



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

VENUE – Angmering Community Centre

Wednesday 13th March 2024 @7.15pm

MINUTES

Present: Tony Cross (TC), Arthur Trehwella (AT), Kristina Yates (KY), Gareth Cornford (GC) & Steven Mountain Robin McDonald (via zoom)

1. Apologies for absence

Jan Welch (JW)

2. Minutes of previous meeting (accuracy)

17th January 2024 Agreed

3. Matters Arising

Microsoft 365 – Further enquiries being made re grants for Cloud Back Up and the correct package for ACLT.
(RM/AT)

AT has renewed our insurances

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

TC (ACCA), AT (ACCA), KY (AVH)

5. Swallows Gate

JW has submitted all the current claims for remedials and we await agreement, investigation and reimbursement from NHBC. No claim has yet been paid and calculations indicate about £5900 is due for payment.

ASHP - All units have been serviced and invoices sent for 50% of the costs incurred to the two Shared Ownership properties.

Change of Management Company - Redacted

Sale of Number 18 – The Tenants solicitor has given ACLT solicitors an undertaking to pay our Solicitors fees to draft a licence to assign. The draft was issued on 27th February and confirmation awaits.

Land Registry has contacted our solicitors regarding the difference in the boundaries of properties 1,2 & 3 at SG where the transfer plans differ from a recent Ordinance Survey report. An inspection by JW & KY indicate that the ordnance survey plan is correct – especially if you compare it with the original planning drawing. Both houses have a straight line of their curtilage to the kerb, but for some unknown reason the transfer plan shows a bite out of the side elevation/front of no.1 and a protrusion to the front of number 2. The only area that overhangs the footprint of the house itself is the front porch in each case, but well within the curtilage. So unfortunately, it would appear that the transfer plans on 1 and 2 need to be re-executed. Details have been passed to our Solicitors who will work with Number 3 to regularize the situation.

6. Treasurer's Report

The Treasurer will circulate the report in due course

CAF/Flagstone Investment Opportunities – the Board was informed that all investments made through this platform ensures our funds are protected. The Board agreed that the Treasurers will use their best judgement in assigning funds through the platform to get the best interest.

HMRC Annual Returns – the penalty notice from HMRC has been withdrawn.

Unspent CHF / CS funds are being assigned appropriately and in accordance with our Accountants guidance as their terms of reference are identical. A report will be sent to ADC in due course detailing the spend.

7. Mayflower Way

TC contacted Worthing Homes re a joint venture and they are unable to assist financially at this time.

Mayflower Way - discussions with Bruce Howes / Sunninghill, determined the cost of completing the development is about £2.7m, leaving a gap in funding of about £300,000.

AT will reassess the different permutations of Rental / SO / Market housing that combine to make the development potentially viable.

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

8. Any Other Business

None

9. Date of Next Meeting

Wednesday 17th April 2024 @ 7.15pm