



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

VENUE – Angmering Community Centre

Wednesday 11th September 2024 @7.15pm

MINUTES

Present: Tony Cross (Chair), Steven Mountain (Dep. Chair) (zoom), Kristina Yates (Secretary), Jan Welch, Gareth Cornford, Arthur Trehwella (Dep. Treasurer),

1. **Apologies for absence** Robin McDonald (Treasurer)

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

21st August 2024 Agreed

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

Microsoft 365 – the facility is now in place and awaits decision on the file structure to be used.

Foundations at Mayflower Way (RM) – consultation with Employers Agent indicates that there are no significant practical issues regarding the integrity of the foundations at this time and they remain fit for purpose.

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

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

5. **Swallows Gate**

Remedials

Claim No	House	Submitted	£ owing	
23/21590	1	15.02.24	£1740.20	Cash offer accepted Await report from NHBC
23/29062	1	pending	pending	NHBC
23/21586	2	16.07.24	£1638.90	Paid £2311.56 Await report from NHBC
23/33803	2	pending	pending	NHBC
23/21580	16	01.02.24	£2074.00	paid cheque
23/21583	17	19.02.24	£1173.40	Paid £1284.66
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 decorator

We are still waiting for confirmation from NHBC that the ASHP that are installed, and the level of insulation required, are the correct specification for our properties. JW continues to chase all outstanding claims.

We have recently been advised that the drainage plan for the development has not been 'signed off' by Arun. This means that the builders did not get final approval for the installation of the drainage system that was required by virtue of the planning permission for the development. This issue applies to all properties on the development. Work required will entail a CCTV drainage survey to establish whether the 'as built' drainage complies with the installation plan. The Swallows Gate Management Committee will undertake the task of managing this situation and will liaise with NHBC regarding any insurance cover.

A meeting of the SG Management Company will take place on 12th September. ACLT Chair will attend. Report to follow.

Sale of Number 18 – in final stages of sale. Once notified by solicitor, JW and TC will attend and brief the new owners on expectations and responsibilities.

6. Mayflower Way

Proposed change to all Shared Ownership properties:

Following a member's discussion and decision at the 2024 AGM, it was agreed not to go down the All-Shared Ownership model for the time being. The Board will explore other financial opportunities and partnership arrangements in an effort to bring the project to fruition.

7. Treasure's Report

The Treasurer had previously circulated his combined Profit & Loss report and the Balance Sheet for the unaudited accounts ending 31st March 2024. Key aspects of the Combined Balance Sheet are:

- Total Fixed Assets £1,140,495
- Total Current Assets £416,337
- Net Current Assets (Liabilities) £1,075,088

8. Any Other Business

None

9. Date of Next Meeting

Wednesday 20th November 2024