



MINUTES for the meeting of the Trustees of the Colerne CLT held on Thursday 26th May 2022.

1. Present - a full house of Trustees: Paddy Harmon, Hilary Holman, Anne Nicholas, Jane Mellett, Ali Minch, Clive Spencer, Robert Wilson, Peter Mellett.

2. Minutes of the last meeting approved with the following changes:- Item 6 - AN also attended NCLT webinar.
Item 7 - Erase line 5 re tax return as this incorrect.

3. Matters arising - none

4. Correspondence -

i)JM has booked advertising space for the Parish Mag. Agreed our initial focus should be on raising the membership with a goal of 10% of the parish population - 250-300. Develop a good strapline that explains why someone might join the CLT - incorporating 'from end user to support for the principle'. What is in it for them?

ii)email correspondence with Louise from our "local hub" Homes of our Own, with offer of a half day training/exploration of our priorities facilitated by her. Fully supported. The following dates available for everyone - 20,21,22 June.

5. Feedback from the May Fair. -

- i. Gained a further 12 members, and some indication of a further possible site in the future.
- ii.How many folk knew nothing about the CLT
- iii.Importance of the banner
- iv.Need to start the discussion re What do they want from us.....community led housing/NOT social housing.
- v. Discussion around what emerged from last Housing Needs Survey (HNS) and need to book a further one for early next year. - Also the Community survey from the NP. - highest support for affordable mixed housing.
- vi. JM shared an eg from NCLT re a mix of self-build plots and affordable rentals - the one helping to pay for the other.

Current membership now 79.

It was agreed to hold ad hoc Market Place stalls on Sunday mornings while the coffee man is there to continue the PR and quest for new members. - Quote from the NCLT guidelines re membership - ***A large membership shows that your CLT reflects your community which can, in turn, help you influence your Local Authority.***

Below is another quote from their website incorporating their more legal definition of "members"

Community land trusts are democratic, non profit organisations that own and develop land for the benefit of the community.

They typically provide affordable homes, community gardens, civic buildings, pubs, shops, shared workspace, energy schemes and conservation landscapes.

Run by ordinary people. They are community organisations run by ordinary people who want to make a difference to their local community, putting control of assets into the hands of local people. They can be set up by the community or a landowner, developer or council.

Protecting community assets forever. They ensure that their homes are permanently and genuinely affordable. CLTs act as long-term stewards of land and the assets on it. They ensure that it is put to the benefit of the local community, not just for now but for every future occupier.

Attached below is a copy of the post registration guidance notes for you all.

We also have access to a very comprehensive "RESOURCE INDEX". This is only available to NCLT member organisations, but you can find the list of resources at this link

<https://www.communityledhomes.org.uk/resource-index>
and I have the passwords etc to access them.

6. Homes of our Own facilitation day.

It was agreed to take up the offer of a half day working as a trustee group with their facilitation. The following dates available to all trustees - 20,21,22 June. JM to write back to Louise from Homes of our Own.

7. Feedback re land enquiries. No further progress re farmer's field and Wild Robin. RW has had a conversation with John Robinson, who is very interested in notion of passivhaus and would like to discuss further. Currently our main interest is in the unused triangle of land for rewilding/tree planting project for the community..?"John's Wood" to follow on from Frank's Wood!

RW needs a marked land owner map to follow. JM to follow this up with PC clerk and a past member of the NP group.

Some further discussion re other landowners and potential links that might lead to some funding.

8. Finance Matters. i) Next meeting must formally approve the inspected accounts for submission to the FCA. Accounts have now been independently inspected. No further progress can be made re HH being added to the bank account until her details are registered with the FCA.

ii) AGM scheduled for 23rd September and AN to book the Village hall. Consideration about a theme and speaker to attract a new audience. Possibly Passivhaus theme.

iii) AN recommended we do pursue the Postcode Lottery for some startup funding.

9. AOB - JM has now installed a membership form holder in the Post Office. This needs advertising on the website. pdf of latest leaflet to go to AN for uploading also.

10. Date of next meeting. - Wednesday 29th June - in Jane's garden, if possible, or in her kitchen - 16 Tutton Hill.