

Minutes of the meeting of the Colerne CLT Board of Trustees

Monday 1st December 2025

1	<p>Present Paddy Harmon (PH) – Chair; Jane Mellett – Secretary (JM); Hilary Holman – Treasurer (HH); Peter Mellett (PM); Clive Spencer (CS); Anne Nicholas (AN); Brian Birchfield (BB).</p> <p>Apologies Ally Minch; Peter Gorman.</p>	Action
2	<p>Minutes of the meeting of 20th October 2025 After amendment (spelling) the minutes were unanimously accepted as a true record of the meeting. There were no matters arising.</p>	
3	<p>Minutes of the AGM 18th November 2025 Amendments noted.</p>	
4	<p>Discussion of events around the Community Consultation (18–19 November) In the course of discussion, it was agreed that we had over-estimated the amount of CLT-related knowledge 'out there'. Few came with understanding of the basic vocabulary for discussing the CLT and its aspirations for the Wild Robin site – e.g. rural exception site, affordability, social housing. There was also a poor understanding of land availability in the Parish and the types of development possible – but we cannot depend on the retention of information by the public on which to build sequentially. Furthermore, some refuse to accept a point if they already hold the opposite view (for whatever reason). It was agreed that the Housing Needs Survey was now the priority and should not be confused in the public mind with the Community Consultation. CLT feedback and summaries of the consultation should be postponed until the completion of the HNS.</p>	
5	<p>Actions needed following the consultation start e.g. website, future meetings ... It was agreed that the attempt to open the evening with an 'educational summary' had failed: a better approach would have been to ask "What is the problem here?" (i.e. identify 'the need for the need') and taken the audience along with us via a question-and-answer process rooted in a practical context. The aim should be to convince the majority, while not wasting effort on recalcitrant nay-sayers. Website The Board recognised the need to repeatedly broadcast the basic definitions and the relationships between them, largely through a redesigned and revitalised website (Anne + Pete) plus occasional awareness-raising / updating events. With the focus now on achieving a good return for the HNS, it was agreed to pause 'output' related to the consultation to avoid confusion between it and the HNS. Future meetings Some suggestions have been received about holding Zoom meetings during working hours. It was agreed that online workshops and face-to-face meetings would be useful – but only after the website re-vamp. Anne suggested that we make Yola work better for us and investigate alternatives next year before renewal falls due. We must have an option for online payment for</p>	AN/PM

	new members; PayPal takes 30p for any transaction, which would leave us with 70p for each new member – possibly a worthwhile 'hit' for the convenience. Jane will contact Wild Colerne to find out how their online subs payments are organised.	JM
6	<p>Update on funding meeting with Homes England</p> <p>Jane circulated notes relating to the meeting. In summary: funding for pre-planning is still not clear; the chief criterion currently is "are you a safe risk?"; rural (affordable) housing provision is now up-front in WC and they wish to encourage it.</p> <p>Funding will be available <i>after</i> the pre-planning stage – but the Community Housing Fund does not exist yet and we cannot fund the pre-planning surveys etc. without it. It is estimated that about 100 CLTs are currently stuck at our stage.</p> <p>Charlotte Watkins (with Wild Robin owners) has offered to carry out a critical path analysis to plot a clear and uncluttered path to achieving this interim pre-planning goal. The Middlemarch 'CLT facilitator' organisation might be useful later on (as used by Marshfield) – they carry out advisory work at all stages but charge retrospectively when funding comes on stream.</p>	
7	<p>Update on the Housing Needs Survey</p> <p>Prior advertising: Jane wrote a two-page CLT / HNS article in the Parish Magazine for August; the October issue carried an advert for the CLT consultation; the WC insert was distributed with the November issue (and a quarter of the PC page was dedicated to the HNS); the December magazine carried an HNS flier in lieu of the one-page planned editorial advert. Feedback from WC noted that 50 responses were received on the first day.</p>	
8	<p>Any other business</p> <p>Parish Council On the inauguration of the CLT, the PC agreed to donate £200 per year for five years. Jane has requested further support of £540; this has met some objection from counsellors who believe that the CLT is a company i.e. for profit / personal enrichment. This matter will be debated at the next meeting of the PC. Jane to report back.</p>	JM
	<p>Close – date of next meeting</p> <p>The meeting closed at 9:30 p.m.</p> <p>The next meeting will be held during the third week of January on a date to be agreed later.</p>	