Minutes of the meeting of the Colerne CLT Board of Trustees Thursday 11th June 2026		
1	**Present** Paddy Harmon – Chair (PH); Jane Mellett – Secretary (JM); Pete Mellett (PM); Clive Spencer (CS); Peter Gorman (PG) attended remotely (Zoom). **Apologies** Hilary Holman; Ally Minch; Ann Nicholas.	Action
2	**To approve the minutes of the meeting of 23rd March 2026** Unanimously approved.	
3	**Matters arising from the minutes ofthe meeting of 23rd March 2026 if not already on the agenda** None: but Jane reported that Andrew Alford (who attended the February meeting) has decided that now is not a suitable time for him to join the Trustees but he wishes the CLT well and will continue his support.	
4	**Finance: to approve the inspected accounts for the full financial year 2024–25** Thanks to a generous donation of £500, the bank balance now stands at £578. The FCA return for 2024–25 is now complete and certified. We shall need specific software to report to HMRC in the future when our project gets under way. Hilary will explore the options (guidance is available from National CLT). However, we continue to be classed as 'not trading' at present – and not liable for capital gains tax until we start engaging in financial contracting with third parties.	HH
5	**a) To discuss the issues raised by the negotiations with Resonance and White Horse Housing Association.** Jane reported that she had sent a note to Trevor and Steve Vaux concerning White Horse and Resonance. Current facts are that: • WH is the only housing association working in this area • WH is takes financial planning very seriously and is risk averse • WH is committed to us (having turned down two other projects in the area) but needs to see a viable proposal brefore committing any funds • WH seems not to be aware of the Barefoot plans presented at the public consultation. Peter G reported that he and Clive had met with Tom Crooke of Resonance and pushed to have Colerne CLT move up in the list of applicants, stressing the work done with Barefoot Architects, HNS, public consultations etc. However, Steve Warren (WH) was not happy about including a third party (Resonance) in the funding provision; Steve regarded it as unlikely that Resonance and WH could work together to form a funding package, especially considering that Resonance (a purely finance-oriented organisation) would require their own option on the land as collateral against any loan. **b) To decide on the next best move regarding pre-development funding.** The meeting with Resonance has served the purpose of gaining a clear statement of commitment from WH. It was decided not to pursue further an association with Resonance. Steve Warren does not see our project as sufficiently mature to warrant mobilising funds, therefore, we must provide WH with an up-to-date proposal based on the materials and plans developed so far and the evidence gathered to date.	JM

6	**Depending on the decisions reached in 5. above – to decide how best to establish a project pre-development plan and those to carry this out on behalf of the trustees.** In the light of Item 5. above, it was decided to: • work up the Barefoot designs to show what the options might look like and incorporate into a full proposal for presentation to WH. • hold a **'Design Day'** to explore and consolidate the proposal. The Design Day will incorporate the Trustees as a core group, with the CLT membership invited to participate. Inclusion of the membership will help to consolidate broad support for the project (which, *inter alia*, will help defuse any future confrontations with the habitual 'naysayers' – the usual suspects who are often given to being aggressive). It was agreed to: • centre on the Seend modular design (PH15) system • use the Seend architect (PKA Architects, Potterne) and Seend builders (Winsley White Builders of Radstock) • ask Barefoot for an estimation of the maximum number of units that could be included in each of the three designs on the site • include the option of shared ownership (e.g. for recently-retired people of limited means), which will generate capital for WH. • work with the owners to settle an options agreement (with WH) on the land using National CLT forms and Wiltshire CLT funding – Wilts CLT might also fund the environmental and utilities surveys. • strategically bear in mind the Leander proposal(s) and their activities that are currently active. N.B. (i) any number of units below 25 is now classed as a 'small development'; (ii) WC does not have funds to defend planning appeals and so the majority of applications are beiing accepted.	JM JM
7	**Any other business** None raised	
8	**Close and date of next meeting** The meeting ended at 8:35 p.m. Future meetings: • The date of the next meeting remains open pending developments. • The date and format of the Design Day must be agreed.	