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**MINUTES OF THE 40TH MEETING OF THE THIRTEENTH ANGUILLA
EXECUTIVE COUNCIL HELD ON THURSDAY 22ND JANUARY 2026 AT 9.00 AM**

- PRESENT:
- Her Excellency the Governor, Ms. Julia Crouch
 - The Honourable Premier and Minister of Finance, Labour, Immigration, Home Affairs and Constitutional Affairs, Mrs. Cora Richardson-Hodge
 - The Honourable Deputy Governor, Mr. Perin Bradley
 - The Honourable Minister of Health, Tourism and Sports, Mr. Cardigan Connor
 - The Honourable Minister of Economic Development, Industry, Commerce, Lands, Planning, Water and Natural Resources, Mr. Kyle Hodge
 - The Honourable Minister of Social Development, Education & Library, Youth and Culture, Mrs. Shellya Rogers-Webster
 - The Honourable Minister of Infrastructure, Communications, Utilities, Housing, IT and E-Government Services, Mr. Jose Vanterpool
 - The Honourable Attorney General, Mrs. Rachel Spearing
 - Clerk to the Executive Council, Ms. Dumisa Webster
- IN ATTENDANCE: The Honourable Parliamentary Secretary, Mr. Cordell Richardson
- Senior Ministerial Advisor for Health, Mr. Evans McNiel Rogers
 - Acting Head of Governor's Office, Mr. Charles Hanen

EX MIN 26/004

CONFIRMATION OF THE MINUTES

The Honourable Parliamentary Secretary, Senior Ministerial Advisor for Health and Acting Head of Governor's Office remained.

Council confirmed the minutes of the meeting of the Executive Council Meeting held on 15th January 2026.

EX MIN 26/005

EX MEMO 26/004 2026 Statutory Body Budgets- Anguilla Development Board ("ADB")

The Honourable Parliamentary Secretary, Senior Ministerial Advisor for Health and Acting Head of Governor's Office remained.

The following persons joined the meeting:

Marisa Harding-Hodge, PS Finance

Solange Lloyd-Brown, Director of Finance

Althea Hodge, Manager, ADB

Heather Richardson, Deputy Manager, ADB

Helen Bryan, Accountant, ADB

Shona Proctor, Board Member, ADB

An extensive presentation which highlighted the details of the ADB's 2026 budget was made to Council. Throughout the presentation the following was noted:

- The ADB projects a total revenue of EC\$2.02M for 2026, reflecting a 55% increase over the 2025 forecasted outturn;
- The ADB's recurrent expenditure budget for 2026 is projected at EC\$1.77M, representing a 14% decrease compared to the 2025 forecasted outturn and 3% decrease relative to the 2025 approved budget;
- The ADB's 2026 Capital budget is EC\$7K;
- The 2026 budget projects an overall surplus of EC\$252K.

Executive Council:

1. Noted and approved the planned 2026 Budget of the Anguilla Development Board;
2. Instructed the Anguilla Development Board to submit their quarterly reports no later than one month after the conclusion of each quarter to the Ministry of Finance to ensure compliance with statutory obligations; and
3. Noted the expiry of the term for the Anguilla Development Board Members has not been addressed.

Action: PAS; FIN; PS, FIN; HON PREM.

EX MIN 26/006

EX MEMO 26/005 2026 Statutory Body Budgets- Public Utilities Commission (“PUC”)

The Honourable Parliamentary Secretary, Senior Ministerial Advisor for Health and Acting Head of Governor’s Office remained.

The following persons joined the meeting:

Damien Harrigan, Executive Director, PUC

Rhon Rogers, Deputy Chair of the PUC Board

An extensive presentation highlighting the details of the PUC budget was made to Council in addition to their work plan being submitted to Council. The presentation highlighted the following:

- The PUC’s projected revenue for 2026 is estimated at EC\$1.04M, representing an increase of 0.84% over the 2025 forecasted outturn;
- The PUC’s recurrent expenditure budget for 2026 is EC\$1.04M, reflecting a 1% increase compared to both the 2025 forecasted outturn;
- The 2026 capital budget is set at EC\$55K;

Executive Council:

1. Noted and approved the planned 2026 Budget of the Public Utilities Commission.
2. Instructed the Public Utilities Commission to submit their quarterly reports to the Ministry of Finance no later than one month after the conclusion of each quarter to ensure compliance with statutory obligations.

Action: PAS, FIN; PS, FIN; HON PREM.

EX MIN 26/007

EX MEMO 26/006 Application for Issue of Licence under the Aliens Land Holding Regulation Act- [Redacted Text] - Registration Section South Central, Block 38611 B, Parcel 43 being 0.50 of an Acre

The Honourable Parliamentary Secretary, Senior Ministerial Advisor for Health and Acting Head of Governor's Office remained.

Council was briefed on the application for an Aliens Land Holding Licence for [Redacted Text]. Executive Council approved the granting of an Aliens Land Holding Licence to [Redacted Text] to hold on a freehold basis property situated in Registration Section: South Central, Block 38611 B, described as Parcel 43 being 0.50 of an acre of land, located at Little Harbour, Anguilla with a dwelling house thereon subject to:

(a) Payment of the following Stamp Duties:

(i)	Under the Stamp Act – 5% of EC\$2,854,868.40	EC\$142,743.42
(ii)	Under the Aliens Land Holding Regulation Act – 5% of EC\$2,854,868.40	<u>EC\$142,743.42</u>
	TOTAL	<u>EC\$285,486.84</u>

(b) The property must be used for residential purposes.

- (c) The Licencee must not rent their dwelling house without first notifying the Ministry of Economic Development, Investment, Commerce, Information Technology & Natural Resources in order to rent the said property.
- (d) The Licensee shall fully comply with the laws of Anguilla enforced from time to time including the Land Development Control Act, the Property Tax Act, the Building Regulations, the Labour Relations Act 2018 and Work Permit Regulations 2023, the Social Security Act, the Immigration and Passport Regulations and any statutory modification or re-enactment thereof and any rules or regulations made there under.
- (e) Any breach of any of the conditions of this Licence shall result in all the estate and interest of the Licensee in the land being liable for forfeiture to the Crown.

Action: DLS: PS, MEDICPNR; HON MIN, MEDICPNR.

EX MIN 26/008

EX MEMO 26/007 Application for Issue of Licence under the Aliens Land Holding Regulation Act- [Redacted Text]- Registration Section West Central, Block 28210 B, Parcel 85 being 0.53 of an Acre Located in Rendezvous

The Honourable Parliamentary Secretary, Senior Ministerial Advisor for Health and Acting Head of Governor’s Office remained.

Council was briefed on the application for an Aliens Land Holding Licence for [Redacted Text]. Executive Council approved the granting of an Aliens Land Holding Licence to [Redacted Text] to hold property situated in Registration Section: West Central, Block 28210 B, described as Parcel 85 being 0.53 of an acre of land, located in Rendezvous for residential purposes, subject to:

(a) Payment of the following stamp duties:

- (i) under the Stamp Act – 5%
of EC\$443,553.00 EC\$22,177.65
- (ii) under the Aliens Land Holding
Regulation Act – 6.25%
of EC\$443,553.00 EC\$27,722.06
- (iii) refundable deposit – 10%
of EC\$443,553.00 EC\$44,355.30

TOTAL

EC\$94,255.01

- (b) The property must be used for residential purposes.
- (c) The Licencee must not rent their dwelling house without first notifying the Ministry of Economic Development, Investment, Commerce, Information Technology & Natural Resources in order to rent the said property.
- (d) The construction of the dwelling house is to be completed within thirty (30) months. If said dwelling house is not completed at the end of thirty (30) months, 50% of the refundable deposit will be forfeited to the Government of Anguilla. The balance 50% will be forfeited if the construction is not completed within a further 6 months. Thereafter, forfeiture proceedings for the property will be commenced by the Government of Anguilla for a period of twenty-four (24) months.
- (e) The Licencee shall fully comply with the laws of Anguilla enforced from time to time including the Land Development Control Act, the Property Tax Act, the Building Regulations, the Labour Relations Act 2018 and Work Permit Regulations 2023, the Social Security Act, the Immigration and Passport Regulations and any statutory modification or re-enactment thereof and any rules or regulations made there under.
- (f) Any breach of any of the conditions of this Licence shall result in all the estate and interest of the Licensee in the land being liable for forfeiture to the Crown.

Action: DLS; PS, MEDICPNR; HON MIN, MEDICPNR.

EX MIN 26/009

EX MEMO 26/008 Application for Issue of Licence under the Aliens Land Holding Regulation Act- [Redacted Text]- Registration Section: West End, Block 99315 B, Parcel 322 being 0.40 of an Acre

The Honourable Parliamentary Secretary, Senior Ministerial Advisor for Health and Acting Head of Governor's Office remained.

Council was briefed on the application for an Aliens Land Holding Licence for [Redacted Text]. Executive Council approved the

granting of an Aliens Land Holding Licence to [Redacted Text] to hold property situated in Registration Section East End, Block 99315 B, described as Parcel 322 located in Sea Feathers for residential purposes to construct a Gazebo and Private Park, subject to:

(a) Payment of the following stamp duties:

(i)	under the Stamp Act – 5% of EC\$442,208.90	EC\$22,110.45
(ii)	under the Aliens Land Holding Regulation Act – 6.25% of EC\$442,208.90	EC\$27,638.06
	TOTAL	<u>EC\$49,748.50</u>

(b) The Applicant is exempted from Governments Policy restricting Aliens to purchase no more than half an acre of land, on the grounds that reasons provided are justifiable and the property is not suitable for housing development and that it will be amalgamated.

(c) The ten [10%] percent refundable deposit is waived on an exceptional basis due to the fact [Reacted Text] are developing the property mainly for a Gazebo and Private Park.

(d) The Parcel must be used for a Gazebo and Private Park in accordance with the plans approved by the Land Development Control Committee by Application No. 25/0229.

(e) Parcel 63 to be amalgamated with Parcel 322 within three (3) months of the issue of the licence.

(f) The construction of the Gazebo and Private Park are to be completed within twenty-four [24] months. If said Gazebo and Private Park are not completed at the end of twenty-four [24] months, a penalty of EC\$3,500.00 for each calendar month or part thereof that the project remains uncompleted, and therefore to accrue as against the Licence as the Applicant. Thereafter, forfeiture proceedings for the property will be commenced by the Government of Anguilla for a period of twenty-four [24] months if there is no significant justification or progress.

(g) The Licensee shall fully comply with the laws of Anguilla from time to time including the Land Development Control Act, the Property Tax Act, the Building Regulations, the Control of Employment Act, the Social Security Act, the Immigration and Passport Regulations and any statutory modification or re-enactment thereof and any rules or regulations made there under.

(h) Any breach of any of the conditions of this Licence shall result in all the estate and interest of the Licensee in the land being liable for forfeiture to the Crown.

Action: DLS; PS, MECIPNR; HON MIN, MEDICPNR.

EX MIN 26/010 EX MEMO 26/009 Application for Issue of Licence under the Aliens Land Holding Regulation Act- [Redacted Text]- Registration Section West Central, Block 28111 B, Parcel 146 being 0.70 of an Acre Located in Rendezvous

The Honourable Parliamentary Secretary, Senior Ministerial Advisor for Health and Acting Head of Governor's Office remained.

Council was briefed on the application for an Aliens Land Holding Licence for [Redacted Text] which would facilitate [Redacted Text] to purchase shares of the company becoming the sole shareholder and director in the company. Executive Council granted approval for the change of shareholder in accordance with Section 9(1) of the Aliens Land Holding Licence Regulation Act, RSA, CA55 to allow [Redacted Text] to acquire the remaining [Redacted Text] of shares in [Redacted Text] for property situated in Registration Section: West Central, Block 28111 B, described as Parcel 146 being 0.70 of an acre for commercial purposes subject to:

(a) Payment of the following stamp duties:

(i) under the Stamp Act – 5%	
of EC\$255,916.64	EC\$12,795.83
(ii) under the Aliens Land Holding Regulation Act – 6.25%	
of EC\$255,916.64	<u>EC\$15,994.79</u>
TOTAL	<u>EC\$28,790.62</u>

- (b) The property must be used for commercial purposes (i.e. a Restaurant with Merchandise Store)
- (c) The property must be developed in accordance with Planning Permission 25/00168.
- (d) The express condition in the Licence that the development shall be completed within forty-eight (48) months, failing which a penalty of US\$3,500.00 shall apply for each calendar month or part thereof that the project remains uncompleted without reasonable justification for the delay in completion. The said penalty shall continue for a period of 12 months. Thereafter, forfeiture proceedings for the property will be commenced by the Government of Anguilla.
- (e) The Licensee shall fully comply with the laws of Anguilla enforced from time to time including the Land Development Control Act, the Property Tax Act, the Building Regulations, the Labour Relations Act 2018 and Work Permit Regulations 2023, the Social Security Act, the Immigration and Passport Regulations and any statutory modification or re-enactment thereof and any rules or regulations made there under.
- (f) Any breach of any of the conditions of this Licence shall result in all the estate and interest of the Licensee in the land being liable for forfeiture to the Crown.

Action: DLS; PS, MEDICPNR; HON MIN, MEDICPNR.

EX MIN 26/011

EX MEMO 26/010 Application for Issue of Licence under the Aliens Land Holding Regulation Act- [Redacted Text]- Registration Section: North, Block 58918 B, Parcel 69 being 0.49 of an Acre Located in Shoal Bay

The Honourable Parliamentary Secretary, Senior Ministerial Advisor for Health and Acting Head of Governor's Office remained.

Council was briefed on the application for an Aliens Land Holding Licence by [Redacted Text]. Executive Council granted approval for an Aliens Land Holding Licence to [Redacted Text] to hold property situated in Registration Section: North, Block 58918 B, described as Parcel 69 being 0.49 of an acre of land located in Shoal Bay with a dwelling house there on subject to:

- (a) Payment of the following stamp duties:

(i) under the Stamp Act – 5% of EC\$2,903,256.00	EC\$ 145,162.80
(ii) under the Aliens Land Holding Regulation Act – 5% of EC\$2,903,256.00	EC\$ 145,162.80
TOTAL	<u>EC\$290,325.60</u>

- (b) The property must be used for residential purposes.
- (c) With the express condition that the Applicant Company must obtain a Business Licence from Economic Development, Investment, Commerce, Information Technology & Natural Resources in order to rent the said property;
- (d) The Licensee shall fully comply with the laws of Anguilla enforced from time to time including the Land Development Control Act, the Property Tax Act, the Building Regulations, the Labour Relations Act 2018 and Work Permit Regulations 2023, the Social Security Act, the Immigration and Passport Regulations and any statutory modification or re-enactment thereof and any rules or regulations made there under.
- (e) Any breach of any of the conditions of this Licence shall result in all the estate and interest of the Licensee in the land being liable for forfeiture to the Crown.

Action: DLS; PS, MEDICPNR; HON MIN, MEDICPNR.

EX MIN 26/012

EX MEMO 26/011 Application for Issue of Licence under the Aliens Land Holding Regulation Act- [Redacted Text]- Registration Section: West Central, Block 28309 B, Parcel 262 being 0.50 of an Acre

The Honourable Parliamentary Secretary, Senior Ministerial Advisor for Health and Acting Head of Governor's Office remained.

Council was briefed on the application for an Aliens Land Holding Licence for [Redacted Text]. Executive Council approved the granting of an Aliens Land Holding to [Redacted Text] to hold property situated in Registration Section West Central, Block 28309 B, described as Parcel 262 located in Cul de Sac for residential purposes, subject to:

(a) Payment of the following stamp duties:

(i)	under the Stamp Act – 5% of EC\$703,407.85	EC\$35,170.39
(ii)	under the Aliens Land Holding Regulation Act – 6.25% of EC\$703,407.85	EC\$43,962.99
(iii)	under the Aliens Land Holding Regulation Act – 10% of EC\$703,407.85	EC\$70,340.79

TOTAL **EC\$149,474.17**

(b) The property to be used for residential purposes.

(c) The property must be developed in accordance with Planning Permission 25/0444.

(d) The construction of the villa is to be completed within thirty (30) months. If said villa is not completed at the end of thirty (30) months, 50% of the refundable deposit will be forfeited to the Government of Anguilla. The balance remaining 50% will be forfeited if the construction is not completed within a further 6 months. Thereafter, forfeiture proceedings for the property will be commenced by the Government of Anguilla for a period of twenty-four (24) months.

(e) The Licensee shall fully comply with the laws of Anguilla from time to time including the Land Development Control Act, the Property Tax Act, the Building Regulations, the Control of Employment Act, the Social Security Act, the Immigration and Passport Regulations and any statutory modification or re-enactment thereof and any rules or regulations made there under.

(f) Any breach of any of the conditions of the Licence shall result in all the estate and interest of the Licensee in the land being liable for forfeiture to the Crown.

Action: DLS; PS, MEDICPNR; HON MIN, MEDICPNR.

EX MIN 26/013

EX MEMO 26/012 Waiver of Land Transfer Fees Associated with Land Transfer to Miss Anguilla 2025-2026

The Honourable Parliamentary Secretary, Senior Ministerial Advisor for Health and Acting Head of Governor's Office remained.

Council was briefed on the memorandum which proposes a waiver of all land transfer fees associated with the transfer of 0.25 acres of land awarded to Miss Anguilla 2025-2026 as part of her official prize package for the Anguilla Summer Festival. It was noted that should this waiver be approved by Council, it is permitted under the existing legislative provisions, in particular, the Financial Administration and Audit Act.

Executive Council approved the waiver of land transfer fees of EC\$1,000 associated with the transfer of 0.25 acres (North, Block 58816B, Parcel 490) awarded to Miss Anguilla 2025-2026, in keeping with the official prize package of the Anguilla Summer Festival.

Action: ACC. GEN; PS, FIN; PS, MSDE; HON MIN, MSDE.
