Minutes of the meeting of the Colerne CLT Board of Trustees Monday 19th January 2026		
1	**Present** Jane Mellett – Secretary (JM); Pete Mellett (PM); Peter Gorman (PG); Clive Spencer (CS); Anne Nicholas (AN); **Apologies** Paddy Harmon; Hilary Holman; Ally Minch; Brian Birchfield. Jane chaired in the absense of Paddy.	Action
2	**Minutes of the meeting of 1st December 2025** The minutes were unanimously accepted as a true record of the meeting.	
3	**Matters arising if not already on the agenda** (i) Item 5 – Online membership payments: Still ongoing; Jane has contacted Wild Colerne who are reviewing their own process. (ii) Item 6 – Charlotte Watkins (advisor to the owners) and critical path analysis: Jane has contacted her but, after responding to a series of questions from CW, now reports that communication has gone silent. (iii) Item 7 – Housing Needs Survey: The report has yet to be received from WC therefore not available to publicise in the next Parish Magazine; now April issue earliest now that the magazine is bi-monthly. Anne will upload to the website when it has been presented to the PC.	JM/AN
4	**Finance** **(i) Bank balance:** currently £148 – sufficient for this financial year to March 31st. Insurance paid to December 2026 and Yola to October. Anne noted that we need to leave Yola for another provider in August). We need £560 to cover the financial year 2026–27. **(ii) PC funding:** The PC checked with WC about the funding of CLTs and received a very positive affirmation. However, the latest PC meeting went into closed session and then advised Jane in writing that a motion not to support the CLT had been carried. Clive has written to the Housing Minister about support for community-led housing and the viability of our project. Jane will check the PC minutes to ascertain whether they signify (a) an objection to the CLT itself, or (b) an objection to the Wild Robin site, or (c) a wish to remain neutral in regard of all land negotiations currently in play. **(iii) Governement funding:** Peter reported that Resonance is fronting the £20M 'pot' and will be handling applications. Peter has been in contact with the Resonance case officer responsible for Colerne since last summer and has submitted our details. However, it is not clear how far along the proces we are: Resonance is not keen on pre-app / development funding, being more focused on the construction stage. Our MP is being lobbied: we are one of 30 CLTs that are stuck. Peter will continue to check with Resonance, which still seems to be finding its feet. **(iv) Fundraising for basic revenue needs**: Anne will investigate the 'Easy Giving' initiative. May Fair? Car boot sales? Options to be explored.	JM

5	**Website: agree latest entries** **(i) Consultation questionnaire on Google Forms** It was agreed to change the focus of the Barefoot Architect's original document to centre on the CLT as a community organisation that happns to have the Wild Robin site as an option. We need to engage with those who are vehemently opposed and those who need affordable rentals. Generally recast the emphasis as a Colerne CLT and cross-reference to the FAQs. **(ii) Approve FAQ themes and wording** The themes were agreed by the meeting. Jane will send her draft text to Pete for a thorough edit, to be turned around by the weekend. **(iii) Any additions / changes to be made** The meeting noted that the February Parish Magazine will refer readers to the website for this infomation so FAQ and Questionnaire text must be finalised by then. Anne and Pete will work together on updating the website.	JM/PM AN/PM
6	**Consultation process – what next?** • Remove the focus on Wild Robin and generalise • FAQs and questionnaire to be ready for February 1st • Old / expired information on the website should be taken down and placed in a folder labelled 'Archive', • Anne to email the membership when ready. • Investigate Zoom meetings and presentations / webinars.	
7	**Risks from another developer: tactics and options for our CLT** The environment for development is changing with commercial projects now at the "Consultation with the Community" stage: thus the environment for the CLT is changing and, with it, public perception of our CLT and its project. We need to adapt accordingly in how we are perceived. Clive will find the source of the quote: "CLTs are for the long haul: developers are for profit" – to be added to the website.	CS
8	**The way forward** **(i) Housing Association:** White Horse – waiting for the HNS to see if it will reduce the 'risk' currently associated with our project. We must demonstrate evidence of 'need' in protected areas and to show that the site is viable. **(ii) Owners' planning consultant and 'critical path analysis':** See Item 3(ii) above. **(iii) Architect:** Needs to be made aware of response and Post-It notes from the consultation and our proposed shift in public presentation.	
9	**Any other business** Clive stressed the need for Passivhaus in WC core policy; must maximise energy performance.	
10	**Close and date of next meeting** The meeting ended at 9:30 p.m. The next meeting will be on 23rd February 2026 at 7:30 p.m. venue TBA.	