



ACLT - Annual Report 2020/2021

INTRODUCTION

The Board of Angmering Community Land Trust are all volunteers with a range of skills and abilities. To say they have been challenged along the way on this journey is an understatement. They have risen to the challenges and have dug deep with resolve and commitment endeavouring to bring our community housing projects to fruition. The pandemic has caused significant delays to supply chains and services and increased costs. However, we remain confident we are still on the right course and our two projects are once again progressing to deliver affordable housing for local people.

As Chair of ACLT I am immensely proud of what the Board has achieved given the operating environment.

Tony Cross

Chairman, ACLT

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MATTERS OF INTEREST

Angmering Parish Council

The Parish Council remains a strong supporter of ACLT and they continue to work with us on the technical legal matters that have arisen as a result of the transfer of the land at Mayflower Way from the Parish to ACLT. In particular, technical matters relating to the mix of properties to include four Shared Ownership properties and the slight differences with the eligibility criteria for tenants contained in the transfer documents when compared to the Section 106 Agreement from Arun District Council.

Mayflower Way – the building of a mixture of twelve 1, 2 and 3 bedroom houses.

The Deed of Easement with Crayfern Homes has been finalised. This enables a foul water connection to be made between ACLT houses on the South side and the Crayfern Homes development on the North side.

There is a limited electrical supply to Mayflower Way that has now reached capacity with the development on the North side. As a consequence, ACLT will have to install a new supply routed from a sub-station in Roundstone Lane. Indicative costs for the new supply are in the region of £130,000.

We issued the tender document for the build in April 2021 with 5 companies submitting their tenders. The preferred contractor was selected by the Board and we have now signed the initial contract for the enabling and preliminary works that are essential to preserve our Planning Permission. These works are now being submitted to Arun's Planning Department in order to discharge our planning conditions. The Board is also working with Triodos Bank to finalise the overall borrowing requirement to complete the development. We expect completion around December 2022.

Swallows Gate – the purchase of 5 houses with 3 Affordable Rentals and 2 Shared Ownership.

These well-specified houses are on a small select development in Dappers Lane and are almost complete. They have been significantly delayed by the pandemic with materials being in short supply and installation services having long lead times. All these matters have now been resolved and we expect completion by the end of October 2021.



We have been working with Arun District Council to identify tenants for the rental houses and also have prospective purchasers for the 2 and 3 bedroom Shared Ownership houses.

Communication

The ACLT Board continues to publicise its Minutes, Reports and significant news updates. These can be seen on our Website, Facebook page and also in Newsletters to Shareholders and external publications such as the All About Angmering Magazine.

We are also grateful to **Clear Computing Ltd** from Littlehampton who sponsor our website and email server.

Funding

Mayflower Way - We are fortunate to have received a grant of £160,000 from Arun District Council towards the building of our houses at Mayflower Way. This was lower than anticipated and reflected the change of tenure mix with 4 houses changed from Rental to Shared Ownership.

Additionally, we have also been awarded grants amounting to £104,000 from the South Downs National Park Authority as a contribution towards Solar Panels and Air Sourced Heat Pumps at Mayflower Way.

Swallows Gate - We are also exceptionally grateful to the South Downs National Park Authority for their award of a grant for £125,000 towards the purchase of 5 houses on this development.

Additional borrowing for both developments is being negotiated with Triodos Bank.

The Government has also launched a new Community Led Homes Fund which we are assessing as to our eligibility. At present it seems that the delay in launching this Fund may have worked against us for technical reasons.

New Developments

ACLT continues to look for opportunities to acquire affordable houses in Angmering for our community. As such we have written to most of the current developers in the area advising them of our interest in acquiring affordable properties.

Board Members & Tenure 2020/21

Name	Tenure	Status	Notes
Angela Colliss	2023	Elected	
Kristina Yates	2021	Elected	Standing for Re-Election
Steven Mountain	2021	Elected	Standing for Re-Election
Robin McDonald	2021	Elected	Standing for Re-Election
Tony Cross	2021	Elected	Standing for Re-Election
Gareth Cornford	2022	Elected	Board Secretary
Jan Welch	2023	Elected	
Jane Anstee	2023	Resigned 2021	
Arthur Trehwella	2023	Elected	