



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

VENUE – ONLINE

Wednesday 19th August 2026 @7.15pm

MINUTES

1. Apologies for absence KY JW **Present:** TC, GC, SM, AT, RM

2. Minutes of previous meeting (accuracy)

15th July 2026 **Agreed**

3. Matters Arising (not on Agenda) **None**

4. Declarations (Pecuniary / Non-pecuniary Interest)

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

5. Swallows Gate

Sussex Solar – Access to Anker App for Occupants 1 & 2 still need to be completed **Action TC**

Number 18 will be re-marketed by occupiers once the Enforcement Notice has been removed by Arun on 26th August. The prospective purchaser wasn't prepared to wait for the planning process to be completed. Solicitor aware.

Number 18 – some basic cleaning (carpets, Oven etc) will be required and the occupants have been informed. The carpet cleaning required is because of the occupants having a large dog without permission.

Application has been made to prune some of the trees on site.

All houses are up to date with rental payments.

6. Mayflower Way

Trustees were brought up to date with the meeting with BH regarding novation. Although this process requires ACLT to fund the work and produce the necessary documents and plans up front, Trustees recognised the difficulties and consequences of not concluding the Mayflower project. However, there is no certainty in going down this route but Trustees agreed at present, no other opportunities have arisen.

To achieve this, BH is in the process of issuing the tender documentation to a number of approved and suitably experienced contractors, with the objective of obtaining competitive and accurate cost estimates for the proposed development. These tender returns should provide a more reliable assessment of the current construction costs and, importantly, establish the extent of any remaining funding gap. Once the tenders have been received and evaluated, the resulting cost information will be presented to SWH to enable them to assess the viability of the project based on current market costs.

In the event of an unsuccessful Tender process, Trustees will need to approach the Planning Authority to determine whether there is any flexibility in what can be built on the site i.e. market price houses etc. By virtue of ACLT's Constitution, disposal of the land is likely to prove difficult.

Further enquiries are necessary to determine whether the NHBC fee is still held on our behalf. **Action RM** by 31 August 2026.

Trustees also wished to clarify whether SW required any matters of due diligence. **Action RM** by 31 August 2026.

7. Treasure's Report

The Treasurers had previously circulated their Report and Profit, Loss & Balance Sheets. The accounts remain healthy with

Whilst the MW project is still working towards a successful conclusion with SW, the Asset Value will remain as is, until no other viable solution can be found by 31st March 2027. At this point a full audit will be carried out. It is the intention of AT to stand down at this point.

Motion - To seek Board approval to change ACLT's principal bankers from CAF Bank to HSBC, subject to the successful completion and approval of ACLT's application for banking facilities with HSBC. This would include the transfer of ACLT's current banking arrangements, payment facilities and associated mandates from CAF Bank to HSBC, with the changeover to be managed to minimise disruption to the Trust's day-to-day operations.

Trustees voted unanimously in favour of the Motion. **(TC, RM, SM, GC, AT & JW** by proxy)

AT requested that the Trust is formally audited at the end of the current fiscal year. A J Bennewith to be given heads up of this audit. **Action RM** by 31 August 2026.

Application forms to be submitted to HSBC **Action RM** by 11 Sept 2026

8. Any Other Business None

9. Date of Next Meeting

Wednesday 16th September 2026 @ 7.15pm (Decision of location / Online by 2nd September)