



COMMUNITY BENEFIT SOCIETY No.7201

ACLT - Annual Report

INTRODUCTION

I was elected as Chairman of the ACLT in June 2018 after the unexpected resignation of the previous Chairperson. For me, and other Members of the Board, this past year has been a steep learning curve.

I hope this Annual Report will give Shareholders and others some insight into the workings of ACLT, not only its ambitions and aspirations but also its commitment to do its best for our community. Its best in building or buying homes for occupation by local people that offer truly affordable rents. Rents which allow local people to remain in our community rather than move away into the more urbanised areas.

I am convinced that given time we can succeed but to do so we need to work with the community and its key stakeholders, including the Developers in order to demonstrate what we can achieve together. Success in part will be characterised by our ability to influence Arun, the Parish and the Developers of the merits of our involvement in their housing schemes.

However, there are no short-term solutions to meeting our objectives. The journey itself is very important as it embeds the skills and commitment necessary in underpinning the lasting benefits we seek. We have access to the financial resources necessary to support our plans and the Board must continue to evolve in confidence and skills, bringing in new people whenever needed. We are building the foundations for sustainable and affordable homes in Angmering, something we hope our community will support.

You will also see from our "Objects" listed in the Annex of this report, that there is more to our remit than just houses. We have already flagged up our interest in acquiring land for workspace and should we succeed, then we hope we will be able to champion affordable premises for local companies.

Finally, I would like to record my thanks to all my fellow Board members, past and present, for their enthusiasm and commitment to this most noble project. Their collective efforts have created many of the building blocks required to make our Community Land Trust a success and have left us well placed for the next phase of the project, the construction of our 12 houses and beyond.

Tony Cross

Chairman, ACLT

THE YEAR IN FOCUS

Angmering Parish Council - the APC were the catalyst for the creation of ACLT and this imaginative community-led 'project' and at the 2018 Annual General Meeting we saw their willingness for the project to be handed over to the community. Volunteers from the community were then elected to the key roles. We are grateful for the continuing support of the Parish Council and appreciate their confidence in us.

Mayflower Way

This project was the genesis for the creation of ACLT and remains our main focus. We are committed to building 6 x 2 bed, 3 x 3 bed and 3 x 1bed affordable houses but the plan we inherited although imaginative was anything but straightforward. It required legal Agreements between five different stakeholders including Arun District Council. Without going into too much detail, these Agreements allowed a developer on the North-side of Mayflower Way to offset their affordable home commitment onto our site in return for making a contribution of about £560,000 to ACLT.

ACLT, c/o Angmering Community Centre, Foxwood Avenue, Angmering BN16 4FU



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Our Planning Permission was agreed in October 2018 together with our signing of a Section 106 Agreement with ADC. However, the other legal agreements were only concluded in April 2019, which does explain why the original timescale for the project has been somewhat delayed.

We are now waiting for planning permission to be granted for the development on the North-side of Mayflower Way as this was one of the conditions set down in the legal agreement with the Developer. A decision is expected by Arun District Council in late July 2019.

Communication – we endeavour to keep our members and the community updated on progress and have established a social media presence on Facebook (@AngmeringCLT). This has been particularly successful in raising our profile with some Posts being read by over 5000 people.

We also created a website (www.angmeringclt.org.uk) for the publication of documents and other relevant information about ACLT. These channels are in addition to our Shareholder's Newsletters. ACLT would like to thank Barny Hall from **Clear Computing Ltd** at Rustington who kindly sponsors our website and email server.

Key Roles – with our transition away from the Parish Office and its administrative support, we allocated the different responsibilities according to the skills available. Valerie Jerram - Board Secretary, Christine Jones - Administrative Secretary, and Robin McDonald - Treasurer.

Another critical process undertaken was the development of a Housing Allocation Policy that prioritises the allocation of our properties for local people. Kristina, Angela and Rosemary formed our Housing Allocation Team and were supported by Christine. Many hours were spent in bringing this vital document to completion with many revisions along the way.

Registered Address – to demonstrate our independence from the Parish Council, the new Board took the decision to officially change our registered address with the Financial Conduct Authority. We have now relocated to the Angmering Community Centre in Bramley Green which acts as our postal address and also a meeting space for the Board. ACLT would like to thank the Board of the **Angmering Community Centre Association** for their generosity in allowing us to use their premises in this respect.

Audit – we are pleased to report that our accounts have now been audited for the years 2017/18 and 2018/19 by AJ Bennewith & Co from Guildford without qualification. Further details will be provided by our Treasurer and the document will be uploaded to our website in due course.

Fundraising – our Treasurer has been constantly seeking out potential funding streams that can help offset our eventual loan costs for the Mayflower Way development. The less we have to borrow, the more flexibility we will have in setting rental values. I am pleased to report that he has secured £30000 from the Homes England fund which is being used to pay invoices for professional services that have become due.

Book-Keeping – ACLT's financial records had previously been kept on simple spreadsheets which was fine all the time transactions were minimal. However, as we progress these will significantly increase together with the sums being managed. Accounting software fit for our purpose has now been purchased and both our Treasurer and Deputy Treasurer have completed training courses on the software.

Travellers – many of you will be aware that we had a group of Travellers descend on our land at Mayflower Way in June. This has not caused any disruption to our plans although some costs were incurred. It did of course cause nuisance to our neighbours in Mayflower Way to whom we have apologised. We are also



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grateful to those members of the community who assisted our Board members in the clearance of rubbish from the land and helped to re-secure it against further encroachment.

Policies / Documents – the following policy / documents were developed during the last year: Equality and Diversity; Anti-Social Behaviour; Housing Allocation Policy; Housing Application Form; Membership; Data Protection; Conflict of Interests; Petty Cash; Standing Orders; Safeguarding; Risk Assessment. All policies will be reviewed on an annual basis.

New Opportunities – We have signalled our interest in working with most Developers who have current or planned developments in the area. We await with interest any response.

We are also currently in discussion with agents / landowners for potential new developments on land South of the A259 and also land South of Mayflower Way. These matters are purely at an exploratory phase.

Parish Assembly – ACLT was pleased to take part in the APC Annual Parish Assembly held in St. Margaret's Church Hall on 30th May. This was a useful opportunity to talk to people about the Trust and what we are trying to achieve. It seemed to be well received and we recruited some new Shareholders.

Technical Support

ACLT is pleased to recognize the important contribution that our professional consultants have made to the work and progress achieved over the last year.

Tom Warder	Advisor	Action in Rural Sussex
Bruce Howse	Employers Agent	The Howse Wallis Partnership
Will Anderson	Architect	Rabble Place Ltd
Corinne Vincent	Solicitor	Mirkwood, Evans & Vincent

Board Members – our Constitution requires us to have between 5 and 12 Members of the Board of the Trust. In order to raise awareness and generate interest, we have advertised in local and social media for more volunteers to join our Board. We were delighted to co-opt two members (Anabela & Gareth) one of whom is now willing to stand for election. We still have vacancies.

Board Members & Tenure 2018/19

Name	Tenure	Status	Role
Angela Colliss	2020	Elected	
Kristina Yates	2021	Elected	
Christine Jones	2020	Elected	Admin Sec. / Dep. Treasurer
Val Jerram	2021	Retiring 2019 AGM	Board Secretary
Steven Mountain	2021	Elected	
Robin McDonald	2021	Elected	Treasurer
John Oldfield	2021	Elected	
Tony Cross	2021	Elected	Chairman
Gareth Cornford	2019	Co-Opted	
Anabela Sales	2019	Co-Opted / Retiring AGM	
Rosemary Terry		Resigned 2019	
Rob Martin		Resigned 2018	



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ANNEX A

OUR OBJECTS

The Angmering Community Land Trust (ACLT) is formed for the benefit of the community to operate as a Community Land Trust primarily in the Parish of Angmering. Its objects shall be to carry on for the benefit 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 for the community's benefit of regeneration in areas of social and economic deprivation by any means that the Board considers reasonable and will be of benefit;
- the provision of workspace, buildings and / or land for use on such terms as the Trust shall determine;
- the provision and / or maintenance of a community-based shop and / or post office;
- the provision of such other community resources and activities in the area of benefit as the Board shall determine from time to time for the benefit of the community;
- the provision, supply and maintenance of renewable forms of energy