



**Aldingbourne, Barnham & Eastergate Community Land Trust**

**Minutes of the first AGM, held on 9<sup>th</sup> September 2019, 6.45pm, Aldingbourne Community Centre**

**Present:**

Louise Beaton, Chair

Emma Pinder, Vice Chair

Kevin Dean Company Secretary

Sue Livett Treasurer

Mike Link, Board member

Joanne Brown, Hannah Wales Volunteers

Graham Maunders, Community Led Housing Adviser, Action in rural Sussex

Two members of the public.

1. **Welcome & Apologies for absence:** A warm welcome was extended to members of the public and introductions were made to current Board members. No apologies were received.
2. **Overview of activities:** The current Chairman presented the Board's report of activities, attached to these minutes. Graham Maunders explained that 4,000 Housing Needs Survey forms were sent, the return so far 12%. 70 respondents completed Part 2 (housing need).
3. **Financial report:** The Treasurer presented the financial report. See end of minutes.
4. **Appointment of Auditor:** While the finances are not yet at the level where audit is required it was agreed to appoint Jones Avens.
5. **Appointment of Board members:** According to the agreed CLT policy, 1/3<sup>rd</sup> automatically retire each year. Alphabetically, Kevin Dead & Louise Beaton retire and are eligible for re-appointment. Both were willing to be reappointed and elected unanimously. Hannah Wales & Joanne Brown were also elected unanimously.
6. **Any other business:**  
**Online banking:** Mike Link & Louise Beaton need to activate on line banking, already being signatories.

**Potential site for affordable housing for local people:** Tim Johnson explained his interest in exploring provision of affordable housing for local people at a site in Aldingbourne. LB explained Aldingbourne has to find 70 homes through the Neighbourhood Development Plan. The CLT would give priority to housing local people, with no right to buy, (mixture of rented housing & shared ownership) providing a long term legacy of housing for local people. The ABE CLT is able to support community assets such as work hubs if these are financially viable. Members felt a meeting space alongside a work hub would be attractive to those working from home, who can feel quite isolated.

The meeting closed at 7.25pm.



## Overview of Activities 2018 – 19

### Formation

This is the first annual report of the Aldingbourne, Barnham and Eastergate Community Land Trust, prepared for the first AGM on 9<sup>th</sup> September 2019. The CLT is required to hold its first AGM within six months of registration, having come formally into being on 7<sup>th</sup> February 2019, when it was registered with the Financial Conduct Authority as a non-charitable Community Benefit Society.

The CLT was launched in February 2018, when approx. 75 people attended a public meeting convened by Aldingbourne Parish Council and 9 people stepped forward to form a steering committee. During the following months the committee was supported by Graham Maunders of the Sussex Community Housing Hub at Action in rural Sussex (which is supported by Arun District Council) through the process of adopting a legal structure, applying for start up funding from the National CLT Network and meeting with potential partner Housing Associations.

The SCHHA has continued to support the CLT following registration under a new agreement and we have been most grateful for this support, without which the time involved and complexity of delivering low cost housing for local people would undoubtedly have overwhelmed our busy local volunteers and frustrated the ambitions of the CLT.

### Purpose

ABE CLT has been set up to develop and manage homes for which people living and working in the parishes will have priority, and to manage other assets important to our community, if appropriate. We wish to make sure homes are genuinely affordable, based on what people actually earn in this area, not just for now but for every future occupier, which means that they would not be subject to the Right to Buy.

### Board members

A Steering Committee of 9 members was originally appointed and we are extremely grateful for the contribution made by those members, five of whom became the first members of the Board.

Board members are ordinary local people. Between 5 and 12 Board members can be appointed. The Board's policy is to invite people who might be interested in joining to attend a few meetings first so as everyone can get to know each other.

Our first Board members were appointed at the March 2019 meeting:

Louise Beaton	Chair
Emma Pinder	Vice Chair

Sue Livett                      Treasurer  
Mike Link  
Kevin Dean  
Phillip Henke (who resigned in June owing to other commitments).

We are very grateful to all our Board members, who have worked very hard during the year to establish a sound footing for the CLT.

Aldingbourne Parish Council and Barnham and Eastergate Parish Council are both invited to appoint Board members.

### **Funding**

The CLT was supported with start up costs through a grant of £5,000 from Aldingbourne Parish Council. A grant of £3,979 was received from the National CLT Network towards set up costs, including £600 for setting up the legal entity, £379 for community engagement, £1,200 for site feasibility and £1,800 for business plan development. Membership fees will be important to help meet essential running costs in future.

### **Achievements**

**Communications** – Articles have been placed regularly in the parish magazine and Sussex Local to keep people informed of progress. A website, facebook page and Twitter account have been set up and the Board have been very grateful to Maureen Chaffe, Process Matters, and Hannah Wales, Fandango Marketing, for their help.

In February 2019 a public meeting was held at Eastergate Memorial Hall to bring people up to date with progress. The Arun District Council Cabinet members for housing and planning and the ADC Housing Enablement Manager attended and spoke warmly in support of the CLT.

**Partners** – The CLT will need to work closely with Arun District Council and one or more partner Housing Associations in order to obtain sites for affordable housing. Meetings have taken place with the ADC Housing Enablement Manager and with potential partner housing associations, as a result of which Saxon Weald and Aster Housing Associations have been chosen as the CLT's partners.

**Housing Needs** – In order to obtain up to date information about housing needs in the parishes a Housing Needs Survey was distributed in July 2019, with associated publicity organised by Emma Pinder and Hannah Wales of Fandango. This has kindly been funded by Arun District Council and is being carried out by Action in rural Sussex on behalf of the CLT. The results are currently being collated.

**Housing sites** - The site owners and developers of Wings have offered the CLT first refusal on some of the 18 affordable homes which have to be provided there, so that these can be retained in perpetuity for people living and/or working in the parish, as part of the negotiations for the site to be included in the ANP review. Other sites are also under discussion.

**Policies:** The Board is going through the process of adopting policies. Those already adopted are available on the website, including: Board recruitment, Data Protection, Conflict of Interest. Further policies, the first being Equality and Diversity, will be uploaded when approved.

**Membership** - Membership keeps people in touch as housing schemes develop. It costs as little as £1. Further donations are also welcome. A membership form was sent with the survey and is also available on our website. Please return to the Treasurer c/o Aldingbourne Trust, Blackmill Lane, Norton, Aldingbourne, Chichester PO18 0JP.

**Contacts:** Contact the CLT via [aldingbourneparishcouncil@gmail.com](mailto:aldingbourneparishcouncil@gmail.com) or [infoabeclt@gmail.com](mailto:infoabeclt@gmail.com) or Chairman Louise Beaton on 01243 543475 if you would like further information.

For more information, visit our website at [abecommunitylandtrust.org.uk](http://abecommunitylandtrust.org.uk). Please share our work with others on Facebook at BarnhamCLT, or on Twitter @BarnhamClT.



# ABE Community Land Trust

Aldingbourne, Barnham & Eastergate Community Land Trust  
Income & Expenditure for year ending 31/3/19

INCOME	£	Notes
Grants	9000	Aldingbourne Parish Council & CLT
Membership	47	
Total	<u>9047</u>	
EXPENDITURE		
Legal Expenses	40	Registration
Printing	237.1	Flyers & posters
Governance	325	Model Rules
	<u>602.1</u>	
Balance	8444.9	