



MEETING OF THE BOARD OF ANGMERING

COMMUNITY LAND TRUST (8781)

VENUE – Angmering Community Centre

Wednesday 15th November 2023 @ 7.15pm

MINUTES

Present: Tony Cross (TC), Arthur Trewhella (AT), Steven Mountain (SM), Robin McDonald (RM), Jan Welch (JW), Gareth Cornford (GC)

1. **Apologies for absence** Kristina Yates (KY)
2. **Minutes of previous meeting (accuracy)** Agreed
3. **Matters Arising** none
4. **New Declarations** (Pecuniary / Non-pecuniary Interest) - TC – ACCA, AT - ACCA

5. Swallows Gate

We still await Hobdens to complete the process for a new Management Company. JW has again chased them.

JW had previously circulated her status report on claims under the NHBC.

House	Atelier's deadline	Action
1	18-Jan-24	general items NHBC instructed us to investigate leak to mitigate further damage in bathroom Plumber attending again Fri 17 Nov, await report back from him as to whether floor is dry enough for vinyl to be re-fitted.
1	13-Dec-23	Heating only. Quote sent to NHBC 10 Nov for reinstallation of insulation.
2		await report from NHBC following meeting on 1 Nov
16	06-Dec-23	Flooring quote obtained will submit on 6 Dec
17	05-Dec	Patio doors quote sent to NHBC 10 Nov Ceiling joints quote sent to NHBC 14 Nov Doors now booked for 5th Dec
18	06-Nov	Plumber attending Fri 17 Nov, await report back from him as to whether floor is dry enough for vinyl to be refitted.

As can be seen, the response dates stretch into January, which makes life very difficult for the occupiers. For Numbers 1 & 17, a new claim has to be filed for failed joints as nothing new can be attached to an existing

claim.

As to the leak in Number 1, it appears mice have entered the property due to a soil pipe hole not being properly sealed.

The patio doors at Number 17 still cannot be locked. This is urgent but JW now has fitters in place to tackle the remedial works required. It is recognised that ACLT will need to cover these costs (about £500) in the short term and await reimbursement from NHBC. The same will probably apply to Number 1. VAT is not reclaimable on these invoices.

ACLT currently has a budget of £1000 for maintenance for the year.

The Board wished to thank JW for her outstanding commitment to the remedial works at SG and to our tenants who she engages with and looks after with such compassion.

6. Treasurer's Report

RM had previously circulated the full Management Report to all.

A discussion took place regarding Number 18 and the sale process. The house had been previously circulated on the Angmering Village FB and the suggestion is for a wider circulation around the surrounding Parishes. The Shared Owners have been advised to market the property with one of our local Estate Agents and that they will be responsible for any agency fees.

We now have a new expression of interest for Number 18 and the applicant has been advised to submit their details to one of our IFA Panel of Advisors to determine whether a purchase is possible.

Sunninghill has refunded the £130k previously paid for the additional power network required.

As to NHBC costs (£17.5k), the guidance from our Agent is that these costs should remain as they are in order to protect the integrity and warranty of the site once we re-start building. If we seek the return of these costs, it is unlikely that a full site warranty could be then achieved.

The commitment fee (£10.5k) previously paid to Triodos has now been refunded.

AT & RM outlined the various investment opportunities for the funds ring-fenced for our building works and available through CAF Investment Bank. The Board approved the new investments which potentially will provide added interest of about £9000k per year.

JW drew attention to the availability of Affordable Housing Grants through Lloyds Bank.

AT advised that restarting the build at MW would be possible if some of the houses were sold at Open Market values. It was pointed out that the APC was unlikely to agree to such a move and in any event would require a new planning permission as MW is an Exception Site with an all- affordable housing requirement.

The CHF Grant is due for use or return by April 2024. RM to research whether an extension is possible to allow further time for interest rates to subside and allow the build to recommence.

Action: TC to review FB circulations

RM to research Lloyds Bank grant facility.

RM to research an extension to the terms of the CHF grant.

7. Mayflower Way

TC continues to monitor the security of the MW site

JW has confirmed the validity of the NHBC policy at MW remains fully covered until the completion of the build.

TC had contacted the WSCC Deputy Leader with a view to them partnering the build at Mayflower Way. They declined the opportunity on grounds of finance.

SM confirmed to the Board that the adjacent properties at MW had been approached regarding connection to the adjacent sewer pipework. However, all had declined due to the substantial costs they would incur with equipment on their property in order to work efficiently.

8. Any Other Business

AT spoke to the value of Cloud storage at a cost of approximately £90 per year. The Board agreed to creating an ACLT Cloud account.

9. Date of Next Meeting To be advised

Tony Cross
Chair, ACLT

Tony Cross