

**Minutes of the Annual General Meeting of the Colerne
Community Land and Asset Trust
Tuesday 18th November 2025, 7:30 p.m. in the Parish Rooms.**

Present: Current Board of Trustees: Paddy Harman – Chair; Jane Mellett – Secretary; Hilary Holman – Treasurer; Clive Spencer; Brian Burchfield; Anne Nicholas; Peter Mellett; Ally Minch; Peter Gorman; plus general member Steve Collier.

1 Apologies and introductions

Karen Brzezicki; Phil Chamberlain; Brian Mathew.

2 Minutes of the previous AGM 24th September 2024: matters arising and approval

Copies of the minutes were available for inspection. There were no matters arising. Brian proposed that the meeting accept the minutes as a true record; seconded by Ally and approved by a unanimous show of hands.

3 Secretary's report on behalf of the Trustees for 2023–24

Jane Mellett firstly offered thanks to our volunteer Trustees who have persevered through the opening chapters in this long process of manifesting a community-led housing – including:

Paddy Harman who has stood in as Chair since Robert Weston's sad death; Hilary Holman, our Treasurer who ensures detail is noticed and money is accounted for; Anne Nicholas, our Membership Secretary and website manager; Clive Spencer for his extensive knowledge and understanding of sustainable building process and contacts in this field; Alison Minch and Brian Birchfield who have shared important insights and are so good at spreading the word among others in the community; Peter Mellett for his wonderfully clear minute taking. We offer a warm welcome to Peter Gorman who has joined us this year and is doing battle with the manner in which funding is found. Thanks also to the Rural Housing Hub workers – Trevor Cherriot and Steven Vaux.

Following the pre-application paper prepared last year and explored in principle with the Parish Council, we have had feedback from the Cotswold National Landscape planning officer and from Wiltshire Council Planning team. Both have been generous with their advice and guidance and we are now fully aware of what is expected for any full planning application for this site. Having sought advice we have decided we will go forward with a full Planning Application once appropriate funding is obtained.

Having visited other projects and asked about working relations with partners, the Trustees have decided to work together with the White Horse Housing Association. This Housing Association has an excellent record for relating with tenants and responding to maintenance issues. They need us to gain planning approval before they can risk raising funds for the actual development.

The Trustees have also made contact with Barefoot Architects who are responsible for a number of rural CLT projects in the southwest and also the award winning co-housing project, Hazelmead, in Bridport. We toured that project a few weeks ago with members of the local CLT and also had useful conversations with some of the residents.

Members of the Bridport CLT have assisted us with planning our first community consultation to explore design options for the actual site. The aim is to collect together all thoughts *from* our community about shaping the nature of this potential development *for* our community.

Our membership of The National CLT Network has been invaluable for keeping us trained up-to-date and informed of the changing planning and funding situations for CLT projects. All CLTs have been involved in lobbying for better pre-planning funding to assist projects in getting to the development stage more quickly. CLTs are a major contributor of affordable housing that truly meets local need.

Project funding: Trustees are now preparing the infrastructure for raising community shares towards the part-funding of this housing project. We shall always be in partnership with other bodies, but our investment will always be the land which will remain held in trust for the community in perpetuity. Other CLTs raise shares of up to £5,000 value as long-term investments for 5 years with a 4% return after that time. The return to the CLT will be built into the rents/sale prices via the leasing of the land to the Housing Association.

We are a Community Benefit Society with limits on our assets rather than a charity, so this is how we are mainly able to raise funds for development. We can take donations, and indeed welcome them. Some members have already helped us in this way. However, as a Community Benefit Society, we are less able to apply for charitable trust monies or receive charity aid.

We are indebted to Karen Crawford for her free advice concerning Corporation tax and management of share units.

	<p>We have been lobbying for an up-to-date Housing Needs Survey for our parish. Unfortunately Wiltshire Council discontinued these during their Local Plan review. However, we are one of the first parishes to be offered the latest version of the survey which begins on Monday 24th November. As CLT members we hope that you will spread the word and encourage your neighbours to complete their surveys. Demonstrating local housing need is an essential item in justifying the planning application and funding for the development.</p> <p>We remain grateful to the landowners for their patience and real support for the housing we wish to develop for our community. This is in stark contrast to many commercial developers who lend lip service to the idea of affordable housing and then find reasons why it cannot actually be delivered.</p> <p>The Future: Although there remain some hurdles to funding, the current Housing Minister is very supportive of the examples by CLTs of good-quality buildings and the encouragement of community growth. From January we shall begin to see the roll out of funding for social housing projects of all kinds. We have already met with our funding manager from Homes England (the Government's quango for the allocation of housing funds). We are also registered with <i>Resonance</i>, the company set up to grow and allocate funding for community-led housing schemes.</p>
4	<p>Financial report for 2024–25 by the Treasurer</p> <p>Hilary Holman presented the accounts for the reporting period 1 April 2024 to 31st March 2025, as follows:</p> <p>Colerne CLT has managed to keep afloat during the 2024–25 financial year but only because we received several generous donations for which we are most grateful.</p> <p>Copies of the Year-end Accounts for the previous Financial year 2024–25 are available if you would like to consult them. These have been independently inspected by Ray Barker free of charge and we thank him for this. These accounts have been submitted to the Financial Conduct Authority (the body responsible for the monitoring of Community Benefit Societies such as the CLT). The FCA has accepted our submission.</p> <p>We thank the Parish Council for giving us £200 to cover the annual subscription to the National CLT which we can go to for advice and guidance. The PC has also allocated £560 to the CLT for the coming financial year 2026-27. Our other expenses last year included the website and email, the hire of the village hall for the AGM and updates on progress in Parish Magazine.</p> <p>At the end of the last financial year, the balance was £336.35, which reduced significantly a few days later when the National CLT subscription was paid.</p> <p>All expenses are increasing annually and additionally this year we have to take out public liability insurance. So funding is a challenge. We are fortunate, however, to have secured a grant from the Wiltshire CLT for tonight's community consultation.</p> <p>The future work of our CLT is dependent on many factors, which have already been explained to this meeting (see Item 3. above), and no doubt the funding will continue to be a challenge. We never say no to any financial or indeed any other support and help that people may give us.</p>
5	<p>Questions from the floor</p> <p>There were no questions arising from the presentations in Items 3. and 4.</p>
6	<p>Motion to accept the financial report</p> <p>Approved by a unanimous show of hands.</p>
7	<p>Election of currently co-opted member of the Trustees</p> <p>In the absence of any alternative nominations, the current Board of Trustees was reappointed for the coming year. Peter Gorman was introduced for co-option to the Board – proposed by Jane, seconded by Paddy and unanimously approved by a show of hands. His financial counsel will be invaluable as the project proceeds.</p>
8	<p>The meeting closed at 9:00 p.m.</p>