



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

**VENUE – Angmering Community Centre**

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

**MINUTES**

**Present:** Steven Mountain (SM), Jan Welch (JW), Tony Cross (TC), Robin McDonald (RM)

**1. Apologies for absence**

Gareth Cornford (GC) Kristina Yates (KY) Arthur Trehwella (AT)

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

**3. Matters Arising**

Transfer of Engagements not as yet finalised as still waiting on Land Registry processes.

Meeting with AiRS – Wednesday 2<sup>nd</sup> November 2022 at 3.15pm at Community Centre.

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

**5. Swallows Gate**

The patio doors at number 17 still to be rectified and restrictors fitted to all patio doors to prevent damage in the event of wind. Restrictors also still need to be fitted to one bedroom window in number 17. Tenant needs to be advised this is a safety decision by the Board. It is noted that the Tenant cancelled the fitting of this device on a previous occasion without Board authority. JW has full details.

Once the window fitters return, most of the remedials will be complete. Scratches to the glazing to house 1 and 2 need to be looked at. House 2 - fence post to be re-bedded in. Carpet damage to number 17 still outstanding.

Emergency call out procedure still outstanding. JW has written to NHBC for clarification of developers responsibilities. The Management Company remit has been circulated to all Board members.

New Tenancy Agreements have been issued as required with the maximum tenure of 1 year.

Number 2 SG suffered some roof damage in the recent storms. JW worked with a local company to provide repairs. No insurance claim was required.

**6. Mayflower Way**

TC has written to ADC and Cllr Cooper requesting a meeting to discuss MW and the way forward.

Security of MW site still outstanding. SM to liaise with Agent.

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

Unity Bank has declined to participate in the development funding of MW. RM has written to CAF Bank to clarify their maximum loan terms as the 25-year loan offered is not viable for ACLT.

EDF Energy bill for £39.32 for short period in April has been paid. This appears to have sent to Number 1 SG and not forwarded.

RM had circulated the full Management Report to all Trustees. One query outstanding regarding entry for £3301.67 which RM is investigating.

Total Cash at bank is £296,532.34

Old & New Accounts have now been finalised.

Annual Returns report to be submitted to FCA. RM to liaise with KY.

There is a surplus of £14k in a grant from CHF. RM has submitted a report to utilise the surplus together with an application for further funds to cover application fees.

## **8. Any Other Business**

No feedback as yet regarding bid for affordable homes on 'Roundgate' development.

TC will contact developers on newly proposed sites near Ham Manor and the Golf Course to determine their interest in working with ACLT to sell affordable homes.

SM to contact Agent regarding early instructions given regarding MW. TC to gather relevant documents for a pre-meeting regarding AiRS.

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

Wednesday 19<sup>th</sup> October 2022 @ 7.15pm