



**MINUTES OF THE MEETING OF THE BOARD OF
ANGMERING COMMUNITY LAND TRUST
HELD via Skype Online Video Conference
Wednesday 15th April 2020 at 19:15**

Present: Tony Cross (Chairman); Robin McDonald (Treasurer); Gareth Cornford (Board Secretary); Angela Colliss; Kristina Yates; Jane Anstee; Jan Welch; Steven Mountain

1. Apologies for absence

Nil

2. Minutes of Previous Board meeting (accuracy)

Minutes of the previous meeting were agreed as a true record and signed by the Chairman.

3. Matters Arising (not on Agenda)

Housing Survey – result still awaits.

Crayfern Homes – the Board had already seen the email response from Kevin Wawman, Managing Director of CH, in relation to their progress at MW. A further update has been received from Henry Adams & Co which indicates that all CH staff have been furloughed and that progress is still being made but very slowly. No further information regarding the Ransom Strip.

APC have now paid their 50% of the initial deposit to AiRS for the Housing Needs Survey. Final invoices have yet to be raised once the Survey has been published.

The Board had seen the email from the Chair to APC withdrawing from their Neighbourhood Planning Group due to a conflict of interest relating to our vested interest in the Roundgate development.

4. New Declarations of Pecuniary / Non-pecuniary Interest

None

5. Chair's Report

Sustainability Consultant – the Board was in possession of the Consultant's initial report and the measures being suggested. In addition to Photo Voltaic panels, Brick construction, Double Glazing with a U value of around 1.2, Air Sourced Heating Pumps and Mechanical Ventilation with Heat Recovery. Gas is not being installed in new properties after 2025. The Consultant will now produce a cost benefit analysis of these collective measures whereupon the Board will decide on the measures for inclusion in our tender specification. Some concern was expressed that the measures installed must be easy to operate and maintain by tenants or they will not function correctly.

Only one roofline at MW is optimal for the PV panels although the others are still capable of being energy efficient. The provisional suggestion is for the PV panels to generate energy for the development as a whole, with some energy storage capability incorporated. ACLT would then apportion the costs/savings accordingly to tenants. Although there is a facility for ACLT to sell some of the excess energy back to the grid, the income received is not a particular incentive and other ways to use / distribute could be considered.

Charging for electric cars whilst a good idea is problematic. At present these vehicles sell at a premium and are unlikely to be owned by tenants requiring affordable housing. That said it may be prudent to install some of the trunking required so that the matter can be reviewed at a later date. Issues to consider include the creation of additional parking spaces if fast charging was offered as a public amenity (at a small cost) and the implications of planning permission in doing so; the need to fund the increase of capacity for the electricity sub-station to enable fast charging points; whether it would be necessary to provide multiple trickle charge points as our houses do not have individual parking bays.

Merry England – the Board had already agreed the offer regarding purchase of the affordable homes at Merry England. The ME response was not to accept or reject the offer but rather to delay any decision until the situation around Covid 19 becomes clearer. The first homes to be completed will be the 3 x 2Bed affordable homes towards the front of the development and are currently at ground floor level.

Palmer Road – the Chair has again written to the developers Gladmans confirming our interest in acquiring some of their affordable homes and also interest in the commercial workshops planned.

6. Finance

Total funds at bank are £32980 and we have outstanding creditors of £13771. These are for the various surveys we have commissioned for MW. £15400 of total is ring-fenced as a result of grants we have received. We have funds to pay known expenses but very little available for contingency purposes.

The Treasurer will email APC seeking their contribution to the additional costs we incurred as a result of the gullies being blocked in MW. This road is owned by APC who have a responsibility for its maintenance and upkeep.

There is still nothing known about the continued existence of the Government’s Community Housing Fund. Our ability to access money for infrastructure costs from external sources help to reduce the borrowing requirement which in turn enables rents to be kept low.

7. Mayflower Way

The contractors who undertook our survey of the gullies discovered that the grids to the gullies were not fit for purpose and there is independent evidence to the fact that they were already broken prior to the survey being carried out. The gullies have been temporarily covered to prevent injury / accident and APC informed.

The Treasurer is still awaiting the financial modelling from Triodos Bank regarding the affordability of our development of MW.

8. Housing Allocations

ACLT has been asked to consider allowing ADC to manage its housing allocations as part of a unified policy across Arun for all CLTs. A draft policy document (previously circulated) to Board members was prepared by Arun for the Ford housing development in partnership with the Aster Housing Association. Some Board member’s views had already been circulated and further discussion took place. Board members expressed concern that as a principle the community had always been advised that these properties would be managed locally. There were also concerns raised about some of the criteria to be applied in the unified policy. It was noted that our policy does not cater for shared equity homes, something to be considered should the Merry England properties be acquired.

The Board was unanimous in its decision to reject the Arun initiative and retain the status quo at this time.

Action: GC to liaise with NCLT to determine whether this has become an issue anywhere else.

9. Any Other Urgent Business

Discussion took place on the replacement for Christine Jones who has stood down from the Board and the need for a replacement in the role of Administrative Secretary. Adverts to be placed in All About Angmering and on our Facebook page.

Action: TC

10. Date of Next Meeting

Wednesday 20th May 2020 @ 7.15pm

Chairman

Date