



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

**VENUE – Angmering Community Centre**

**Wednesday 15<sup>th</sup> January 2025 @7.15pm**

**MINUTES**

**Present:** TC, JW, AT  
SM, GC & RM (Zoom)

**1. Apologies for absence**

KY

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

11<sup>th</sup> September 2024 Agreed

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

Nil

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

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

**5. Swallows Gate**

JW had previously circulated the status of the remedials. All of the initial claims on the NHBC have been paid with the exception of the heating and insulation on 1 and 2 SG

1 & 2

NHBC Resolution report received on Christmas eve by which time the entire construction industry was closed down. Enquiries for quotations for larger ASHP have gone out to two heating companies – await quotation and the same for two insulation companies. NHBC will assess the ASHP requirements.

1 SG

Replacement dishwasher supplied [at reduced rate] due to several leaks since completion. Upon removal it was found that this appliance was running off an extension lead. Barkers fitted the necessary spur. Cost to ACLT was £519.40 + £378 replacement kitchen flooring due to water damage.

16 SG

ASHP not heating up as it should – Polar Planet attended Friday 10<sup>th</sup>, Mitsubishi attending 16<sup>th</sup> January. We need to bear in mind our warranty ends on 26<sup>th</sup> July 2025.

17 SG

Replacement for cracked hob fitted, claimed on insurance, cost to us £100 excess.  
Report of flickering lights – Barkers attended and established that it was the external supply running at a low voltage. Barkers advised that anything below 220v should be reported to UK Power Networks [it was running at 215v] This site is not on UK Power Networks plans but is on Last Mile Asset Management company and we are awaiting an update from them.

18 SG The new owners have now taken possession.

## Drainage

A further levy had to be applied to each resident to cover the cost of a CCTV survey.

NHBC have declined our claim on the shared aspects of the drainage. The Aquabrace appears to work but is not built to NHBC standards.

ACLT directors agreed to appeal the NHBC decision to refuse the claim by way of the complaints process initially and if unsuccessful to then consider an approach to the Ombudsman.

## Pavement

The development continues to face significant challenges, with the latest issue being a breach notice issued by Arun District Council for the non-provision of a footpath. Swallows Gate Management Company (SGMC) has informed both Arun District Council and Tom Wicks (Arun Enforcement Support Services, Planning) that, in their opinion, the responsibility for addressing this matter lies with the vendor, Bilton Fields Homes. This vendor remains the legal owner of the common parts of the development, which includes the areas affected by the breach. This has now been taken up by our local Cllr Andy Cooper and our MP.

In addition to this, there are ongoing concerns regarding the site's drainage system. Addressing these drainage issues is expected to incur substantial costs, which could have a serious impact on our financial position. Efforts are underway to secure funding from the NHBC (National House Building Council) to cover these expenses, but the outcome of this process remains uncertain.

The combination of these unresolved issues presents considerable risks, and we remain committed to pursuing all possible avenues to mitigate their impact on the development and its stakeholders.

## 6. Mayflower Way

Over the past six months, significant developments have unfolded, with various opportunities being explored. Unfortunately, many of these prospects have ultimately fallen through, primarily due to insufficient funding and the impact of high interest rates.

Interest rate predictions are at best a lottery but looking ahead some forecasts suggest that interest rates might stabilise around 3.5% by 2026, assuming the Bank of England (BoE) successfully manages to keep inflation closer to its 2% target. In summary, while the Bank of England is expected to begin reducing interest rates over the next 6 to 12 months, the pace and extent of these cuts will depend on economic data, particularly inflation trends and economic growth.

Resonance, initially seen as a promising source of development funding, has not provided the anticipated support. They considered becoming an Investment Partner (IP) and identified MW as a potential candidate to strengthen their application for IP status. However, their business model proved incompatible with the statutory requirements for long-term IP status, preventing further collaboration.

To chart a path forward, a meeting was held with Action in Rural Sussex (AiRS) to discuss the project. AiRS has engaged Jackie Strube Associates Ltd to conduct a thorough independent evaluation of the scheme, with the aim of providing actionable guidance. The results of this evaluation are expected to be available during weeks 3 and 4 of 2025. In addition, AiRS is in the process of becoming a Registered Provider (RP) under the name Druv Homes Ltd. This new status will enable AiRS (through Druv) to access more sustainable funding solutions in support of ACLT. However, it is anticipated that it will take another 10–12 months before Druv Homes Ltd is in a position to offer tangible financial assistance.

These developments, while challenging, represent ongoing efforts to address the project's financial and strategic hurdles. The upcoming report and the progress of Druv Homes Ltd hold promise for unlocking new opportunities in the near future.

Worthing Homes has recently appointed a new Development Director, which presents an opportunity to reassess their perspective on potential collaboration. The change in leadership could signal a shift in priorities or strategic direction compared to the previous incumbent. Efforts are currently underway to obtain the contact details of the new director. Once these are secured, it would be prudent to reintroduce our proposed scheme to Worthing Homes to gauge their interest and explore the possibility of their involvement. This fresh dialogue could open the door to mutually beneficial opportunities.

## 7. Treasure's Report

The Treasurer's report and accounts to end of December 2024 had been previously circulated.

### **CAF/Flagstone Investment Opportunities.**

We continue to invest our funds in Flagstone. We will continue to use this platform as a safe and secure vehicle for raising additional income to support our ongoing activities.

The Organisation for Economic Co-operation and Development (OECD) cautions that interest rates may fall more slowly than previously expected due to increased public spending and borrowing outlined in the UK's autumn Budget. The OECD predicts that rates will decrease to 3.5% by early 2026, indicating a more gradual decline.

### **CAF Banking.**

No issues have arisen since our last report.

### **FCA – Annual Returns**

We are pleased to advise the successful completion and submission of our annual returns to the Financial Conduct Authority (FCA). Our submission has been reviewed and formally accepted by the FCA, reflecting our ongoing commitment to maintaining compliance with regulatory requirements and upholding transparency.

### **Microsoft 365 OneDrive**

We have made no progress in implementing this facility, which has led to a significant setback. Due to the lack of visible activity, Microsoft has suspended our application. As a result, we will now be required to reapply for access, as an organisation with charitable status. This delay underscores the urgency of advancing our efforts to ensure the facility can move forward effectively.

### **Rents**

The Board agreed to increase rents on SG in line with the Treasurers recommendations of 3%. This would help ensure the Trust continues to meet the criteria associated with its loan requirements.

A two bed property would increase from £840 to £865.20 and a 3 bed property from £1018.49 to £1049.04

## **8. Any Other Business**

None

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

Wednesday 19<sup>th</sup> March 2025 @ 7.15pm