

Minutes of Meeting of Arundel CLT Board of Directors held Thursday 3 November 2022 at Arundel Town Hall and by video-link

Present: Tom Basham (by video-link); Nick Chalk; Caroline Elderfield (Joint Minutes); Wendy Eve; Hilary Knight (Joint minutes); Graham Lane; Martyn Pettifer; Marc Rankin; James Stewart; Paul Summers (Chair); Tom Warder.

1. The Chair welcomed Nick Chalk to his first meeting. **Apologies** had been received from Amelia Lazareski
2. **Minutes of last Board meeting held 29 September 2022 were approved** and signed by the Chair.
3. It was proposed by Hilary Knight and seconded by James Stewart that **Nick Chalk be co-opted to the board.** Agreed unanimously.

4 Matters arising not elsewhere on agenda

HK reported back on AiRs briefing for ADC councillors held 20 October which TW had invited her to. TW's presentation about other CLTs would be interesting for ACLT board; HK met ADC officers including Gillian Taylor (Arian's replacement); Solomon (legal) and Mo Hussein.

JS reported that had been invited to meet Neil Homer, the planning consultant helping ATC with a review of Arundel's Neighbourhood Plan, together with JS's understanding of the scope of the NP review.

Request to visit nearby Aster scheme e.g. Yapton, including meeting tenants and Shared Owners. Karl says this would not be easy to set up

Bank signatories – PS is not yet set up as a signatory (JS to action with PS)

The Bell: nothing from ACLT for 2 in a row but Children's Forest had coverage in last edition. Also, nothing in Fortnightly Update for a while. Maybe re-promote e-registration Spring 2023 (when construction start date known) plus reminder to make applications. Current Editorial arrangements for The Bell change in Spring so it's future is uncertain.

Steering Group proposal has gone to Esquire/NE and been shared with ATC.

Police Station site: Correspondence from WS Police and ACLT members noted.

5. There were no Membership applications – for approval
6. **Management accounts to 30 September 2022**

Carry on with Zoom subscriptions for time-being so we can host meetings.

Budget shows little surplus after currently scheduled expenses. Seek more grants?



Legal fees due before 31 March 2024:

- Review and input into the overarching legal agreement between Aster, Arundel CLT and landowner/developer; likely to be in the form of a conditional contract: £950 plus vat.
- Review lease between Aster and Arundel CLT: £950 plus vat

These figures date back quotation sought nearly two years ago in December 2020, so the price may not be held. We did not ask for a quote to carry our due diligence on the title and land so we will be relying on Aster's legal work in this respect

Others risks that need consideration: legal advice re. any ACLT role in public realm and Management Company.

7. Annual review of ACLT Plan

3 sheets from excel on ACLT Teams circulated by email. TB, GL and HK have reviewed and made amendments. Other Directors requested to go into Teams document for any further checks so TB, GL and HK can finalise, subject to review of risk register at that time (review of risk register may iterate to amending/updating plan)

8. Ford Road update

Meeting with Arundel Town Council, 17 October and presentation to ATC Planning Committee 27 October. agreed to support the scheme. They will comment on:

- 1) Pepper potting to see if ADC will apply their own policy
- 2) Construction Management Plan to ensure traffic does not travel onto Ford Road from Arundel town end
- 3) Public Realm on going costs and impact on service charges

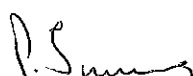
Letter from Esquire dated 27 October (circulated to all Directors by email) - followed 23 September zoom meeting and our follow-up document of 30 September. Various points to pick up [some may have been covered already – e.g. location of AH; parking]

HK has emailed NE and Esquire about late-manuscript addition to s106 which says ACLT have right to make representations to Owner regarding the AH Plan

Aster – still not agreed financial terms (according to TW). How does this relate to location of AH units. Need zoom session to look at plans with Aster asap – AH dwellings; parking; service charges etc.

HK met Kevin, Head of Shared Ownership at Aster in April 2022 – at suggestion of Arjan de Jong – to agree process following e-registration. This involved Aster making contact with potential Shared Owners but not done this yet.

Planning timing and process – Esquire hoping for 30 Nov or 11 Jan consideration by ADC Planning Committee. Esquire letter says public site notice 20 October and they



expect new 21 day window for responses. Are ACLT Directors going to respond individually? Board collective response? Advice to ACLT members?

Pepper-potting of AH has been ACLT's main concern from start but this and the other above issues have been represented to Esquire many times by letter and at previous meetings. Following discussion it was put to a vote and agreed that at this late stage any further representation on these matters would be counter-productive to our relationship to the JV and could delay or possibly jeopardise the development. TW advised that these matters would now be best voiced by ATC in their current clarifications request to ADC. AGREED unanimously.

We need to keep an eye on outstanding issues such as covenants (against AirBnB, allowing solar panels) and formation of Steering Group.

9. **Voluntary Action in Arun and Chichester** - invited speaker: Jackie Sumner. We will discuss whether to join at December meeting. VAAC is funded by district councils so there is no financial cost of membership

10. Any other business.

Lizzie Clark from Aster coming to next meeting – opportunity to invite her to other meetings earlier on Thursday or Friday morning. Is she going to ask NE for site visit? TW has meeting with Lizzie on Friday am. If she is visiting other Aster schemes, maybe we could come too? HK to follow up.

Peter Fenton, Chair of Slindon CLT, had been in contact to highlight some current difficulties they are having with a view to ACLT potentially offering advice. TW is familiar with the SCLT project. CE and PS have spoken to PF and forwarded some documentation following the recent ATC Planning Meeting. CE to contact PF.

11. **Date of next meeting** – Thursday 15 December 2022 with festive refreshments

