



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

VENUE – Angmering Community Centre

Wednesday 19th June 2024 @7.15pm

MINUTES

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

1. Apologies for absence

Steven Mountain (SM)

2. Minutes of previous meeting (accuracy)

17th April 2024 Agreed

3. Matters Arising

Microsoft 365 Cloud - still outstanding (RM)

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

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

5. Swallows Gate

JW had previously circulated the details of outstanding claims with NHBC. There are four invoices outstanding and these await works re the ASHPs, replacement window, insulation, plastering and decoration. Total claim thus far is £8304. We are waiting sight of a NHBC report on the correct size of the ASHP for numbers 1 and 2.

JW to write to SO tenants to advise them that minor matters requiring attention are now their responsibility and only structural issues will now be covered under the NHBC guarantee. They will still be required to fund 50% of the servicing costs of the ASHP.

All gutters have been swept and the costs covered by ACLT. Future cleaning will also be to the ACLT account.

Parking – there have been complaints made about parking on the site. There is a standard clause in the TP1 documents regarding parking and this does not appear to preclude commercial vans. Equally, parking in the visitors parking bays by residents (or guests) would not appear to contravene management regulations. KY to examine the documents more closely to determine whether any action is required.

Management Committee - Redacted

Sale of Number 18 – Exchange is still outstanding as there are some minor queries currently being made of the seller's solicitor.

The boundary issue regarding numbers 1 and 2 has now been resolved with documents submitted by our solicitor to Land Registry.

6. Mayflower Way

Questions were raised as to the condition of the foundations at MW and whether any further preventative work was required to protect their integrity. Contact will be made with our Agent for his assessment. (RM)

The Chair has made contact with four affordable homes providers who have interests in and around Angmering as well as ADC. All have declined the opportunity to work in partnership with ACLT in order to complete MW. Financial reasons were the sole reason for declining such an arrangement.

The Chair has also written to APC regarding such a partnership. They are being advised by AiRS who have also made contact with the Chair to talk through the concept. The Treasury has compiled a spreadsheet which indicates viability of the project with interest rates at 4% and supplied the same to APC. A meeting in July has been proposed by APC.

7. Treasurers Report

The Treasury report was circulated previously including:

Balance sheets for MW and SG

Profit & Loss for MW and SG

The Flagstone Investment accounts are providing about £3.5k per quarter in interest payments. Short-term fixed interest rates appear to be more favourable than long-term rates. This investment will be reviewed regularly and re-invested accordingly. The Treasurers were authorised to use 'best judgment' when re-investing in Flagstone Accounts.

The Treasury will be writing to ADC to notify them that there is a balance of £2097 which under the terms of the Deed of Agreement (Legal agreement 00007547), if uncommitted is to be returned to ADC.

8. Any Other Business None

9. Date of Next Meeting Wednesday 21st August 2024 @ 7.15pm