



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

**VENUE – Angmering Community Centre**

**Wednesday 21st August 2024 @7.15pm**

**Minutes**

**Present:** Arthur Trehwella (AT), Jan Welch (JW), Kristina Yates (KY), Tony Cross (TC), Steven Mountain (SM) & Robin McDonald (RM) both Zoom.

**1. Apologies for absence**

Gareth Cornford

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

19<sup>th</sup> June 2024 Agreed

**3. Matters Arising** (not on Agenda)

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

TC (ACCA), AT (ACCA), KY (AVH), JW (SGMC), GC (SGMC)

**5. Swallows Gate**

Remedials – current situation

<b>Claim No</b>	<b>House</b>	<b>Submitted</b>	<b>£ owing</b>	
23/21590	1	15.02.24	1740.20	awaits
23/29062	1	pending	pending	heating only
23/21586	2	16.07.24	1638.90	paid
23/33803	2	pending	pending	heating only
23/21580	16	01.02.24	2074.00	paid cheque
23/21583	17	19.02.24	1173.40	paid
23/21558	18	15.01.24	977.00	paid
New claims				
24/10557	2	04.06.24	817.90	paid
24/08824	16	18.07.24	1204.34	paid
24/08834	17		600.00	awaits

We are awaiting a decision on the correct specification of the ASHPs on numbers 1 & 2.

Buildmark cover invoked 29/8/2023; First Inspection 4/10/2023.

2-year NHBC resolution period expired 31/3/2024

It was noted that the diligence of JW has ensured full recompense of the remedial works funded by NHBC which has ensured a cash surplus for maintenance purposes.

Management Company – it appears that the previous management company did not properly submit the documents required in terms of the changes required and status when there is a transition from one management company to another. The new company, Southernbrook is in the process of rectifying the situation.

A misguided resident of SG has challenged the ACLT right to have two Directors on the Management Company. Documentation confirms our rights and positions.

We were also advised that, following an inspection by Ordnance Survey, that the development as built-out at SG did not conform to the Land Registry's approved estate plan. This has required us to re-register our plots with agreed boundaries in line with other owners.

Our solicitor has advised that he anticipates the Sale of Number 18 to be concluded by the end of the month. He will forward a Notice of Assignment to KY & TC for formal authorisation. JW to contact the current occupier regarding a handover to the new purchaser and confirm instruction manuals etc will remain in place.

The Board recognised the excellent work done by JW in dealing with a range of issues at SG.

## **6. Mayflower Way**

Tom Warder has made enquiries with some Housing Associations and with APC regarding obtaining a partner to help the completion of MW but without good result. ACLT is going to meet with APC regarding MW on Wednesday 28<sup>th</sup> August.

## **7. Treasure's Report**

The Treasurer had previously circulated his report.

### **Swallows Gate.**

In August NHBC settle outstanding claims totalling £4,749.47, money that is now in our SG current account. NHBC agreed settlements exceed the actual remedial costs by about £3,000 giving SG a welcome financial boost to our SG cash account.

We will review the SG cash account in September to consider investing surplus funds.

### **Mayflower Way**

We have had a meeting with ADCs new Group Head of Housing, Wellbeing & Communities, Richard Tomkins, and Gillian Taylor, Development Manager, Housing Services at ADC. This was an exploratory meeting for ACLT to update ADC with the MW current situation, and for ADC to explain their position about supporting our efforts in moving the project forward. ADC couldn't promise any financial support at this time but did commit to internally discussing what sort of support could be provided. They were particularly interested to hear what APC could do to support the project. This is being handled directly by Tom Warder (AiRS) who recently advised he would be following up with the Parish Council. To that end ACLT will meet with APC on 28th August.

Recently we have been discussing development funding for MW with Resonance, a social impact property fund. Having provided them with a raft of information, financial, legal, etc we are pleased to report they have responded very positively to our enquiries and to the scheme. Quote, "this project looks to be a good fit for the fund. I would be happy to take it through our investment process." Unquote.

They went onto say however, "However, to be completely transparent, we have committed all our funds we currently have under management are currently in the process of raising new investment into the fund. This is an evergreen fund which means we are constantly looking to raise new investment into the fund, and we are expecting our second close towards the back end of this year. This would mean the earliest we could provide funds for this project would likely be Dec 24." In terms of timing this would not be a problem for us. Our relationship manager (Tom Crook) will be looking out our case in greater detail with a view to creating a discussion paper to put to their credit committee. However, additional information may be required about our allocations policy, our community engagement,

