entrance hall
- Sorting out the materials in the kitchen
- Replacing tables (at approximately £1000 per stack)
- Replacing the floor (at approximately £10,000)

Spending so far has drawn from the LVCA reserve fund, but this won't be able to cover all future spending. Consequently, Carole has started applying for grants from various organisations.



However, to maximise opportunities, Carole asked for people to come forward with other suggestions of organisations that may be interested in supporting the LVCA. One question was raised:

**Q: Do the tables really need to be replaced? Can money be recovered by selling them?**

A: There is a lot of wear and tear, so the tables should be replaced. However, they will be sold; a couple of parties have already expressed an interest.

**7. Neighbourhood Policing**

Sergeant Kerry O'Leary and PCSO Val Guest confirmed that there had been three recent burglaries and nine thefts from cars. In five of the cases, the cars had been left unlocked. They then invited questions on any areas of concern:

**Q: Why is there no Neighbourhood Watch?**

A: There are Neighbourhood Watches around Langford, but Sergeant O'Leary has found that the coordinators have not been active recently. The local policing team are trying to work with the existing coordinators to improve this situation, and request more volunteers to come forward. Ellie Thompson pointed out that a previous, Langford-wide, scheme had not been successful because the estate was too large, and that separate arrangements for each street may work better.

**Q: How does Neighbourhood Watch work?**

A: Ideally, there would be a Coordinator for each street, who would be known by everyone on that street. If anyone witnessed criminal activity, they would advise the Coordinator who would share the information with the other residents and with the police. The Coordinator would also disseminate information provided to them by the police.

**Q: How does the crime rate on Langford compare to the rest of Bicester?**

A: The Langford crime rate is generally low in comparison to the rest of Bicester.

**Q: Are there any identifiable themes to the three burglaries?**

A: Unable to comment on individual circumstances, but at least one involved a rear door being smashed to gain entry. Typically, they have been at times when there have been no cars on the driveway. The houses affected have been close to main roads, which suggests the perpetrators are from outside the area. General recommendations are to try to make the house appear occupied, for example through the use of timer switches. Avoid advertising on social media that you are on holiday.

**Q: What has been the police response to the recent burglaries?**

A: An increased presence in the area, and signs to indicate this.

**Q: There seem to have been numerous other petty crimes recently, such as theft of scooters and theft of a cat.**

A: Whilst these crimes are difficult to resolve individually, sharing this information with police allows them to build a picture and may help catch the perpetrators.

**Q: There has been a report of drug taking on Gavray Drive.**

A: Police were not aware of this, and said they will investigate.



## **8. Graven Hill**

Presented by Karen Curtin, MD Graven Hill Development Company Ltd – see Appendix III for the presentation. Points of interest from the presentation:

- Karen is keen to learn lessons from the LVCA about how to set up a community hall and community association.
- The Grand Designs programme is not set to air until summer 2018.
- A Plot Shop has opened in central Bicester, beneath the library.
- Site tours are available for potential developers and local residents.
- The woodland will be preserved, so that it will remain as a place of interest/amenity.
- Graven Hill is promoting off-site fabrication, and trying to encourage this type of industry in to the area.
- The Rodney House roundabout will be signalised and pedestrian access around the roundabout will be improved.
- There will be a new primary school and local centre.
- 85% of the planning applications are going through an accelerated 28 day process.

**Q: Will the roundabout signals be part-time? They should only be required during peak times.**

A: This will be an Oxfordshire County Council Highways design decision.

**Q: Will there be more than one entrance to the Graven Hill estate?**

A: Yes, there will be an additional roundabout further east along the A41, also linked to the proposed South East Relief Road.

**Q: Has any thought been put in to the types of employment offered by the planned commercial units? We want to avoid more warehouses.**

A: Skilled labour and engineering are being prioritised. There has been no interest so far from warehousing.

**Q: How is pedestrian/cycle connectivity to the town being promoted?**

A: The development company is aware of an existing underpass beneath the A41 that they want to re-establish. Cycle routes will also be promoted.

**Q: How will vehicle movements accessing the construction sites, and later the commercial units, affect the estate's residents?**

A: During construction, site access roads will be planned to avoid impact on the early residents. Later on, the separate access from the A41 will direct commercial traffic away from the houses.

**Q: Will air quality be worsened by the addition of more vehicles?**

A: Councillor Dan Sames commented that CDC does have an Air Quality Policy, although he is not familiar with the detail.

There was also a comment that the introduction of new utility connections to the new estate may be an opportunity for residents to ask utility companies to enhance Langford's connection. This may help improve the recent broadband issues people have been experiencing.

## 9. FLTR Coffee Shop

Jeff Lothamer thanked everyone for their support since the coffee shop opened. In the last 5 months, he's met hundreds more people than he had in the previous 5½ years living in Langford. Jeff has taken on more than 10 employees since the shop opened. The business is not yet profitable, but it is heading in the right direction.

Christie Lothamer is enhancing her role as Community Coordinator. There will be a board game night every fortnight during autumn, and there will be other late openings on Fridays. As part of their mission to support people in the local community, FLTR has donated to Langford School, MacMillan and the local football club, as well as being the launch venue for the Bicester and Banbury Refill Scheme.

## 10. Planning Developments

Carole Hetherington gave updates about a few local developments:

- Wretchwick Green: The developer is working with CDC to overcome environmental challenges. They are hoping to have Planning Approval by the end of 2017.
- Gavray Drive: Oxfordshire County Council have agreed that it is a 'failed road'. Dan Sames confirmed that OCC intends to undertake structural patching in late October, but that a full reconstruction will have to follow later.
- The retail park near the Esso roundabout is expected to be built within 18 months.
- The LVCA's Richard Kingshott has provided invaluable input to the new town wayfinding scheme.
- Carole asked for everyone to help resist the construction of further warehouses by objecting to Planning Applications for these types of development.

## 11. Any Other Business

a. Councillors Dan Sames and David Anderson provided a quick update about local amenities.

After previous re-surfacing of the stretch of Peregrine Way adjoining Kestrel Way, Ravencroft and Swansfield, the remainder of Peregrine Way is due to be repaired on the 13<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> October, although Dan warned that it will be a micro-asphalt surface treatment, and not full reconstruction.

The painting of the double yellow lines on Mallards Way has been delayed again to October. Dan and David are working to ensure there is no further slippage. CDC have promised the verge will also be repaired.

The planning committee rejected Gallagher's planning application for Gavray Meadows due to the lack of an Environment Management Plan.

Some of the bins around Langford Lake have been replaced, with replacement of the remainder of the bins and repairs to benches in the pipeline.

Dan and David have been campaigning for the play areas in Langford to be renewed. Other play areas around Bicester need similar work, but Langford is understood to be second in the list.

As highlighted by William Patience, many residents would benefit from bus shelters in Langford. Dan and David support this idea, and are working with the county council to develop it.

**Q: It is rumoured that there had been an offer by a non-public body to fund barriers for Mallards Way, but that this had been rejected by the council.**

A: Dan said he had not heard of this happening.



**Q: It is understood that CDC is proposing an additional PCSO to patrol traffic hotspots in Banbury and Bicester.**

A: Dan and David have proposed that Mallard's Way is on this list.

**Q: Have the Talisman Business Park been approached about their staff parking dangerously on Mallards Way?**

A: Carole Hetherington confirmed that she and Richard Kingshott had patrolled the area some months ago and taken registration numbers to Talisman. In the short term they had seen a reduction in car numbers, but this has gradually increased again.

**Q: How can residents draw the council's attention to individual instances of minor damage, e.g. broken kerbs?**

A: The county council has a team to address minor works that don't normally get covered by the main renewals programme. Residents are advised to contact Dan or David with information about any damage.

**b.** John Broad took a few minutes to promote the work of the Campaign to Protect Rural England (CPRE), and to encourage new members to join. He highlighted the following current issues:

- The CPRE has helped to set up the Need Not Greed Oxfordshire campaign to challenge Oxfordshire's economic growth strategy.
- Three options are being considered for an Oxford-Cambridge Expressway. Depending on the option chosen, this could have a significant impact on Bicester.
- The CPRE favours East-West Rail as a cross country transport option.
- Gavray Drive wildlife site is becoming overgrown and risks losing ecological viability. Gallagher rejected Bicester Green Gym's proposal to maintain the area. This is perceived as a tactic to lessen the developers' environmental commitments.
- Everyone has the opportunity to comment on the Oxfordshire Infrastructure Strategy and Oxford City Local Plan.

**c.** Rich Ponsford brought up the issue of inconsiderate and dangerous parking during school drop-off and pick-up. Rich asked for everyone to please try parking safely and responsibly, and avoid driving to school at all if possible.

**d.** Rich also raised an issue on behalf of Pat Clissold, who was not able to attend. Pat has become aware of an unidentified thudding noise between 1am and 7am, and asked attendees to raise their hands if they had noticed it. Three people raised their hand, although one later concluded they were referring to a different noise.

**e.** No update was available on the likely new location for the medical centre.

## Chairman's Report

September 2017

We've been very busy on the committee this year. Some of you may have noticed the new doors... and, more importantly, the lack of Judo mats, tables etc at the back of the hall. Tackling the lack of storage has been part of our on-going hall development plans, which Carole Hetherington will be elaborating on later. We also have a sparkling new shed in the garden for storage there too.

Many of you might have seen the defibrillator outside the front entrance as you came in. At present this is just an outer casing – the actual defibrillator will be installed shortly. This is courtesy of the Lions Club of Bicester and we are most grateful for their generosity. I want to personally thank Tony Hallas for all his hard work in getting this agreed and installed, and our very own Bob Rudge for his considerable work too. It's great to know that such an important piece of medical equipment will be available to the residents of Langford.

The main purpose of the Langford Village Community Association is to run and look after the hall for the benefit of the community, but in recent years we have assumed a much wider role, as we will be hearing about later.

I am standing down from the LVCA, but the committee is in better shape than ever to move forward, as you will see when I introduce these fine people alongside me.

I've been on the committee for 12 years, mostly as secretary, but in the last couple of years as chairman, so I'd just like to reflect on a little on that time.

- Firstly, I am delighted that the hall is so well used by such diverse groups in the community – from Toddlers to the WI, Pilates, Aikido and Slimming World, ballet, and of course Cubs, Brownies and Rainbows and

so much more. 300+ people using it every week, plus private parties at weekends.

- The hall is also in better shape than ever. We've made significant improvements and more are yet to come – which Carole will talk about.
- The finances are strong, and in Jean we've not had such an active treasurer for many years.
- Quite apart from the hall, the committee is active on a range of issues in the wider community, speaking up for Langford as Bicester continues to mushroom. We'll be hearing about these later.

However, there are two particular initiatives I am most pleased to have assisted with:

- The Lollipop Crossing patrol, which has been operating for a few years now. It took a good deal of effort to get it going, and I think you'll agree that Jane did a brilliant job. We are looking forward to welcoming her successor soon. I also must thank Dan Sames for his help in securing funding earlier in the year when it looked like it would be stopped – thank you Dan.
- The FLTR coffee shop. Whilst this is not an LVCA initiative (although we have helped with funding) some of us on the committee have been active in a personal capacity and it has been a great asset to the community. Again, we look forward to hearing more about it later.
- Finally, I am delighted by the strength, the commitment and the calibre of the committee – it has never been so strong and we are all very lucky to have such people giving up so much of their time. Langford is in very good hands.

Before I introduce the committee, I would like to thank two people who are standing down. The first is Steve Clack, who has done a great job over the past



couple of years as the editor of Langford Life. Thank you Steve for such a fabulous job.

The other is Ted Kingston, who has been on the committee for far longer than anyone can remember... even Ted. We think it's 18 years. Wow! Initially he helped with the Langford Life, but he's done umpteen things over the years, for past few years serving as Vice Chairman. He's been a real stalwart, and I've appreciated his support and friendship... particularly down the Nightingale after the monthly meetings.

Active to the very last, Ted and Mya are doing the refreshments tonight. We hope you come back next year to do the same!

\* \* \* \* \*

OK – so let me introduce the committee, which shows a little of the work we do. If you feel that would like to join the committee, have a chat with one of us afterwards. We would particularly like to hear from someone who can help revamp the website, but all volunteers are welcome.

Our Chairman elect is Rich Ponsford. You will have witnessed Rich's fine work as the designer of Langford Life. But Rich does so much more, and he has some great ideas for his time as Chairman. He's a fine man and I cannot recommend him highly enough. The LVCA will be in great hands under Rich's stewardship.

Standing as Vice-Chairman is Andrew Smith. If you've read any of the articles in Langford Life about the train network, that's the fine work of Andrew. Andrew is one of the newer member on the committee, but he's done some great work and looking to do so much more.

Matt Philips, our Secretary, keeps us all in order and does an excellent job with the minutes, health and safety, and so much more. If you have given us your email addresses, Matt will also ensure that you receive a record of this evening's

proceedings. Thank you Matt, particularly for your sterling work on revising the constitution – top job.

Our Treasurer is Jean Coker, who in 18 short months has revitalised the role. Tenacious, efficient, professional and able, you don't want to be a sloppy utility provider when Jean takes up the case. She has been immense in does an excellent job. You will be hearing from Jean shortly.

Carole Hetherington, Richard Kingshott and John Broad have all been very active in looking after Langford's place in the wider community, making representation to the Town Council and Cherwell District Council on road infrastructure, new housing developments, warehousing, parking issues and lots more. John also heads up CPRE locally, and Richard has a background in council planning. They both have a brilliant eye for detail... but just don't mention blue lines to Richard!

Carole has been an able spokesperson for these issues, but this year she's also assumed the role of overseeing development of the hall. She has great plans for further improvements and I cannot thank her enough for all her hard work in overseeing all this. It has involved dozens of hours and much dogged determination – thank you Carole.

This leaves just one man, Bob Rudge. It is not overstating the case to say that the hall would not function without Bob. There are not many days when Bob is not at the hall, sorting all manner of problems and making sure that everything runs smoothly. Along with Carole he has overseen all the recent developments, as well as coordinating the installation of the defibrillator. As if he has nothing else to do, Bob also looks after the website and organises the distribution of the Langford Life and occasional mailings, like the flyer for this evening's meeting. Thank you so much Bob.

Mentioning the distributors – we value their work and thank them also. If any of you would like to help with this, please see Bob afterwards.

Please bear in mind that all these people are volunteers, and we love to hear feedback, but hopefully positive as well as negative.

I must point out that the Langford Community Group on Facebook is nothing to do with the LVCA. Some excellent things are posted there, but it's not always the most appropriate forum for discuss all issues – not least because some people are quick to make comments without thinking them through – and which can be ill-informed and hurtful. Members of the committee here can be contacted through the Langford Life Websites, which is [Langford Life.org](http://LangfordLife.org), and, of course, at our monthly meetings, here on the third Monday of the month at 8.15. All residents are welcome.

Thanks must also go to Jayne for cleaning the hall, Micky for much of its upkeep and Pete Stoddard our auditor. Finally, I want to thank all those who run various activities in the hall for the benefit of our vibrant community. Most of these people are volunteers who contribute selflessly, often over many many years, to make Langford a great place to live. The Park Run on Saturday mornings is another wonderful asset to Langford, and the dog walkers are particularly friendly. Let's make it friendlier still. It's lovely to receive a smile and a cheery 'hello' from time to time. Long may it continue.

Thank you all.

# Langford Village Community Association

## Treasurer's Annual Report 2016/17

The Association's accounting year runs from April to March, so this report covers our accounts for the year ending 31<sup>st</sup> March 2017. As usual, the accounts have been independently verified a full copy is available for anyone to welcome to look at in more detail at the end of the meeting. Everyone should have a summary in front of them which I'll now run through with a bit more explanation:-

Our overall balances at 31<sup>st</sup> March showed a reduction of £1082.64 when compared with the previous year.

The money is held across 3 accounts – the bulk of it, some £23,600 is in A/c No.5 the Reserve Fund, a (so called) savings account, earning a very small amount of interest. There were no other entries on this a/c last year.

The No. 1, Magazine account is used for the income & expenditure when we issue Langford Life. Last year, we received a grant from Cherwell Council which was used to cover some of the printing costs & that together with the income from adverts meant the final balance increased by some £495 to £1530.

Lastly we have the No.2, Hall account to cover the day to day running of the Community Centre. The final balance of this account (£4790) shows a reduction of £1589, mainly caused by us having had the hall redecorated & then purchasing the new chairs. We also made a donation to the Filter Coffee shop funding appeal. These one-off costs amounted to some £4600 but by overhauling our utility accounts, obtaining refunds & better tariffs I managed to claw back approx. £1700 & also reduce our Utilities costs by another £700, thereby minimising the overall reduction.

Since the spring we've embarked on a fairly ambitious renovation programme so this year's accounts will look markedly different. We always aim to keep our rates of hire as reasonable as possible & happily at the moment the hall is used for 37 hours during the week by 15 different groups, leaving the weekends for private parties. This is welcome news for us as maintaining the hall in good order doesn't come cheap. So please continue to enjoy our facilities & support the groups who use the hall.

Langford Village Community Association  
**Balance sheet for the year ended 31st March 2017**

<u>Account balance:</u>	<u>@ 01/04/2016</u>	<u>@ 31/03/2017</u>	<u>Surplus/Deficit (-)</u>	<u>Bank</u>	<u>O/S Invoice</u>	<u>Invoices accrued</u>	<u>Revised Bank</u>
	£	£	£	£	£	£	£
No 1 - Magazine account	1,035.63	1,530.85	495.22	1366.85	0.00	164.00	1,530.85
No 2 - Hall account	6,379.83	4,790.26	-1,589.57	5187.01	396.75	0.00	4,790.26
No 4 - Fundraising account	0.00	0.00	0.00	0.00	0.00	0.00	0.00
No 5 - Reserve savings account	23,653.94	23,665.75	11.81	23665.75	0.00	0.00	23,665.75
No 6 - Hall improvement savings account	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	<u>31,069.40</u>	<u>29,986.86</u>	<u>-1,082.54</u>	<u>30,219.61</u>	<u>396.75</u>	<u>164.00</u>	<u>29,986.86</u>
Overall Deficit for the Year		<b>-1,082.54</b>					

# Langford Village Community Association Constitution

## 1. NAME

The name of the organisation shall be: “Langford Village Community Association”, abbreviated where necessary to “LVCA”.

## 2. OBJECTIVE

a) To protect and promote the well-being of the residents of the Langford Village Development and adjacent settlements (broadly defined as the area bounded by the A41, A4421 and the railway). To liaise, lobby and collaborate with the local authorities and voluntary organisations in a common effort to advance education, provide facilities for physical and mental training and recreation and social, moral and intellectual development; to further health and foster a community spirit for the achievement of these and other charitable objects.

b) To liaise, lobby and collaborate with the local authorities for the improvement and enhancement of the physical infrastructure of the community for the benefit of all users.

c) To efficiently manage a community centre for activities promoted in the furtherance of the above objects. The Association itself shall be non-party in politics and non-sectarian in religion. The community centre building and the land on which it sits shall remain the property of Cherwell District Council.

d) To furnish such returns and information to any authority as and when required, provided such returns and information is within judicial bounds and/or is in the interests of the Association.

## 3. DUTIES

In pursuing the objectives listed herein, the Association will undertake various duties, including but not limited to:

a) Addressing environmental matters within the community, including but not limited to street cleaning, maintenance, noise, traffic, planning and proposed developments affecting, or potentially affecting, the community, liaising with the appropriate authorities as necessary.

b) Developing, encouraging and promoting efforts by the Association or other parties (groups or individuals) that are in furtherance of the above objectives.

c) Managing and being responsible for all aspects of the administration, day-to-day running and income generation of the Community Centre.

## 4. MEMBERSHIP

a) Membership shall be open to:

(i) Individuals of 18 years and over living in the area of benefit.

(ii) Individuals over 18 living outside the area of benefit, who shall be called Associate Members and who shall not have the right to vote at General Meetings of the Association.

(iii) Affiliated groups, which shall be such national, international and local voluntary or non-profit distributing organisations, whether corporate or unincorporated, as are interested in furthering the said work.

(iv) Representatives of local councils in whose administrative area the Association lies.

b) Sections shall be such groups of individual members as may, with the permission of the General Committee (here-in-after mentioned), be formed within the Association for the furtherance of common activities. The General Committee shall determine the terms of reference and powers of each such Sections, and may also determine the duration of its activities.

c) Each member organisation as set out in clause 4 (a) (iii) and (iv) and each Section established in accordance with clause 4 (b) shall appoint one individual person to represent it and vote on its behalf at meetings of the General Committee and at General Meetings of the Associations. In the event of such individual person resigning or otherwise leaving an organisation, he or she shall forthwith cease to be representative thereof. The organisation concerned shall have the right to appoint a new representative, informing the Secretary in writing.

d) Termination of Membership: The General Committee shall have the right for good and sufficient reason to suspend or to terminate the membership of an affiliated group and or an individual representing an affiliated group. The individual and affiliated group shall have the right to be heard by the General Committee before the final decision is made.

## 5. GENERAL ORGANISATION AND MANAGEMENT

a) The overall management of the Association and Community Centre shall be vested in a General Committee (GC), which will comprise of up to fifteen members including elected officers (see 6).

b) The election of the Committee shall take place annually at the Annual General Meeting (AGM). Nominations shall be accepted from 14 days before the AGM and closed at the beginning of the AGM.

c) The General Committee shall have the power to co-opt members as they feel necessary.

d) The General Committee (of whom one third currently serving shall form a quorum) shall meet monthly, or more frequently if necessary.

e) If an elected committee member by his/her actions or failure to act, is adjudged by the full General Committee to not be fulfilling his/her role or is bringing the Association into disrepute he/she may be removed from office by a majority vote.

f) The General Committee may, from time to time, appoint one or more Sub-Committees to take responsibility for specific matters. Each Sub-Committee will include at least two members of the GC. Each Sub-Committee will report to the GC and seek approval for any matter that may be deemed LVCA policy. Where financial expenditure is required, this shall be provided out of LVCA funds as agreed by the GC.

## 6. OFFICERS

a) The Association officers shall include a Chairman, a Vice Chairman, a Secretary and a Treasurer. Any of the elected officers are authorized to act as Vice Chairman of the GC in the absence of the Chairman.

b) Election of these officers shall take place annually at the AGM (see 5 and 10).

c) In the event of a vacancy occurring among the officers, a replacement will be nominated from the Committee at the next meeting of the GC or earlier as deemed necessary.

d) At each Committee meeting the principal officers will present reports for their areas of responsibility.

## 7. FINANCE

- a) The financial year of the Association shall be 1st April to 31st March.
- b) The bankers of the LVCA shall be Lloyds Banking Group, or any other financial organization approved by the GC, to where all funds and monies of the Association shall be paid. Reimbursement of authorised Committee expenses not exceeding £150 plus payments for regular hall management & maintenance shall be paid via on-line banking by the Treasurer. All other payments shall be made by cheque & shall be signed by two of the officers of the Association; any changes to paragraph (b) can be made by agreement of the General Committee.
- c) The Treasurer shall produce a statement of the accounts at each Committee Meeting or whenever requested by the GC, together with all relevant vouchers, documents and books if required or requested.
- d) The Annual Statement of the LVCA accounts, having been subject to Independent Examination, shall be presented to the AGM and thereafter be available for inspection.

## 8. MINUTES

A minute book shall be kept by the Secretary to record all business transacted at:

General Committee Meetings

Annual General Meetings

Extraordinary General Meetings.

## 9. APPOINTMENT OF TRUSTEES

Three Trustees to be responsible for the lease of the land on which the Community Centre is sited shall be nominated, and their names confirmed at the AGM.

## 10. ANNUAL GENERAL MEETING

- a) The Annual General Meeting shall be held on a date to be determined each year by the General Committee. It shall receive and consider a report and statement of accounts from the General Committee and shall determine the LVCA policy for the ensuing year.
- b) Motions for the AGM should be received by the Secretary at least 7 days prior to the date thereof. The agenda for the AGM shall be publicised at least two days prior to the AGM.
- c) 25 members shall constitute a quorum at any General meeting.
- d) An Extraordinary General Meeting may be called at any time at the written request of 25 members, or at the discretion of the General Committee.
- e) Voting on all motions shall be by show of hands, except when a ballot of the meeting is demanded before the question is put. Such a demand must be supported by at least one third of the members present. Two tellers will be appointed before voting commences.
- f) For any vote where the ballot is split at equal sides the Chairman will have a casting vote.
- g) Non-members of the LVCA may attend the AGM and participate in the discussions, but will not be entitled to vote.



## 11. DISSOLUTION

If the General Committee at any time decide by a simple majority that on the grounds of expense or otherwise it is necessary or advisable to dissolve the LVCA, it shall call a meeting of all the members of the Association who have the power to vote, including Cherwell District Council as landowner. At least 21 days' notice of this meeting shall be given, stating the terms of the resolution to be proposed there at. Notices for this meeting shall be posted in a conspicuous place or places in the neighbourhood and advertised in a local newspaper circulating in the area. If the decision to dissolve the LVCA be confirmed by a simple majority of those present and voting at the meeting the committee shall have the power to dispose of any assets held by, or in the name of the LVCA.

## 12. ALTERATION TO THIS CONSTITUTION

Any alteration to this Constitution shall require the approval of a majority of two thirds of the members present and voting at a General Meeting, providing that the members shall have been given not less than 7 days' notice of the date of such a meeting and of the wording of the proposed alteration.





**Graven Hill Overview to Langford Village**

**14 September 2017**

**Karen Curtin**

**MD - Graven Hill Village Development Company**



# Graven Hill

## What?

*Opportunity calls - a look at the first big custom and self-build pilot project in the UK, its time frames and the opportunities it offers the industry*

- **Up to 1,900 homes**
  - Incl. 30% Affordable housing
    - Affordable rented
    - Shared ownership
    - Incl. extra care housing
- **10 year project – 9 phases**
- **Local shops and facilities**
- **Community Centre**
- **Amenity space**
- **Commercial development**
  - Approx. 93,000 m<sup>2</sup> (1million ft<sup>2</sup>)

## Masterplan





- ❑ Aug '14 Acquired land from MOD – company established
- ❑ Sep '15 Masterplan and Ph1 Design Code approved
- ❑ Dec '15 Local Development Order adopted
- ❑ Jan '16 Demolition and service diversion works commence on site
- ❑ Feb '16 Ph. 0 (demonstrator) land transfer from MoD completed
- ❑ Mar'16 Ph. 0 infrastructure & landscape works commence on site
- ❑ **June`16 Ph.1 land transferred from MoD**
- ❑ Aug'16 First batch of plot sales released, locally then nationally
- ❑ Nov' 16 Ph. 0 Infrastructure & landscape works complete
- ❑ Spring`17 Ph. 1a Infrastructure & Landscape Works commence
- ❑ May'17 Plot Shop in Pioneer Square
- ❑ June`17 Build it Live Bicester – promoting golden brick & tailored



❑ July '17

All 10 demonstrator plots on site,  
following completion of foundation  
& golden brick – occupations due Oct`17

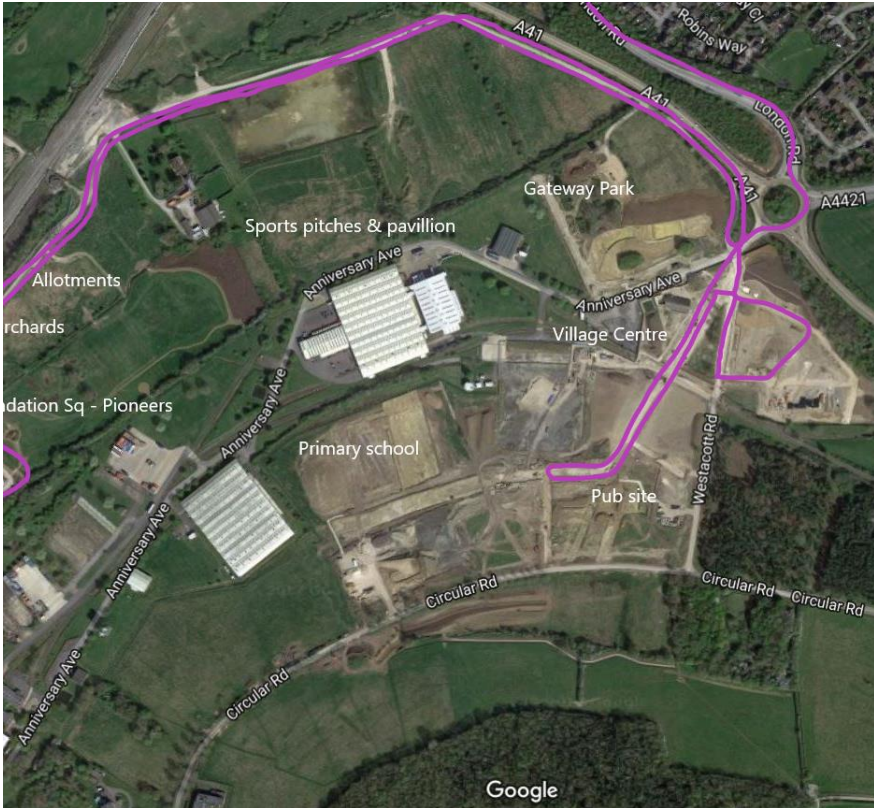
When?

## Our journey to date



- ***Revolutionise the future of homebuilding – choice***
- ***Challenge the way homes are built – planning/finance***
- ***Enhance lives, create spaces and place***





# ON SITE PROGRESS

## drone footage & bus tours







**ON SITE PROGRESS**  
**in pictures...**

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**ON SITE PROGRESS**  
**in pictures...**

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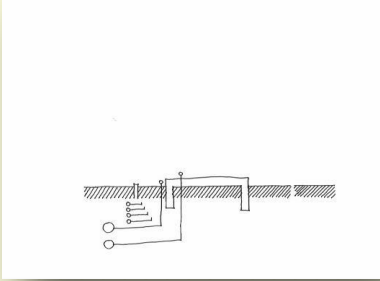
## When?

### Phase 1a

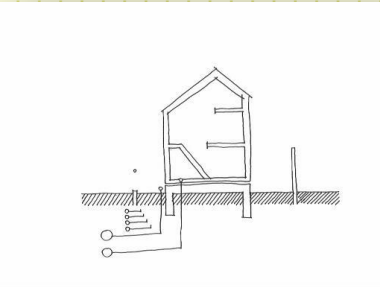
- First major phase of development
- Landscaping, infrastructure (roads and services) incl. off-site highways works,
- Foundation & golden brick works
- Plot sales – ONGOING 81% sold on phase 1a – now on RIGHTMOVE
- Infrastructure works UNDERWAY, phased handover
- Foundation and golden brick works UNDERWAY, phased handover
- Shell, terrace & turnkey superstructure works to follow on
- Phase 1b plots available for sale from Oct 17



## Plot Sale



## Shell - coming soon



## Affordable — Spring 2018

32 Shared Ownership

27 Affordable rent

2/3/4 bedrooms

## Tailored Turnkey



## Apartments - coming soon



## Pocket plot



## Coach House



# A variety of product types to suit all budgets and lifestyles

- ❑ Range of sizes – 1-6 bed plots
- ❑ Affordable – “A” and “a”
- ❑ Working with Buildstore, mortgage market, brokers, lobbying gov`t to ensure products available for all
- ❑ Group Build opportunities
- ❑ Working with supply chain
- ❑ Building a community / lifestyle



## Tailored Turnkey Terraces

- ❑ Fully completed property
- ❑ Element of design/choice available – Custom Build
- ❑ 3 styles available
- ❑ 2-4 beds – from £290k (£232k HTB) up to £290k (£232k HTB)
- ❑ Perfect for people who want to have greater control over the interior layout of their house but want the certainty that the construction work has been undertaken on their behalf



## Coach House

- ❑ Custom Build  
start at £199k (£159k HTB) up to £305k (£244k HTB) , and offer the opportunity for flexible living or work space on the ground floor, with garage and a rear garden.
- ❑ Fully completed property
- ❑ Element of design/choice available – Custom Build
- ❑ choice of styles 1-2 beds available



## Options? Product Types

**Help to Buy**  
Backed by HM Government

**NO STAMP DUTY!!!**

To celebrate the official opening of the Plot Shop in Bicester, we have an offer worth shouting about. Simply reserve any of our range of Tailored Finish new build homes during September and we'll pay the stamp duty!

- One to four bedroom homes available for you to customise
- Savings of up to £9000
- Help to Buy

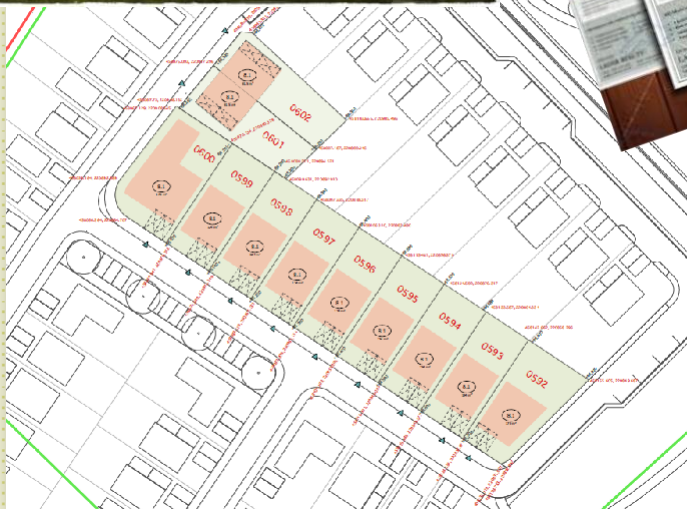
To learn more about this awesome offer, simply call a member of our sales team or visit the Plot Shop in Pioneer Square, Bicester today.

**01869 396070**  
sales@gravenhill.co.uk

**NOW HERE'S SOMETHING TO CELEBRATE**

\*Terms and Conditions Apply





# Keep up to Date

- ❑ Newsletter – sign up today
- ❑ Website and social media
- [www.gravenhill.co.uk](http://www.gravenhill.co.uk)
- Follow us on twitter, Facebook
- ❑ Plot Shop
- Visit us in Bicester Town Centre
- Sales Office
- Right Move
- ❑ Targeted Events
- Buyers
- Supply Chain
- Bicester Locality
- Education
- Site Visits
- ❑ Showhomes
- ❑ Suppliers Directory







# Desired Outcomes

- Enhance Town / District
- Create a community of like minded residents
- Groups – cohousing ideas
- Connectivity with Bicester
- Accelerate Housing Growth – right tenure mix, CHOICE
- Assist economic recovery – local jobs, increase GVA, local procurement
- Improved Infrastructure
- Self Build : 15-20% cheaper than traditional methods – “apple v apple”
- Off Site manufacturing
- Financial - new income streams
- Risk / reward – invest returns in other projects

***Social and Financial Returns  
for our Shareholder***

# Welcome to Graven Hill

## Contact details:

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[www.gravenhill.co.uk](http://www.gravenhill.co.uk)

# Questions

