



**ANNUAL SHAREHOLDER'S MEETING  
ANGMERING COMMUNITY LAND TRUST (8781)  
HELD IN THE ANGMERING COMMUNITY CENTRE  
ON 20th SEPTEMBER 2023 AT 19:15**

**Present:**

**Board Members:** Gareth Cornford; Tony Cross (Chairman); Steven Mountain; Kristina Yates (Secretary); Robin McDonald (Treasurer); Arthur Trehwella (SM & RM online)

**Shareholders:** Jennifer Blake; Angela Colliss; Alan Matthews; Alan Evans; Mike & Christine Jones

**1. Chairman's Welcome**

The Chairman welcomed those present for attending the AGM on such a grim night weather wise. He then introduced those members of the Board present.

**2. Apologies for absence**

Apologies were received from the following shareholders: Jan Welch; Rosemary Terry; Carol McDonald; Dudley Wensley; Thomas & Elizabeth Johnson; Sue Dray; Nikki & Lee Hamilton-Street; Judith Cross; Guy Clinch; Lesley Crean; Gill Partington; Mike Colliss

**Proxies held for:** Guy Clinch, Dudley Wensley, Judith Cross; Carol McDonald; Gill Partington; Thomas & Elizabeth Johnson;

**3. Minutes of Previous ACLT Board Meeting**

The minutes of the last Annual General meeting held on 7<sup>th</sup> September 2022 were circulated and agreed as a true record and signed by the Chairman.

There were no matters arising.

**4. Annual Report**

The Annual Report had been circulated to all Shareholders previously.

Mayflower Way - the Chairman outlined the difficulties presented by the current cost of living crisis and thanked all Board members for their continued support and commitment. High interest rates, increased cost of building materials and inflation continue to prevent progress of the 12 Affordable Homes at Mayflower Way.

A series of modifications were made to the design of the development in order to reduce the overall cost of the build but in themselves, that proved insufficient against rising interest rates and other construction costs.

Approaches were made to Worthing Homes, Modular Homes Contractors and Arun District Council with a view to working in partnership to complete the development but without any success.

All assets that were in the control or possession of the original Angmering Community Land Trust (7201) have now been transferred to the new entity ACLT2 (8781) with the names subsequently being reversed and all HM Land Registry requirements finally completed in August 2023. The restructuring will exempt ACLT from being subject to a significant amount of Corporation Tax.

Swallows Gate – these 5 houses have proved a wise investment and underpin the sustainability of ACLT. With 2 Shared Owners and 3 Tenants, our main focus is to ensure the properties remain carefully looked after and with prompt attention to any remedial works required. We retain the existing tenants and shared owners and have been able to maintain the original rent levels. However, these will be reviewed in January 2024.

Atelier Homes are the developers who retain control of the site but they are struggling with a cash flow problem, causing them to default on their responsibilities to undertake works covered by their guarantee for the first 2 years. ACLT has formalised its complaint to Atelier Homes and is now negotiating with the National Housing Building Corporation over the outstanding remedial works.

ACLT was disappointed to see that Roffey Homes have managed to persuade ADC Planners of their inability to build Affordable Homes on their site at Manor Nurseries. ACLT had been in discussion with Roffey Homes about securing the small number of Affordable Homes for over 2 years.

## **5. Treasurer's Report**

The Treasurer's Report and Financial Accounts were circulated to all Shareholders and will also be published on the ACLT website. It includes a revenue account and a balance sheet.

The accounts software has been changed from QuickBooks to Xero and is now more understandable and more closely fits into the financial accounting required by ACLT with separate costs and recording required across two sites, MW and SG.

The ACLT books are now being kept by AT which is saving ACLT hundreds of pounds in Book-Keeping fees. In addition, the preparation of financial modelling which is required to support applications for long-term loans is now undertaken in-house by AT who has become something of an expert. This alone has saved ACLT several thousand pounds.

The Treasurer praised the contribution that AT has made which was endorsed by the Shareholders.

Shareholders accepted the Accounts as presented.

## **6. Appointment of Auditors**

The Chairman outlined Sections 83 & 84 of the Cooperative and Community Benefit Societies Act 2014. Section 83 states when the accounts must be audited and Section 84 provides a power to Shareholders to disapply Section 83 where the relevant society is small and their turnover is below certain limits.

The motion to disapply Section 83 was proposed by Gareth Cornford and seconded by Kristina Yates and carried unanimously.

The current Auditors will be retained until March 31<sup>st</sup> 2024.

## **7. Election of Board Members**

Two existing Board Members were at the end of their term of office: Jan Welch and Arthur Trehella and both were willing to stand for re-election.

The motion to elect both members was proposed by Gareth Cornford and seconded by Kristina Yates and carried unanimously.

There were no other applications to join the Board.

## **8. Questions:**

Q – What is the CLT strategy to increase its housing stock over the next 2,5 & 10 years.

A – ACLT continues to look for opportunities to increase its housing stock but is completely dependent upon developers being sympathetic to the limitations of small independent community organisations such as ACLT and the financial arrangement it requires to purchase several Affordable Homes.

Typically, a developer will endeavour to ensure that only one Affordable Homes Provider purchases all the Affordable Homes on their site. This provides a more satisfactory arrangement where the developer is only negotiating with one provider. Additionally, as

part of the overall development sale, a large Affordable Homes Provider will have secured a legal agreement and paid a significant deposit before the construction starts, drawing on their reserves. ACLT cannot do this as it has neither the funds nor the financial credibility to underpin such an arrangement.

ACLT does not have sufficient reserves of its own to offset borrowing costs when purchasing houses and is reliant on grants and future rental income to determine the amount it can borrow. That will change over time and particularly when MW is finished as we will then be able to use the equity in some of our housing stock in order to secure further borrowing against.

Q- Were you actually liable for tax on your income under the original ACLT structure in the previous year?

A – No, we had no income at that time. However, had we not re-structured, the current years income, which included proceeds from Shared Ownership sales and rental income from leased properties would have been substantial.

Q – Why wasn't the approach to Modular builders successful?

A – Three reasons. Modular developments rely on scale and in our discussions with them, they required at least 20 units before they would consider a project. Also, the foundations were built by one company and another developer would not be able to guarantee the integrity of the foundations. Additionally, our foundations would not have been exactly positioned for their Modular templates and would have required yet more groundworks adding to the costs.

Q – Why has ADC been so negative towards ACLT?

A – It is difficult to say with certainty but I am sure they see themselves as being in competition with us to secure affordable housing and we know they have a target of acquiring 500 homes. Certainly, it is difficult to find anyone at ADC who wants to 'Champion' CLTs and some CLTs who are trying to work with Arun are very minor role players.

Q – Do the High Street Banks or Pension Funds work with CLTs?

A – Banks no but we will check regarding Pension Funds. High Street lenders will lend to people wanting mortgages for CLT properties but won't actually lend to CLTs for development loans. We continue to monitor the financial markets for the best mortgage deals but it is a very small pool of lenders who are prepared to lend to CLTs and those that do (Ethical Banks) charge a premium of 3.25% over Base Rate.

Q – How much money does ACLT have in the bank?

A - £284,538

**9. AOB**

The was no other business and the meeting finished at 8.30pm

.....  
Chairman

Date.....