

Minutes of the meeting of the Colerne CLT Board of Trustees
Monday 18th August 2025

		Action
1	<p>Present Paddy Harmen (PH) – Chair; Jane Mellett – Secretary (JM); Hilary Holman – Treasurer (HH); Peter Mellett (PM); Clive Spencer (CS); Anne Nicholas (AN); Ally Minch (AM)</p> <p>Apologies Peter Gorman; Brian Birchfield.</p>	
2	<p>Minutes of the meeting of 11th June 2025 The minutes were unanimously accepted as a true record of the</p>	
3	<p>Matters arising not already on the agenda</p> <p>a) Housing Needs Survey: Jane reported that we are No. 2 on the WC list. The survey will be online with hard copy by request. Anne suggested that we set up in the Community Cafe with a laptop to encourage / facilitate responses. We cannot move on without the results from the HNS. We need to develop a clear strategy to make the public aware of their personal need to fill in the HNS e.g. you may be OK now but what will you need in ten years' time?</p> <ul style="list-style-type: none"> • Jane will approach the PC to fund posters. • Timing: January would be preferable to December. <p>b) Clive reported that he has not had a reply from the prefab build factory (Jasper Meade); possibly due to the holiday season; he will pursue.</p> <p>c) Clive is investigating architects: no response from Archetype (so</p>	JM CS CS
4	<p>Secretary's report</p> <p>a) Steve Vaux has reported to Jane that the Homes England meeting has confirmed there will be no money available until January 2026. So far as pre-planning applications funding is concerned, National CLT is lobbying to earmark the £100M windfall (from the Competition and Marketing Authority) to recreate the Community Housing Fund.</p> <p>b) Jane is inviting Steve Warren (White Horse HA) to visit the site (see Item 8). WH is now conveniently based in Box.</p> <p>c) Resonance Investment is the allocator of finance for community-led housing; It was agreed that Peter G needs to meet up with them to explore fundraising for our project – but, as ever, we must obtain planning approval before any such organisation will firmly consider us.</p> <p>d) Parish Magazine CLT article: Jane reported a favourable response; she defused one adverse email that arose from confusion and lack of grasp. However, the location is now revealed but the owners are OK with the plot now being identified.</p>	
5	<p>Finance report Hilary reported that there is currently £188.35 in the bank – but still no money from the PC (Jane to chase). After the website fee in October, there will be insufficient to meet the Trustee Insurance cost. We need to design a £1 share certificate for distribution to members and also to encourage them to buy more shares (but making clear that this does</p>	JM

6	<p>Date and process for the AGM / Community Consultation event</p> <p>We need to cut the AGM proceedings to a minimum and to dedicate the bulk of the time to the community consultation as the main focus of the meeting. The current target is for the 17th November in the PC rooms. We could spread the consultation over two days, with the aim to identify questions, supply information materials and encourage discussion / post-it notes etc. to gather feedback and ideas.</p>	
7	<p>Visits to other projects</p> <p>Visit to the Bridport Co-housing project: Clive will organise with the aim to bring information back for the community consultation.</p>	
8	<p>Any other business</p> <p>Jane will organise a firm date with Steve Warren (WH HA) for a site visit during the week beginning 22nd September.</p>	
10	<p>Close – date of next meeting</p> <p>The meeting closed at 9:05 p.m.</p> <p>The next meeting will be held at Clive's on Monday 20th October (or Tuesday 21st October, to suit Peter G's availability to attend).</p>	