

Minutes of the meeting of the Colerne CLT Board of Trustees

Monday 20th October 2025

1	<p>Present</p> <p>Paddy Harmon (PH) – Chair; Jane Mellett – Secretary (JM); Hilary Holman – Treasurer (HH); Peter Mellett (PM); Clive Spencer (CS); Anne Nicholas (AN); Ally Minch (AM); Peter Gorman (PG).</p> <p>Apologies</p> <p>Brian Birchfield.</p>	Action
2	<p>Minutes of the meeting of 18th August 2025</p> <p>The minutes were unanimously accepted as a true record of the meeting.</p>	
3	<p>Matters arising not already on the agenda</p> <p>4.b, 8 – Paddy and Jane met with Steve Warren (White Horse Housing Association) at the site. Steve confirmed that WH cannot commit to the project until the housing needs survey and the pre-planning stages are completed. Pre-planning includes clearing the Green Belt hurdle. Until these stages are completed, the project remains high-risk and cannot attract WHHA funding.</p>	
4	<p>Secretary's report</p> <p>a) Insurance</p> <p>Jane reported that the company recommended by National CLT has quoted £268 for £5 million public liability, within a policy that suits our needs. It was agreed to go ahead with this policy.</p> <p>b) Publicity matters</p> <p>WC requires public liability insurance if we are to put up posters / banners etc. on WC public places such as telegraph poles (but not on Parish Council sites such as the Walmesley railings). Each display needs a WhatThreeWords reference and must not exceed 0.6 m². Our new publicity material for the consultation meets these size requirements.</p> <p>c) Housing needs survey</p> <p>WC will provide some publicity materials (expected next week) plus sufficient postcards for all houses in the Parish, detailing the online access point. A pdf of the survey can be used to print hard copies for those with no internet capability. Heavy and continuous advertising (especially via social media) will be required to keep the matter in the public eye.</p> <p>d) Grant funding</p> <p>£1000 has been received from Wiltshire CLT to cover the cost of the consultation. We are now planning to use this funding for two banners, four posters, an advert in the November Parish Magazine plus concept artwork to be produced by barefoot Architects. It was agreed to use the Parish Magazine to distribute the post cards.</p>	JM
5	<p>Finance report</p> <p>a) Update</p> <p>Hilary reported that there is currently £368.28 in the bank. Paying the £268 for insurance will leave £100, which will be sufficient to pay the £60 annual website subscription. We shall need additional funds to meet the National CLT affiliation fee of £200 due next April.</p> <p>b) Peter Gorman's findings</p> <p>The meeting with Resonance pointed up the same issues as the White Horse on-site meeting (see Item 3. above). Resonance is fronting the government £20 million fund for development costs – but we have the HNS / pre-planning / Green Belt hurdles to</p>	

	<p>overcome before they will 'do business' with us. A favourable outcome from the HNS is key to the project.</p> <p>However, we are now on their radar. We should also consider the question of how the CLT and the HA propose to configure and manage the project costs and debt. Building and materials costs must be balanced against eventual income streams. It is worth noting that the site has sufficient space for additional housing (e.g. co-housing, self-build) to subsidise the CLT project. The involvement of the government and its financial commitment to CLTs should become clearer in the coming months. We should be prepared for costs of £50–80k to progress beyond the planning stage.</p>	
6	<p>Arrangements for the Community Consultation and AGM</p> <p>Barefoot Architects will produce concept materials as for Hazelmead (shared and private areas) as examples for discussion during the consultation. The aim is for the participants to design a housing project as a community. We must also be prepared to field questions about the background, underpinnings and context of the project – the what and the how. N.B. A professional facilitator [name?] will also be present. It was agreed to assemble materials – including a written brief – and to hold a dress-rehearsal at Hilary's on 17th November i.e. the day before the consultation. The AGM will follow the consultation and will be as brief as possible. The consultation will continue at the Community Cafe on the 19th.</p>	All
7	<p>Arrangements for the Housing Needs Survey</p> <p>All effort must be focused on achieving a good return from the HNS. In addition to 4.c above, Anne will circulate Village Hall organisations and keep the issue live on social media. Jane will contact local businesses e.g. Slaughterford Mill; Lucknam Park. Explore Colerne School involvement and ask if the materials generated for the Neighbourhood Plan might be available for use.</p>	AN JM
8	<p>Pending visit to the Hazelmead co-housing project in Bridport</p> <p>Jane and Clive will visit with Barefoot Architects on [date?] and will especially ask about difficulties of obtaining mortgages on co-housing properties.</p>	
9	<p>Any other business</p> <p>none</p>	
10	<p>Close – date of next meeting</p> <p>The meeting closed at 9:30 p.m.</p> <p>The next meeting will be held at an appropriate date depending on developments. The Board will meet for the dress-rehearsal for the consultation on 17th November (see Item 6 above).</p>	