



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

**VENUE – Angmering Community Centre**

**Wednesday 15<sup>th</sup> June 2022 @ 7.15pm**

**MINUTES**

**Present:** Tony Cross (TC), Steven Mountain (SM), Kristina Yates (KY), Gareth Cornford (GC), Arthur Trehella (AT), Jan Welch (JW)  
In Attendance: Bruce Howse (BH)

**1. Apologies for absence** Robin McDonald (RM)

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

**3. Matters Arising**

The transfer of land from ACLT1 to ACLT 2 is being handled by Wrigleys Solicitors and is still outstanding due to delays in the Land Registry Office.

Correspondence received from AiRS indicates that they are standing by the Contract of November 2016. Trustees are adamant that many of our current problems at Mayflower Way stem from the poor advice given by AiRS and that they should be challenged accordingly.

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

**5. Swallows Gate**

JW continues to manage client liaison at SG and reports that GD Group are providing a prompt response to the relatively minor remedial issues that have arisen. Number 16 may have a slight water leak in the Cloakroom and Number 2 has a problem with the bathroom floor. GD Group through Julie Finch their customer liaison have been informed.

ASHP - AT has attended the operator training for ASHP. JW will research the costs of different warranties for the pumps.

No date has yet been set for the first Management Committee meeting. JW to arrange an initial inspection of the 3 AR properties. Authority given for JW to arrange fitting of window restrictors for Number 17. All rents are now being paid on time.

**6. Mayflower Way**

BH and SM updated progress on the value re-engineering that has taken place with Sunninghill to remove unnecessary design features. They have also met with ADC planners to discuss the proposed changes. They accepted the design was inherently expensive with too many design details that related to the Conservation Area, something that is now out of context. Given the construction that has taken place at Quiet Waters and North-side of Mayflower Way, it is our Agent's contention that the MW site is no longer a Rural Exception Site, something that the planners had some sympathy with.

Build costs of around £2.865m are anticipated with the removal of some design features, albeit some of these may be contentious. Construction costs per square meter continue to rise and are now in the region of £3300.

Board approval has been given for the necessary changes to be submitted to ADC under Section 73 once SM and BH deem the timing appropriate. RM & AT to be kept informed.

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

RM had circulated the full report to all Trustees.

Finances for SG are healthy with an expected surplus of around £33,000 in August 2022.

If the MW project is to be put on hold due to the now well documented difficulties in financing the scheme, then this will at least provide some much-needed breathing space to investigate alternative funding opportunities and to reflect on external environmental factors impacting its progress.

The old ACLT accounts still have a few outstanding issues that need to be resolved. These are accounting input issues and are being resolved with our accountants.

The monthly bookkeeping was completed 14th June so we have had little time to scrutinise them for completeness. The new accounts reflect the transfer of the balances and have been categorised as 'Uncategorised Income' on the balance sheet. This value may change when the issues with the old accounts are resolved but will not affect our cash position.

Since the last set of accounts were produced our cash position at the bank has not substantially changed reflecting the lack of progress on our MW project and general lack of transactional activity. However, since completion of the purchase of the SG properties the balance sheet now shows our current fixed asset value. However, the figure of 558K is questionable and possibly understated by around £170,750. Arthur has confirmed that this revised figure of £728,750.00 accords with the Triodos model. We have asked our accountants to confirm this revised figure. As stated in the last Management report, at our June meeting it is hoped that we will be able to provide a set of reports that reflect our needs and understanding of our financial position.

Once the Auditors have corrected the outstanding bookkeeping errors, AT will take over the QuickBooks entries.

## **8. Governance Policies**

Anti-Bribery & Money Laundering – both policies previously circulated and are required in order to open new bank accounts. **Board approval given to adopt these policies.**

## **9. Any Other Business**

Angmering Revealed Saturday 24<sup>th</sup> September – Board has declined to participate in the event.

**Annual General Meeting - Wednesday 7<sup>th</sup> September 2022 @ 7.30pm**

AiRS – TC to draft a response for prior circulation to the Board.

## **10. Date of Next Board Meeting**

Wednesday 20<sup>th</sup> July 2022 @ 7.15pm