



**MEETING OF THE BOARD OF
ANGMERING COMMUNITY LAND TRUST (8781)**

VENUE – Angmering Community Centre

Wednesday 18th May 2022 @ 7.15pm

Minutes

Present: Tony Cross (TC), Steven Mountain (SM), Arthur Trehwella (AT), Robin McDonald (RM)

1. Apologies for absence Gareth Cornford (GC), Kristina Yates (KY), Jan Welch (JW)

2. Minutes of previous meeting (accuracy) Agreed

3. Matters Arising

All Covenants relating to Crayfern Homes and The Taylors have now been removed from our Title document at Land Registry. We can now apply for the transfer of land from ACLT1 to ACLT2. Form TR1 has been signed by TC, SM, GC & KY to authorise the transfer and it will be submitted to Wrigleys Solicitors in order to finalise the transfer process.

No further communication received from AiRS relating to their MoU.

4. New Declarations (Pecuniary / Non-pecuniary Interest) None

5. Swallows Gate

All snagging issues are being handled very efficiently by JW in liaison with GD Group. Electrically heated towel rails are due to be fitted to all properties.

JW is obtaining costs for window opening restrictors for those residents who request them. They are not required to be fitted to windows under the current regulations but this is an optional fitment should they be requested on grounds of safety.

The finances for SG remain healthy at about £25k. Treasury team will review cash situation in August to determine whether to reduce the long-term loan by use of our reserves.

One tenant is currently in areas due to problems claiming Universal Credit. This should right itself on 9th June. and thereafter the rent is expected in line with the Tenancy Agreement.

JW to determine when the SG Management Committee are due to meet.

6. Mayflower Way

Build costs per square metre have now risen to £3100. Sunninghill has undertaken some re-engineering of the design in order to find ways to save costs. Some of these measures will require changes to our planning permission. The measures which Sunninghill have put forward will reduce our costs but a) the Board will need to approve these changes as they impact on the overall design and b) they will require changes to our planning permission which is likely to delay matters by 3 months. Cost saving measures without changes to our planning permission are unlikely to be sufficient on their own. The Sunninghill revised tender anticipates a start date in September 2022.

Options for the Board going forward include pausing all work until build costs come down; re-tender for existing build / design; vary the planning permission in line with Sunninghill's proposals to reduce unnecessary design / build costs; submit completely new planning permission based on current foundation footprint but for more economical design / build.

SM to circulate summary of suggested measures that would reduce costs and liaise further with Employers Agent on options for the Board to consider.

TC to check on Mayflower Way Title documents for any constraints.

7. Treasurer's Report

The Treasurer's report had been circulated previously. Balance Sheet / Profit / Loss accounts are still with accountants and a report will be generated once they have finished their preparations.

Triodos will review the account of Swallows Gate after 12 months.

AT to assess whether QuikBooks is sufficiently 'user friendly' for him to use.

The Treasurer sought permission to open four new accounts at Charities Aid Foundation Bank with four signatories of SM, JW, GC and AT. Bank cards would also be provided for authorised Trustees use. The bank accounts at Unity Bank will be closed once the new accounts are opened.

Board approval given unanimously.

8. Parish Assembly

Thursday 26th May, 6pm – 8pm. GC & TC to set up supported by RM & AT.
This is an opportunity to seek new Trustees with complimentary skills.

9. Any Other Business

RM has given an interview to Inside Housing Magazine. Copy to be circulated when available. Key points made about grant funding and in particular the absence of support for infrastructure costs and availability of low-cost finance.

RM put forward the idea of a survey of our tenants to reflect whether we were providing a good service and we were responsive landlords. It was generally thought to be a good idea and the process can be firmed up in the coming months. JW is likely to lead on this initiative.

10. Date of Next Meeting

Wednesday 15th June 2022 @ 7.15pm