



**MINUTES OF THE MEETING OF THE BOARD OF
ANGMERING COMMUNITY LAND TRUST
Bramley Green
16th June 2020 @ 3pm**

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

Also in Attendance: Arjan de Jong, Interim Housing Strategy & Enabling Manager ADC

1. Apologies for absence

N/A

2. Minutes of Previous Board meeting (accuracy)

Agreed

3. Matters Arising (not on Agenda)

- No further update on Housing Survey.
- Sustainability Report – technical documents received and circulated to Jan & Steven because of their expertise. Other Board members can have the documents on request but will be circulated when next discussed.
- Housing Allocations – GC received email from NCLT outlining similar problems with councils with nominations/allocations. Now circulated to Board.
- Administrative Secretary – the advert in All About Angmering magazine produced no responses. Members are asked to think about their social / professional networks to see if someone has useful skills for the CLT.
- Draft Housing Allocation Policy for Shared Equity properties – still outstanding (Chair)
- The Chair previously circulated calculations regarding the funding/construction/purchase viability of pure rental developments. It would appear that these would not be viable unless substantial funds are raised through grants or equity sales.

4. New Declarations of Pecuniary / Non-pecuniary Interest

None

5. Chair's Report

Mayflower Way – an email from Crayfern Homes indicating their dissatisfaction with their planning permission and consequent contractual issues had previously been circulated. The impact of their situation upon our development is a major concern and there appear limited options for the Board. If we wait for Crayfern to re-submit their application, it still does not provide any guarantees for the ACLT that it would be successful or even go-ahead. It could also impact on our own planning permission constraints and the original land transfer from APC. The other option is to renegotiate the housing mix with Arun to 6 Intermediate (Shared Equity) and 6 Rental.

Merry England – progress on the acquisition of these 5 houses is still on hold until the S106 agreement has been altered.

A short discussion took place on the salaries required to purchase the equity on an ACLT house.

Post Meeting Note: example - a 3-bed house on Merry England would cost £375,000 on the open market. If a buyer purchased 60% of the equity it would cost them £225,000. They would need a 10% deposit of £22,500 leaving them £202,500 to finance. This would require a joint annual income of about £40,000.

At 75% equity, the purchase price is £281,000, deposit of £28,100 and a joint annual income of about £60,000. Then there is the question of whether we need to charge rent on the unsold equity or not.

A link to a 'webinar' on Crowd Funding was previously circulated to Board members. The conclusion of the technical team presenting was that it is not ideally suited for housing construction (due to build problems arising and delays) and bank loans are more flexible and therefore preferred. However, Land acquisition and renewable energy projects are attractive to investors who would expect a return of 4% on their investment.

Action: TC to obtain details of Land Transfer from APC and explore changes to housing mix at MW.

6. Finance

£23,500 in the bank with £8000 unallocated. Nil debtors and 1 Creditor and some costs outstanding for the Housing Needs Survey.

The Treasurer continues to work with our financial consultants on improving the usability of the Financial models that have been produced for the MW & ME developments. The Treasurer is also still exploring other funding opportunities for the CLT.

7. Housing Allocations

A discussion took place on the merits or otherwise of accepting the draft unified housing nominations policy (FORD). ADC would like to link our policy to theirs (through the FORD draft) and use a 2nd Housing Register to manage allocations with the intention of prioritising housing need. It was stressed that all nominations would in the first place come from Angmering and only if there were still vacancies would nominations come from surrounding parishes.

After a lengthy discussion, the Board felt that the ACLT policy was legally accepted in the S106 agreement and they saw no reason to change or link to another policy. They felt our housing needs criteria were fit for purpose and catered for different priorities.

We will also examine our Expressions of Interest to see how they would relate to the ADC bandings.

Action – TC will continue to liaise with Arjan and brief our District Cllr if necessary.

Action – AC & KY to assess Expressions of Interest

8. Other Urgent Business

Kristina has been exploring the possibility of ACLT raising its profile by doing something positive in the community towards Covid-19. She will continue to liaise with local organisations and report back at the next meeting.

Once things are a little clearer with Covid-19 restrictions, the Board will need to set a date for the AGM.

It was generally agreed that a Board meeting on Bramley Green was preferable to an online video conference meeting.

Gareth mentioned a request from some metal detector enthusiasts who may want to detect on our land. There are no insurance issues and he will liaise directly with them. Any finds would belong to ACLT.

9. Date of Next Meeting

Wednesday 15th July 2020 **(TBC)**