



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

VENUE – Angmering Community Centre

Wednesday 16th April 2025 @7.15pm

MINUTES

Present: TC, JW, AT, KY & RM, SM (via Zoom)

- 1. Apologies for absence** GC
- 2. Minutes of previous meeting (accuracy)**
19th March 2025 Agreed
- 3. Matters Arising** (not on Agenda)
Microsoft 365 o/s – File system account yet to be created Action RM
- 4. Declarations** (Pecuniary / Non-pecuniary Interest)
TC (ACCA), AT (ACCA), KY (AVH), JW (SGMC)
- 5. Swallows Gate**
Enforcement Notice – TC has written to Arun requesting withdrawal of the Breach Notice and copied in Triodos.

Number 1 has been vacated, meters read and water switched off by JW. Arun to be advised of impending vacancy at Number 1 Action TC

Insurers to be notified of empty premises. Action AT

Scheduling of works from NHBC for re-insulation awaits for Numbers 1 and Number 2.
Loss of Rent can be claimed from NHBC but probably only for an agreed duration required for the scheduling of the works. Action JW

Drainage issues – JW still chasing NHBC to determine their final decision.

Public areas of site still not transferred by Bilton Homes.

SGMC to be advised of ACLT legal position regarding 2 Trustee Directors on the Board. Action TC

Legal advice from Solicitors was received regarding SG issues and impact upon ACLT. It seems that the vendors solicitors may have breached their undertakings during the purchase process regarding completion of works required under the planning permission. Further information required to decide way forward. Action KY
- 6. Mayflower Way**
Howse Wallis Partnership (HWP) have been appointed by Saxon Weald to facilitate discussions and process for SWH to develop affordable housing . Trustees have also agreed that HWP will also act for ACLT to help ensure all documentation required is managed carefully on behalf of both parties. An all-affordable rent development is thought feasible with ACLT agreeing to a long lease whilst retaining the Freehold. The current Section 106 Agreement will need to be varied but local Nominations are essential. Other relevant documents will include the Collaboration Agreement with CH, the Drainage

Easement and Deed of Variation with APC. SWH will take on the Management Company role leaving ACLT to oversee Nominations. Action RM to formally provide written approval for HWP to engage with SWH

Sunningvale have been approached for a revised budget and they will also assess those areas for possible value re-engineering which were not undertaken originally. It is envisaged that SWH should have completed their preliminary assessment by the end of May and be in a position to agree to commit to the project. Solicitors will then be appointed in June.

7. Treasure's Report

The Treasurer had previously circulated his report together with the year-end financial statement.

Swallows Gate.

The development is facing major challenges, including a breach notice from Arun District Council over the lack of a required footpath. Swallows Gate Management Company (SGMC) believes the responsibility lies with the vendor, Bilton Fields Homes, which still owns the affected common areas. Additionally, there are significant concerns about the site's drainage system, with potentially high repair costs threatening financial stability. Funding support is being sought from the NHBC, but the outcome is uncertain. These unresolved issues pose serious risks, and SGMC is exploring all options to reduce their impact. Legal advice is being sought.

Mayflower Way

Saxon Weald Homes (SWH) have been approached and has expressed a preliminary interest in partnering with ACLT to deliver the proposed scheme. While discussions are still at an early stage, SWH are currently exploring a range of tenure options. At this point, an all-rental model appears to be the most viable approach.

We understand that Saxon Weald, along with Sunninghill and Bruce Howse, are currently engaged in discussions to determine the anticipated build cost for the scheme. Once these costings have been established, SWH will be in a position to run detailed viability assessments to test the financial feasibility of the project. This process will also help to identify any potential funding shortfall. Should a gap in funding be identified, it is anticipated that an approach will be made to Arun District Council (ADC) to consider options for bridging this shortfall. It should also be noted that the original allocation for grants for £20,000 per unit was withdrawn by Arun in regard to the Shared Ownership houses.

CAF/Flagstone Investment Opportunities.

We continue to invest our funds through the Flagstone platform, which remains a secure and reliable vehicle for generating additional income to support our ongoing activities.

The Organisation for Economic Co-operation and Development (OECD) has expressed significant concern over the global economic impact of President Donald Trump's recent trade policies. While the OECD does not set interest rates, its analysis suggests that central banks may need to maintain higher rates longer than previously anticipated to combat the inflationary pressures stemming from these trade policies.

Looking ahead, we are planning to allocate approximately £15,000 from our Swallows Gate Reserve account into a 3-month fixed-term deposit. In addition, we intend to invest a further £5,000 from the same account, on a 1-month fixed-term basis. These investments will enable us to make effective use of our reserve funds while maintaining liquidity and ensuring responsible financial stewardship.

Treasurer to revisit Terms of Reference regarding grants that have not been fully spent and remain unallocated. Action RM

Trustee liability insurance is up for renewal. Need to determine whether we will renew via NCLT or through another Agency. Action RM / AT

8. Any Other Business None

9. Date of Next Meeting Wednesday 21st May 2025 @ 7.15pm