



**MINUTES OF THE MEETING OF THE BOARD OF  
ANGMERING COMMUNITY LAND TRUST  
Bramley Green Community Centre  
16<sup>th</sup> September 2020 @ 7.15pm**

**Present:** Tony Cross (Chairman); Robin McDonald (Treasurer); Angela Colliss; Jane Anstee; Jan Welch; Steven Mountain; John Oldfield; Arthur Trehwella.

**1. Apologies for absence**

Gareth Cornford (Company Secretary); Kristina Yates

**2. Election of Honorary Roles**

All present incumbents were willing to stand for re-election.

Chairman – TC proposed by Jane, Seconded by Jan

Treasurer – RM proposed by Angela, seconded by Jan

Company Secretary – GC proposed by Robin, seconded by Jan

All elected unanimously.

**3. Minutes of Previous Board meetings**

**a. 16<sup>th</sup> June 2020**

**b. AGM 19<sup>th</sup> August 2020**

Both Minutes Agreed

**4. Matters Arising (not on Agenda)**

16<sup>th</sup> June 2020

- Final draft of Housing Needs Survey received and circulated to the Board.
- New Board Member AT elected at AGM
- MW Land Transfer has no covenants attached that require the land to be returned to APC.
- The Housing mix at MW between Rental and Shared Equity continues to evolve although 4 S/E houses seem likely.
- Discussions with ADC regarding the allocation policy for ME are ongoing
- Analysis of ACLT Expressions of Interest carried out and circulated 19<sup>th</sup> August 2020
- Discussions regarding a Joint Venture / Partnership to develop MW may take place

**5. New Declarations of Pecuniary / Non-pecuniary Interest**

None

**6. Updates - Chair, Company Secretary & Treasurer**

**Chair**

- Merry England (ME) development now at stage of fitting kitchens.
- Revised draft Housing Allocation Policy from ADC in relation to ME circulated to Board.
- SDNPA Grant application has been received regarding grant for ME development for £125k. Board approval given for Chair to sign application.
- Mayflower Way – a further planning application / amendment received from Crayfern Homes requesting the removal of 4 garages. All other factors remain the same including their commitment to the Commuted Sum. Board happy to wait and see how this develops.
- Worthing Homes have indicated they might like to engage in a Joint Venture with ACLT regarding MW. Some questions over the reasons for the approach and the possible demands / compromises that might be required from ACLT. Board approval given to engage in discussions.
- Worthing Homes Discussion Group AC, SM, RM & TC

- Roundstone Farm – land owner has identified a developer who will take this project through the planning process. No further information available at this stage.
- Dappers Lane (Persimmon Development) – ACLT Chair has made a formal application to ADC for land to provide affordable housing to be gifted to ACLT in accordance with Arun Local Plan. This application has the support of Cllr Cooper.

#### **Secretary**

- All ACLT policies have now been reviewed, with the exception of the MW Housing Allocation Policy which is fixed within the S106. No changes recommended.
- Financial Accounts prepared and ready for submission to FCA
- A Register of Interests book must be brought into use for ACLT Board Members
- Covid-19 Policy circulated for Board Approval. Agreed
- MW – cutting of grass required to avoid complaints and dumping.
- No further communication from metal detectorists.

#### **Treasurer**

- Bank account stands at about £22,500 with £3200 unallocated and £19000 restricted to specific purposes i.e £7000 for financial modelling of MW.
- Outstanding invoice for Housing Needs Survey which will be less than expected due to lower turnout of survey. Unsure whether APC are now satisfied with AiRS services re Survey and whether final invoice should be raised.
- Application made to Sussex Community Foundation for grant of £15000.
- An application will be made to the Reach Fund for funds to support the purchase process of ME i.e. Legal costs, Loan Application costs & Valuer costs which are approximately £15000. It should be noted that without securing these costs, we may not be able to proceed with the purchase of ME. The application will be supported by Triodos Consultants who are our access point for the fund.
- No further information on Governments' Community-led Homes initiative which is a vital source of funding support for CLTS.
- Treasurer reiterated the need for Board members to come forward to support fund raising applications.

#### **Action:**

GC to research obtaining / hiring brush cutters for Board workday  
JQ to liaise with Parish Clerk over HNS invoice

### **7. Open Discussion**

Questions raised on the affordability of Shared Equity properties in regard to the percentages offered, mortgages required together with constraints on the LHA and on savings and income.

AT has prepared an email disclaimer for insertion into the signature section of ACLT Board members official email accounts. It should work on every platform. Members who have problems inserting the disclaimer should liaise with AT.

#### **Action:**

TC & RM to verify income / savings limits for Shared Equity properties and sale percentage in relation to LHA and mortgages required and impact on the financial modelling.

AC, JW, KY, JA – volunteers from group to re-look at Expressions of Interest in the light of formula for allocations incomes and savings.

### **8. Date of Next Meeting**

Wednesday 21<sup>st</sup> October 2020 @ 7.15pm