



ACLT - Annual Report 2019/2020

INTRODUCTION

Another year of mixed fortunes for Angmering Community Land Trust requiring huge amounts of patience in order to manage significant levels of frustration brought about by events.

Our flagship project in Mayflower Way, that we have been working towards almost since our creation, has been buffeted by ill winds and circumstance. That it still survives is a testament to the resolve of the Board in wanting to ensure our efforts have not been in vein and that Angmering gets the affordable houses that local people deserve.

The Board of Directors has also grown in skills and expertise, attending training courses but also with new members adding their own perspective and experience. Collectively this gives the Board more self-assurance and confidence.

The Board as a whole remain 100% committed to our goals and aspirations and are optimistic that real achievements can be made in the coming year.

Tony Cross

Chairman, ACLT

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ITEMS OF NOTE

Angmering Parish Council

The Parish Council remains a strong advocate for the concept of affordable houses for local people and for their delivery through ACLT. Good communication between the two organisations continues to take place and they will always seek opportunities to promote ACLT in their discussions with developers.

APC also has a role in overseeing planning matters which at times could be in direct conflict with ACLT where the latter may be working directly with developers. To overcome this, whilst maintaining good communication, we have agreed that APC will nominate a member to the ACLT Board although this member will not have voting rights.

Mayflower Way

Planning permission for 12 houses on our site was approved in October 2018 and since that time we have been waiting. Waiting for the other pieces of the construction jigsaw to be put in place. Whilst the scheme was imaginative, it was definitely not straight forward. 7 of our proposed houses were to be part funded by the developer for the North side of Mayflower Way. However, the receipt of this funding (£560,000) was dependent on their obtaining satisfactory planning and legal agreements for their development. Some of these legal agreements were only concluded in April 2019 and the planning permission for the North side more recently in February 2020. Then along came Covid-19. The developer has now decided to delay matters indefinitely and may even return to Arun for a new planning permission. The reasons cited are excessive costs and the state of the housing market.

The Board is now exploring the possibility of funding our entire Mayflower Way development independently. However, because of the increased borrowing this will entail, including the installation of a connection to a public sewerage system, unfortunately it will not be possible for the 12 houses to remain all rental. A balance of part sales / part rent will need to be achieved in order to fund the borrowing against income. This is not a situation we seek out of choice and negotiations are currently taking place with ADC to determine their views on changing the status of the development. Overall ownership of the 12 properties will however remain with ACLT in perpetuity.

COMMUNITY BENEFIT SOCIETY No.7201



Housing Needs Survey

An HNS was jointly commissioned by ACLT and APC in order to get an up-to-date assessment on the need for truly affordable housing in Angmering. The survey was carried out in February 2020 by Action in Rural Sussex, an independent charity that has significant experience in this field. We await their final report.

Communication

The workings of the ACLT Board continue to be transparent with extensive documentation published via our Website, Facebook page and through Newsletters to Shareholders. We are grateful to the Editor of the **All About Angmering magazine** for giving us some free column space from time to time to promote our activities. We would also like to thank **Clear Computing Ltd** from Littlehampton who sponsor our website and email server.

Funding

Accessing development grants is crucial for organisations such as ACLT. The less we have to borrow to build, the more economic will be our development and the lower the rents that we charge. It should be noted that ACLT has already incurred costs of over £100,000 in getting to the stage we are with Mayflower Way and this has been funded entirely from grants.

That the Government has not as yet renewed the funding of the Homes England Agency which has been supporting organisations such as ours, is disappointing. We have lobbied our **MP Andrew Griffith** who was understanding and sympathetic to the issue and who has written to the Minister of Housing, Communities and Local Government on our behalf. However, that was pre Covid-19 and we are hoping for at least some reference to the fund in the Chancellor’s Autumn Statement.

New Developments

ACLT continues to look for opportunities to acquire affordable houses for our community. We are currently in discussions with developers at the following locations:

- Merry England site, Dappers Lane – 5 houses
- Chandlers site, Water Lane – 5 flats

In addition, we are assessing opportunities concerning the development in Palmer Road, Angmering and also a possible development on land South of the A259 near Roundstone roundabout.

Logo

We have commissioned new graphics for the Trust. This was done in order to emphasise our independence from the Parish Council.

Board Members & Tenure 2019/20

Name	Tenure	Status	Role / Notes
Angela Colliss	2020	Elected	Standing for Re-Election
Kristina Yates	2021	Elected	
Christine Jones	2020	Resigned 2020	Admin Secretary
Steven Mountain	2021	Elected	
Robin McDonald	2021	Elected	Treasurer
John Oldfield	2021	APC Representative	Non-Voting
Tony Cross	2021	Elected	Chairman
Gareth Cornford	2022	Elected	Board Secretary
Jan Welch	2020	Co-Opted	Standing for Election
Jane Anstee	2020	Co-Opted	Standing for Election