



## ACLT - Annual Report 2023

### INTRODUCTION

More of the same!

We are still in the grips of a cost-of-living crisis with high inflation, high interest rates and high building costs. This has both challenged and frustrated the ACLT Board in equal measures in relation to Mayflower Way but we all remain confident that we can deliver more affordable housing for Angmering.

Our houses at Swallows Gate still have the same tenants & leaseholders who undoubtedly appreciate their new properties. They also appreciate the fact that our rents are significantly lower than other 2 / 3-bedroom properties in the area and will remain unchanged until reviewed in April 2024.

I would like to thank my Board for their dedication and commitment over the past year. As volunteers they continue to step up to the plate and ensure ACLT functions effectively.

**Tony Cross**

**Chairman, ACLT**

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### Summary Reports

#### **ACLT – Re-birth**

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. Angmering Community Land Trust (7201) has now been delisted from the Cooperative & Community Benefit Register. Members will recall the reasons for the changes were to minimise our exposure to taxation which otherwise would have occurred as a result of our income generated. ACLT (8781) now has charitable status with HM Revenue & Customs but still functions under the Financial Conduct Authority and not the Charity Commission.

#### **Mayflower Way**

The building of a mixture of twelve 1,2 and 3-bedroom houses in Mayflower Way is our major housebuilding project to the South of the village which unfortunately remains mired and presents our most difficult challenge.

The ACLT Board has examined different options to try and resolve the situation including working in partnership with other affordable homes providers, modular home builders and also the District Council.

Interestingly, it does appear that we are not alone and other developers locally are also experiencing difficulties at this time. However, if you are building at scale commercially and possess financial reserves, weathering the storm is somewhat easier.

Although there are some early positive signs that the economy is improving

with inflation dropping slightly, interest rates will need to come down significantly if we are to negotiate a mortgage loan that is affordable in order to complete the project.



As an affordable homes provider our borrowing is tied to our rental income which in turn is limited by the fact that we cannot charge commercial rents. ACLT will typically pay 3.25% over Base Rate when taking out a loan from an ethical bank, which again makes things slightly more difficult.

Sunninghill Construction Company remains our preferred contractor for the Mayflower Way development but the site is currently mothballed. During this period, we have securely protected the site with Heras fencing and some oversized concrete blocks to deter against unauthorised access.

We have also taken the opportunity to revise aspects of the design with Arun District Council under Section 73 of the Town & Country Planning Act. These were essentially just design modifications in order to reduce build costs. There remains the need to install a new power supply in Mayflower Way at a cost of £130,000.

### **Swallows Gate**

As indicated above, there is general satisfaction amongst our tenants for these properties that we have purchased in Dappers Lane. However, whilst the quality of the build may be commercially acceptable overall, there is a long list of outstanding remedial works still to be carried out. These include replacement patio doors, water leaks, replacement flooring and potentially issues with the Air Source Heat Pumps not getting up to temperature.

Under normal circumstances, these would be being attended to as part of an ongoing maintenance programme by the builder, who is responsible for such works for the first two years. Unfortunately, the builder appears to have a cashflow problem and has paused all maintenance work at Swallows Gate. Members will recall that we bought the houses from a company called GD Group but they in turn have either re-branded or merged and are now called Atelier Homes. Their offices are at Hammerpot and despite several emails and personal attendance at their offices, we have been unable to obtain any reassurances that the outstanding works will be attended to.

The Board has now opened up five complaint files with the National House Building Council against Atelier Homes and we await their response.

### **Sponsorship**

ACLT is once again grateful to **Clear Computing Ltd** from Littlehampton who sponsor our website and email server.

### **Other Developers**

ACLT continues to look for opportunities to acquire affordable houses in Angmering for our community but in the current climate this is proving difficult. As such we have written to various housebuilders in Angmering advising of our interest in acquiring some affordable properties. However, developers often prefer one organisation to take possession of all of their affordable homes which financially is beyond the capabilities of ACLT. Additionally, Worthing Homes and Arun District Council are also acquiring new affordable homes and are better placed than ACLT to negotiate arrangements with developers.



## Board Members & Tenure 2023

Name	Tenure	Status	Notes
Arthur Trehella	2023	Elected	Standing for Re-election
Kristina Yates	2024	Elected	Board Secretary
Steven Mountain	2024	Elected	
Robin McDonald	2024	Elected	Treasurer
Tony Cross	2024	Elected	Chairman
Gareth Cornford	2025	Elected	
Jan Welch	2023	Elected	Standing for Re-election

The maximum number of Trustees on the ACLT Board is 12 and so we currently have 5 vacancies. If you feel that you have experience or skills which will benefit the Trust, please contact us.