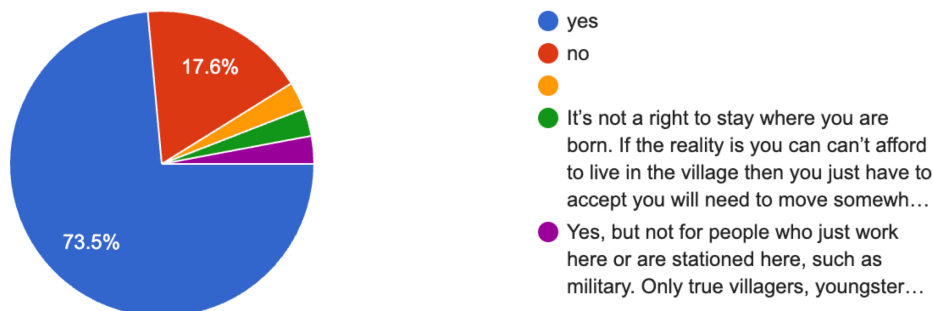


Minutes of the meeting of the Colerne CLT Board of Trustees Monday 23rd March 2026		
1	Present Paddy Harmon – Chair (PH); Jane Mellett – Secretary (JM); Pete Mellett (PM); Clive Spencer (CS); Anne Nicholas (AN). Apologies Hilary Holman. Peter Gorman.	Action
2	Notes from the non-quorate meeting of 23rd February 2026 This meeting took the opportunity to hold a free-flowing conversation exploring participant's understanding of the form and function of Colerne CLT. Differences in perception were resolved and a significant conclusion was reached: the CLT should present itself as an <i>enabler</i> for the provision of affordable rental housing and not as builders–developers.	
3	Matters arising (23rd February and 19th January 2026) if not already on the agenda In the light of 2. above, it was agreed to amend the website and other public-facing materials to suit.	AN/JM
4	Finance and outstanding payments to be made (i) Bank balance: currently £148; payment of the annual subscription to National CLT is imminent (£210). It is clear that the CLT can no longer count on the support of the PC. (ii) Future income: Clive offered a loan to cover future shortfalls (e.g. for the annual website domain charge), which was gratefully accepted by the meeting. Jane is pursuing a possible donation from an interested party. Ann suggested that we approach the Area Board for a 'grant below £1000'. This will be used...	JM JM
5	Consultation (2) process – explore actual response from 40 members of the Parish, alongside the Housing Needs Survey Jane reported that 40 responses were received, covering a wide range of opinion – mostly well-considered but some conflicting and some based on false premises. Overall, the majority supported the CLT and its aims, with a small and strident minority being against. With reference to the document " Consultation2 response report1.pdf " and the Question 1 results pi-chart and response comments (see below), it was agreed to respond personally to the small green and purple sectors only and to then 'move on'. N.B. Question 1 asked: <i>Do you support the development of a small site for long-term affordable rentals and shared ownership homes for people with a direct connection to this Parish?</i>	JM



6	Taking the consultation process forward The consultation results are well in line with the HNS results profile; the HNS and the consultation findings affirm each other. The following were decided as a practical follow-up to the consultation: • Zoom meetings: two dates have been advertised – 2nd April 1–2 p.m. and Saturday 11th April 11 a.m. – 12 noon. Advertise in the Parish Magazine with referral to the website to access the link. • May Fair presence – 16th May: stall booked (low-key but present for availability).	
7	NCLT proposals for an investment fund to create pre-planning permission funding for CLTs Jane reported that the CEO of NCLT (Tom Chance) has met with NALC (National Association of Local Councils) with the aim of working with Resonance and the Ecology Building Society to form an investment fund. They have received the money and are currently investing it. There is no Central Government funding for the pre-planning stage of a development. We need to show support for our project (based on Consultation / HNS) in order to make a bid.	JM
8	Should we be meeting further with the Housing Association? It is clear that we need to have completed the environmental and drainage surveys before approaching the HA (see foot of Item 7. above for possible funding).	
9	Any other business Clive reported that he has written to Matthew Pennycook (Minister of State at the Ministry of Housing) who offered to press the Government to support CLTs stuck in the start-up phase.	
10	Close and date of next meeting The meeting ended at 9:05 p.m. The date of the next meeting remains open pending developments.	