



MINUTES OF THE BOARD OF ANGMERING COMMUNITY LAND TRUST

Zoom

Tuesday 10th August 2021 @ 7.15pm

Present: Tony Cross (Chair); Angela Colliss; Jan Welch; Steven Mountain; Gareth Cornford (Company Secretary)

1. Apologies for absence

Arthur Trehwella; Robin McDonald (Treasurer); Kristina Yates

2. Minutes of Previous Board meeting (accuracy)

All agreed.

3. Matters Arising (not on Agenda)

The HMRC application for tax exempt status was again rejected by the FCA. We have asked for clarification on the status we are trying to achieve. Still waiting for a response from HMRC. TC to seek recommendations for Solicitors experienced in these matters.

AGM to take place on 22nd September at 7.30pm in the Village Hall.

The Community Housing Extension Fund is still not open for applications.

4. New Declarations of Pecuniary / Non-pecuniary Interest

None

5. Mayflower Way

Still awaiting the result of our application to SDNPA for up to £84,000 for Air Sourced Heat Pumps for MW.

Waiting for the ACLT Solicitor to respond to Kristina's queries on the hybrid lease in respect of Shared Ownership Properties for Mayflower Way.

The Deed of Agreement with ADC regarding the Commuted Sum due to ACLT re Mayflower Way is now signed and sealed. We are in the process of opening a second bank account for this sum as ADC will not transfer to the same account as the previous grant. Thanks to RM, AC and SM for their prompt attention to this matter.

The Deed of Variation required for changes to the Land Transfer Title for Mayflower Way is still with solicitors. A potential issue regarding parking spaces has now arisen.

Discussions still ongoing with APC regarding accessing the Public Work Loans Board funds.

SM / JW produced and circulated the proposal on a way forward for the development to ensure compliance and commencement within the planning permission deadlines. The Board agreed that no contract could be issued unless ACLT had funds to fulfil the contract. Accordingly, approval was given for a staged process where successive permissions would apply to the works once funds were available.

The value of pre-construction costs that have to be undertaken in order for submissions to ADC and to achieve the start date on site is £63295.25. This was approved by the Board.

Once the Commuted sum is in the ACLT bank account, permission is given for a second stage of enabling works up to a value of £260,000. This was approved by the Board.

Those Board members not present were all previously consulted and all approved the above works. The Board thanked SM & JW for their work on the project.

Units 1, 8, 9 & 10 are designated for shared ownership.

6. Swallows Gate

We still await receipt of the signed Nominations / Allocations document for Swallows Gate.

The funding application to Triodos Bank for Swallows Gate has been agreed and the papers received. These are now being reviewed by our Solicitor.

Two applicants are currently working with IFA's to determine whether they can afford the 3 bed property and 6 applicants have been advised to contact IFA regarding the 2 bed property.

7. Any Other Business

None

8. Date of Next Meeting Angmering Village Hall (King Suite) on Wednesday 18th August at 7.15pm