



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

VENUE – Angmering Community Centre

Wednesday 20th July 2022 @ 7.15pm

MINUTES

Present: Steven Mountain (SM), Kristina Yates (KY), Arthur Trehwella (AT), Jan Welch (JW)
Robin McDonald (RM)

1. Apologies for absence

Tony Cross, Gareth Cornford

2. Minutes of previous meeting (accuracy) Agreed

3. Matters Arising

Transfer of Engagements still underway with Old A/Cs still being wound up

Proposed meeting with AIRS – it was agreed this could be in an afternoon perhaps 2pm, Monday to Thursday – Agreed TC to organise date and venue

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

5. Swallows Gate

Agreed it would be best to now use house numbers for reporting.

No 1 (Plot 17) Post meeting was inspected and property orderly and clean. Tenant recommended for a long- term tenancy when applicable.

No 2 (Plot 18) is an S/O House

No 16 (Plot 2) Post meeting was inspected and property orderly and clean. Tenant recommended for a long- term tenancy when applicable.

No 17 (Plot 3) Inexperienced Tenant some concerns on house management, proposed to remain on 6 - month tenancy when applicable

No 18 (Plot 4) is an S/O House

The issue of restrictors on external rear doors was discussed in detail. It was agreed that ACLT will get these fitted on all 5 properties and pay for this work. JW has 2 quotes, one at £250

+vat and one at approx. £60 + vat. It was agreed subject to expenditure being no more than £100 per house including VAT that JW would organise this work with the relevant contractor.

Regarding the doors on House 17 that have already been damaged TC is pursuing this as an Insurance Claim.

Work on minor remedial matters is being followed up by JW

6. Mayflower Way

No progress to report on the contract with SCC and RM and AT are actively discussing the financing needed with 2 banks from whom we are hoping for a response within the week.

Bruce has been advised that the finance offer from SCC is not workable unless they also finance the £770K needed which would get refunded from the S/O sales.

7. Treasurer's Report

RM had circulated the full report to all Trustees.

RM requested that we extend the bookkeeping contract for a further 3 months at a cost of £200 per month and this was agreed.

A discussion took place on paying down a small amount of the SG debt, initially proposed as an amount of £20K leaving only £10K in the SG bank funds. It was agreed this was too small a margin to go forward with and so a revised figure of £10K reduction was proposed and this was agreed. This reduces the long-term loan refinance request to £485K and leaves a working balance of £20K in the SG account

In principle the finance request to Triodos for the re finance was agreed at a capital sum of £485K and to be done on a fixed rate for 5 years. (Rate as of today is 5.79% however the actual rate will be that given on the day the loan is agreed/taken up.

RM was completing the CH End of Grant Report and hoped to rollover some small sums given the current economic circumstances. There is also a possibility of new grants for money to be spent by March 2023, RM would create a list of possible items that we could apply for once any application window opens.

8. Any Other Business None

9. Date of Next Meeting Wednesday 17th August 2022 @ 7.15pm