



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

**VENUE – Angmering Community Centre**

**Wednesday 17<sup>th</sup> April 2024 @7.15pm**

**MINUTES**

**Present:** Tony Cross (TC), Arthur Trehwella (AT), Gareth Cornford (GC, Zoom), Jan Welch (JW), Robin McDonald (RM, zoom)

**1. Apologies for absence**

Kristina Yates (KY) & Steven Mountain (SM)

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

13<sup>th</sup> March 2024          Agreed

**3. Matters Arising**

Microsoft 365 Cloud – ongoing questions remain on access, individual software requirements, Microsoft accounts etc. Further enquiries being made by RM/AT

**4. New Declarations (Pecuniary / Non-pecuniary Interest)**

NONE                  TC (ACCA), AT (ACCA), KY (AVH)

**5. Swallows Gate**

JW had previously circulated the outstanding claims with NHBC

<b>Claim No</b>	<b>House</b>	<b>Submitted</b>	<b>£ owing</b>		
23/21590	1	15.02.24	1,740.20	awaiting payment	
23/29062	1	pending	on test	heating only	stat being replaced
23/21586	2	pending			
23/33803	2	pending		heating only awaiting payment	
23/21580	16	01.02.24	2074	awaiting payment	paid
23/21583	17	19.02.24	1173.4	awaiting payment	
23/21558	18	15.01.24	977	awaiting payment	
New claims					
24/10557	2	Surveyor's inspection 03.05.24			
24/08824	16	Surveyor's inspection 12.04.24          await report			
24/08834	17	Surveyor's inspection 03.05.24			

SG Management Company – Southernbrook Estate Management have now taken over from Hobdens and have invoiced all properties on SG accordingly. £3464 was transferred by Hobdens to Southernbrook. There is a recommendation from Southernbrook to have the drains flushed at a cost of £950 plus Vat. Southernbrook are in the process of calling a general meeting where the Management Committee will outline the situation.

TC to research Terms of Reference for the Management Committee in order to ensure our Directors on the Committee are fully briefed.

Sale of Number 18 – The sale is still on course and the licence to assign has been agreed but is being held up by ongoing registration delays at Land Registry.

TC to ascertain when the exchange date will be agreed and whether a deposit was lodged with a deposit taker and circulate result to AT / RM.

Our Solicitor is still liaising with Number 3 solicitors over the boundary issues with Number 2.

## **6. Treasurer's Report**

The Treasury report was circulated previously including:

Combined balance sheet for ACLT

Balance sheets for MW and SG

P & L for MW and SG

### **Swallows Gate.**

NHBC has settled one claim, but the beneficiary of the cheque was incorrect. We have therefore requested a change to the nominated beneficiary and await a revised cheque with the hope that all other claim settlements are allocated the correctly.

### **Mayflower Way**

Discussions with Bruce Howes to move the project forward has resulted in receiving a response from Sunninghill which does not provide any way forward from our current situation. Our finances are such that we are unable to proceed. AT estimates were £400k - £500k short to continue the project. The financial calculation is not helped by the interest premiums added to base rates by banking institutions. The SG loans are currently on a fixed interest rate.

There are no issues with CAF bank.

Flagstone Investment Opportunities – all accounts are in place and allocations are being considered as agreed by Trustees previously. Funds will be allocated from the ADC Commuted Sum account the balance which is currently £393,408.47.

We have £ 273,408.47 available to invest and are retaining the balance of about £120k as a precaution. A report will be sent to ADC in due course detailing the Commuted Sum spend.

## **7. Mayflower Way**

TC contacted Aster Homes re a joint venture but they are unable to assist financially at this time. The Chair has also written to Southern Housing who have a large amount of affordable homes locally seeking a joint venture.

RM will make enquiries regarding a new CHF fund of £20m that has been announced.

Discussions with Triodos were unhelpful regarding other CLTs who are in similar difficulties taking projects forward.

## **8. Any Other Business**

**The email address for Arthur is:** atrewhella@angmeringclt.org.uk

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

Wednesday 19<sup>th</sup> June 2024 @ 7.15pm