



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

VENUE – Angmering Community Centre

Wednesday 16th July 2025 @7.15pm

MINUTES

1. Present: TC, JW, AT, GC, SM (zoom), RM (zoom)

2. Apologies for absence KY

3. Minutes of previous meeting (accuracy)

18th June 2025 Agreed

4. Matters Arising (not on Agenda)

FCA Returns - See Treasurer's Report

5. Declarations (Pecuniary / Non-pecuniary Interest)

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

6. Swallows Gate

- Carpets for Number 1 have been refitted.
- Insurers will need to be notified should the premises still be vacant after 1st August.
- SGMC have filed their appeal against the Enforcement Notice.
- Sally Ip appears to have made a settlement with Bilton Fields Homes regarding the Farmhouse
- NHBC claims – Number 1 - The Board felt we should accept the NHBC offer of circa £21k but persist with a claim for the cost of works required to support the claim. JW will continue to negotiate. The final settlement for Number1 will be replicated in any settlement for Number 2.
- The 'loops' in the ASHP for Number 2 need examination to ensure that the maximum output of the system is achieved.
- Re Land Registry mapping of boundary for Number 1 and 2, a further extension for their response has been notified.
- The Parking situation at Numbers 1 and 2 may be problematic once Number 1 is occupied.

SGMC – We are still awaiting the acceptance of the SGMC of our two Director positions on the SGMC.

Tree Works – the car parking space for No16 is subject to bird droppings from one particular tree. This discourages use of the space and therefore the use of the Visitors parking bays, and subsequent complaints. The Tree is subject to a TPO and not on ACLT property.

Action: TC to contact SGMC regarding the issues.

7. Mayflower Way

See Treasurer's report.

8. Treasure's Report

The Treasurers' full Report had been already circulated to Directors.

Swallows Gate.

There have been no material changes to report in relation to treasury matters affecting the development since the previous update. However, we are likely to experience some financial exposure due to a temporary loss of rental income during the period in which remedial works are undertaken. In relation to the Enforcement Notice issued by Arun District Council, ACLT has applied to the Planning Inspectorate for an award of costs in the amount of £1,590. This application is contingent upon ACLT successfully defending against the Enforcement Notice.

Mayflower Way

Bruce Howse has been working with SWH and SCC to test the viability of the scheme and in summary has advised the following:

- SCC figures came in at £3.6m to complete after taking further VE (previously in abeyance) into account. Need to understand the VE figure.
- Project figures currently too high and out of reach of SWH's viability.
- With the money already spent, the scheme of 12 units will emerge at £3.95m, in other words over £4000/sqm. This is concerning; £3.6k/sqm for a complete scheme with these foibles wouldn't be unsurprising, but a £4k/sqm it's too much.
- Query arises as to the value of any funds that might be forthcoming from ADC & SDNP.

Specifically, we need to understand what proportion of the funds available from ADC was included in their financial calculations; what additional funding SWH, as a Registered Provider (RP), could potentially secure from the Government; and whether any possible contributions from SDNP were factored into the figures. Most importantly, we also need to establish what the current funding gap actually is, the gap that is currently preventing the scheme from progressing, so that we can better assess the options for moving the project forward. Meeting to be arranged with SWH (30/7 to 1/8).

Profit & Loss together with the Balance Sheet was circulated to Directors.

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. Directors were given a copy of the investments with CAF / Flagstone.

Issues continue to emerge with the new CAF online banking platform. Most significantly, and unknown to us, CAF system cancelled our DD with Triodos. Therefore, our June payments were not made. We were only notified of this by Triodos. We have subsequently settled the June payments manually and are in the process of reestablishing new DD with CAF.

FCA – Annual Returns

Kristina (ACLT Secretary) now has re-established access to the FCA Website for the return to be completed.

Microsoft Business Account.

The training video has been completed, and access codes and passwords will be issued to the Trust members over the next two weeks.

9. Any Other Business

Some technical issues are causing confusion with payments and references when transactions are being authorised including duplicate references and viewing the item before authorising it. It was agreed that the Treasurer (or whoever sets up the payment) should WhatsApp the signatories at the time of making the request.

10. Date of Next Meeting

Wednesday 17th September 2025 @ 7.15pm (AGM)