

Minutes of the meeting of the Colerne CLT Board of Trustees Wednesday 11th June 2025		
1	Present Paddy Harmen (PH) – Chair; Jane Mellett – Secretary (JM); Hilary Holman – Treasurer (HH); Peter Mellett (PM); Clive Spencer (CS); Anne Nicholas (AN) Apologies Peter Gorman	Action
2	Minutes of the meeting of 15th April 2025 The minutes were unanimously accepted as a true record of the meeting.	
3	Matters arising not already on the agenda None	
4	Finance Hilary brought a set of accounts to the meeting that had been signed by Ray Barker, the independent inspector. The accounts were signed by Jane and Paddy in preparation for their presentation to the FCA. Details of all trustees are included in FCA returns; Jane will check that Ally and Brian wish to be included as trustees. Hilary reported that funds stand at £156.35 with the website subscription due soon. We need to contract insurance but we should remain solvent because the £200 grant remains to be received from the PC. Jane reported a cash donation of around £30 from the wind-up of Jumping Jacks.	JM
5	Co-option of new trustee – Peter Gorman Peter's work commitments are likely to limit his attendance at meetings but it was agreed that his financial planning acumen would be a great asset to the CLT as we move forward with the project. Peter's co-option to the board was unanimously agreed.	
6	Secretary's report i) Correspondence with Homes England re funding pre-Planning Consent. Marshfield CLT had a £74k grant from HE for their RIBA stages 1–3; that source has now dried up, as has the 'Transition Fund' for pre-planning. HE is wanting to finance rural housing but no funds have been available (from any source) to fund pre-planning. HE does not want to engage until Govt. spending plans are published (today). ii) Confirmation that HNS request is in the bag Jane has contacted WC to stress the need for an up-to-date HNS, both for the CLT and other developers – with results hopefully available for the autumn. We need to aim for a 40% return. Anne will map members against areas for delivery to and assistance / nudging of parishioners. We need to prioritise effort and resources. iii) Correspondence with White Horse Housing Association. Jane was contacted by WH, likely prompted by her meeting with Trevor C and Steve V. Jane met with CEO Steve Warren and concluded that a smaller HA like WH will be more flexible than larger organisations.	

	<p>Further to the points raised about construction methods, Clive's talk at the Swindon NSBRC led to contact with Jasper Meade manufacturers of kit panels that can be used to erect a PH standard house in two days post-slab / services installation. A number of architect / design options stem from this meeting. Clive stressed the need to visit the JM factory with all CCLT interested parties.</p> <p>lv) Parish Council: public awareness of the project emerging and our response.</p> <p>One or two are beginning to 'fish' for the location of the site; we should ask such people to have patience and wait until the AGM when full details will be given. They should be reminded that negotiations are at a vulnerable stage and might be jeopardised by undue prying and speculation. We must pre-empt a social media 'pile-on'.</p> <p>v) Date for the AGM The HNS must be completed by the AGM, now planned for w/b 20th October. We need an architectural 'sketch-up' to illustrate the design concept for the project. We must also send a personal letter to each member to publicise the AGM and remind them of CLT principles. The Old School is now the preferred venue or the Primary School, which has ample parking. Jane to ask the headmaster.</p>	JM
7	<p>Issues raised by the visit to the Marshfield CLT site</p> <p>Notes from the visit have been previously circulated and discussed and points raised a have been subsumed into the other discussions held at tonight's meeting.</p>	
8	<p>Site visit with Housing Enabling Team (Steve Vaux and Trevor Cherret)</p> <p>The owners have a consultant, Charlotte Watkins. On their suggestion, Jane made contact with her. Charlotte is very interested in community-led housing. She could be an alternative to Middlemarch, offering to assemble a full project team to complete RIBA 1–3 for £50k. The hope is to complete the project in three years but we need to retain influence over Passivhaus build, tenant allocation and rent levels (our limits).</p>	
9	<p>Meeting with landowners</p> <p>A satisfactory meeting with all having a clear view of intentions.</p>	
10	<p>Potential further contacts and visits</p> <p>Factory visit with owners and Trustees</p>	
11	<p>Any other business</p> <p>None</p>	
10	<p>Close – date of next meeting</p> <p>The meeting closed at 9:15 p.m.</p> <p>The next meeting will be held as developments require.</p>	