



**MINUTES OF THE BOARD  
OF  
ANGMERING COMMUNITY LAND TRUST**

**Angmering Village Hall**

**Wednesday 19<sup>th</sup> January 2022 @ 7.30pm**

**Present:** Steven Mountain (Chair); Angela Colliss; Robin McDonald (Treasurer); Arthur Trehwella; Gareth Cornford (Company Secretary);

1. **Apologies for absence**                      None, all present
2. **Minutes of Previous Board meeting(accuracy)**                      Approved.
3. **Matters Arising (not on Agenda)**

The Deed of variation for MW is now signed and 50% of APCs legal costs have been paid. Our solicitors will now register the Deed

4. **New Declarations of Pecuniary / Non-pecuniary Interest**                      None
5. **New Charitable Organisation (ACLT2)**

ACLT2 is now an established entity with the FCA and they have also indicated that a change of name to ACLT will be acceptable. Charitable status with HMRC has been applied for on 24th December 2021. Need to determine when ACLT2 becomes charitable with HMRC

6. **Swallows Gate**

JW & AC have again visited the site. Plots 2,3 & 4 are complete with plots 17 & 18 due for completion next week. They are providing supervised viewing for occupants. Need to ensure we agenda time to carry out the snagging. The trees in plot 4 all have TPOs but are in sound condition according to a qualified arborist who inspected them in our presence with the prospective purchasers.

Need to ensure purchase is made via ACLT2 to ensure taxes are not incurred. No back-claim allowed on CT / SDLT retrospectively. ACLT has the funds available to purchase and incur taxation if necessary.

Triodos loan conditions acceptable having been reviewed by AT and RM. One additional clause was added which is about retaining some funds (ring-fenced) to cover the DSCR down the line.

Still outstanding is the finalised Deed of Variation from the developer which is presently with ADC for approval and signing.

7. **Mayflower Way**

Following our instruction Sunninghill returned to site in January and carried out the installation of the initial breezeblock works on Block A. This work has been inspected by HWP and pictures etc are contained in his report attached to this report.

The above work achieves the requirements for a "Golden Brick" construction.

A meeting took place on 20<sup>th</sup> December to review the choice of bricks and this was concluded with a unanimous agreement on the choice.

Instruction was given in December to HWP to procure the UKPower supply for the site as the quote expired at the beginning of this January.

There had been no other activities on site and HWP/Sunninghill are now awaiting input from us regarding financing and potential start dates for the main construction works.

Pressing need to agree a date to sign contract with Sunninghill to re-start the development. They will then issue a new tender for completion which we can negotiate on to ensure sufficient funds to complete the build. The above date dependent on Triodos agreeing latest financial model.

## **8. Treasurer**

The Treasurer circulated his monthly management report to Trustees.

They are still to resolve the issue of partial invoicing with the software and he has a meeting with our accountants in due course. This will determine whether they have developed a permanent fix or a work-around solution.

Total Capital and Reserves currently stands at £351,389.

Our current bank (Unity) has advised us that for ACLT2 we will need to create new bank accounts to enable the transfer of our financial assets to the new entity. The requests have been lodged with the bank and we await their creation which should be within the next 5 –8 days. A discussion then took place on whether both bank accounts with Unity could be called ACLT but differentiated by their respective registration numbers. This would negate any issues over the reciprocal name changes planned.

The Treasurer is making enquiries with other banks in relation to opening new accounts.

## **9. Any Other Business**

2<sup>nd</sup> SGM taking place virtually on Saturday 22<sup>nd</sup> January 2022 at 11am. **ALL 5 Directors must participate to ensure a quorum.**

## **10. Date of Next Meeting - Angmering Community Centre Wednesday 16<sup>th</sup> February 2022 at 7.15pm**