



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

**VENUE – Angmering Community Centre**

**Wednesday 17<sup>th</sup> August 2022 @ 7.15pm**

**MINUTES**

**Present:** Steven Mountain (SM), Kristina Yates (KY), Arthur Trehwella (AT), Jan Welch (JW),  
Tony Cross (TC)

**1. Apologies for absence**

Gareth Cornford (GC) Robin McDonald (RM)

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

**3. Matters Arising**

Transfer of Engagements not as yet finalised due to slow Land Registry processes, target date end of September. This will not affect the accounting audit.

Meeting with AiRS – the dates offered are not suitable and TC will seek further dates.

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

**5. Swallows Gate**

Re patio doors on House 17, as the hinges were not damaged as feared and it appears to be a problem with the sill, no claim has been submitted as it would likely not exceed the insurance excess. The sill needs further work to screw it down so it doesn't catch the doors. It is hoped to coincide this repair with the fitting of the door restrictors previously approved by the Board. The lounge carpet will also need re-stretching. Quotation received for carpet work and approved by Board. JW to organise.

Following a water leak at 18 SG, and use of our emergency call out procedure, it became apparent the details / arrangements provided by GD Group regarding Hobdens Management Company as a call-out hub are not satisfactory. Hobdens maintain that any problems within the premises are the responsibility of the occupier and as such would not respond to the situation. Fortunately, the occupier managed to contact a GD operative who came out to fix the leak that evening. The first Management Company meeting awaits the completion of the site.

JW to liaise with GD Group re emergency call out procedure and terms of reference for Hobdens.

TC to contact Solicitors re Management Association membership documentation.

Discussion took place regarding issuing of new leases to SG properties. Ideally ACLT would like to issue longer leases to experienced tenants and where there are no breaches of the AST. Accordingly, a 2-year, 1-year and a 6-month AST will be issued before the due dates in October.

## **6. Mayflower Way**

TC has written to ADC and Cllr Cooper in respect of further grants re MW. We need to put together some supporting documentation and submit to ADC. TC, SM & RM.

SM & TC visited the MW site in respect of reports that the land had been accessed by Travellers and was insecure. Some Heras fencing needs securing and the concrete barriers could be repositioned to minimise any potential threat. It is felt that the land is not conducive to a traveller encampment and there are no items of equipment or materials particularly attractive to a thief. Signs to keep children out would also be relevant. SM to liaise with Agent to make arrangements. Board approval for costs up to £999.

We are still awaiting responses to our development loan enquiry from Unity Bank & CAF.

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

RM had circulated the full report to all Trustees.

SG headline numbers after refinancing:

Monthly interest payments for 5 years = £2672

Monthly rental income = £3470

Accounts still require further revision as there are issues regarding the dates of transactions and how they are apportioned between old ACLT accounts and new ACLT accounts. RM to progress.

## **8. Any Other Business**

We have been invited to submit a bid for the affordable homes on the 'Roundgate' development. Whilst the Board has reservations about the development's location, the development is going ahead and ACLT has an opportunity to try and secure more affordable housing for local people.

The Board agreed to submit an informal bid with the proviso that the housing allocation policy would be similar to Swallows Gate in that it prioritised people from Angmering.

TC & AT to prepare and submit bid.

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

**AGM** Wednesday 7<sup>th</sup> September 2022 @ 7.15pm

**Board Meeting** Wednesday 21<sup>st</sup> September 2022 @ 7.15pm