



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

**VENUE – Angmering Community Centre**

**Wednesday 20<sup>th</sup> April 2022 @ 7.15pm**

**Minutes**

**Present:** Tony Cross, Steven Mountain, Arthur Trehwella, Jan Welch, Gareth Cornford

**1. Apologies for absence** Robin McDonald, Kristina Yates

**2. Minutes of previous meeting (accuracy)** Agreed

**3. Matters Arising**

The Covenants in favour of Crayfern homes & The Taylors in relation to the Collaboration Agreement have now expired and therefore no permissions are required. Our solicitor is applying for them to be removed from our Title at Land Registry.

Access to lofts – unfortunately there was insufficient time to discuss with solicitors the option of a clause in the tenancy agreement to restrict access to lofts in plots 2,3 & 17. However, all occupants have been made aware that the lofts are not suitable for storage of heavy items and care should be taken to ensure any light objects are placed on the joists and not simply on the insulation.

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

**5. Swallows Gate**

All properties had been inspected for 'snagging' and in general were of a high standard with relatively minor issues requiring remediation. Some follow up visits have taken place. Rental plots 2 and 3 were now in occupation as was SO plot 18. SO plot 4 is due for completion / occupation on 25<sup>th</sup> April and Rental plot 17 on 27<sup>th</sup> April. JW has been acting as 'Client Liaison' and has handed over the keys to the tenants and provided support. All rental tenancy agreements have been signed by the Tenant and the ACLT Secretary.

Some teething issues have occurred on plots 2 & 3 with the absence of hot water although the heating is working fine. There is also a potential safety concern with bedroom windows which do not have child restrictors fitted. We are still awaiting the fitting of Heated Towel rails in all plots. Also need to obtain an information folder for plot 2. JW to follow up on these issues with GD Group 21<sup>st</sup> April.

The finances for SG are healthy and in line with expectations. The Treasury team will advise on the options for re-financing the loan agreement before 1<sup>st</sup> October deadline.

**6. Mayflower Way**

SM has been liaising with our Agent and has been briefed on the difficulties currently being experienced by the construction industry. The impact is being felt across the country in rising prices due to short supply of materials and labour. Build costs per square metre have risen from £2400 to £3000.

The proposal is for ACLT to determine its maximum budget and then let our Agent work with Sunninghill to see where costs can be trimmed. We have been advised verbally that the changes to our planning permission have been approved. An upper limit of 50% for Shared Ownership sales was agreed. Fencing erected along the edge of Root Protection Zones on the south and West sides of the site was also agreed. Early calculations suggest a maximum budget of £2.75m with some built in tolerance for rising interest rates.

The Treasury team will need to liaise with Triodos over any changes required in the loan agreement. Should Triodos require these changes to be approved by their Credit Committee, it is unlikely that we could meet the tender deadline.

The Sunninghill Tender anticipates a start on sit date of 2<sup>nd</sup> June but will expire next week should we not accept it or ACLT cannot meet the tender price. If we cannot meet their tender requirements, then ACLT will need to examine other options in relation to the site.

In the event of failing to meet the tender deadline, other options to be considered include:  
A partial build of the site, perhaps two blocks with the 3<sup>rd</sup> block being completed at a later date;  
Pause all work for the foreseeable future;  
Invite Sunninghill (and others) to re-tender;  
Submit a new planning application for a new / cheaper design;  
Assess merits / costs of modular construction;  
Enter into a partnership with ADC / APC / Housing Association.

The historic contract with AiRS was discussed. It was felt that the original scheme proposed by AiRS was flawed and not financially viable. They have not contributed anything meaningful to the new scheme.

## **7. Treasurer's Report**

The Treasurer's report had been circulated previously. It was generally agreed that the tables produced (Profit/Loss & Balance Sheet) were mainly intended to ensure our accounts were correctly itemised and allocated and presented to meet accounting standards. The Chair would liaise with the Treasurer to see if a more simplified table could be generated to improve members understanding.

The Treasurer is due to meet with a lady who has bookkeeping skills in QuikBook and who has offered her services to ACLT on a voluntary basis. Should the meeting prove productive, it would be his intention for us to co-opt her onto the Board. Members were in agreement of this course of action.

The Treasurer has reviewed the value for money of membership of the NCLTN and its associated insurance cover for Trustees. He has recommended we take up membership at a cost of £310.

**APPROVED**

## **8. Any Other Business**

Parish Assembly Thursday 26<sup>th</sup> May, 6pm – 8pm. 2 / 3 Trustees in attendance with ACLT display boards providing information on Swallows Gate and Mayflower Way. Opportunity to seek new Trustees with additional skills.

## **9. Date of Next Meeting**

Wednesday 18<sup>th</sup> May 2022 @ 7.15pm