



Minutes of the Colerne CLT Trustees Meeting held on Wednesday 10th August at 16 Tutton Hill, Colerne

Present - Paddy Harman(Chair), Jane Mellett(secretary,) Clive Spencer, Robert Weston, Peter Mellett

1. **Apologies** : Anne Nicholas, Alison Minch, Hilary Holman.
2. **Minutes** of the Last 2 Meetings - 26.5.22 and 20.6.22 - Approved.
3. **Matters arising** _ The Trustees group photo commended ,circulated to trustees and approved to go on the website.
4. **Finance** - JM and HH have completed the annual returns to FCA (since told they have been accepted) It was agreed that HH and JM should pay for a session with Karen Sayers to discuss the Tax return and the best way to manage the accounting to meet that demand for the future.
HH provided the meeting with an uptodate on the balance.Currently £ 151with a £20 donation due to be paid in. We are still awaiting a response from the Parish Council re the payment for 2022-23.
5. **Next Stages** following the 20th June training day.
 - i) Land exploration - agreed to write to owners of Wild Robin to confirm that we are still intersted in their offer but the need to first be able to demonstrate that all other non GB areas have been explored. Agreed we need to open dialogue with Carter Jonas as agents for the other areas next to the hangars.Greenfield has to be exhausted before GB. There is the potential of another field close to the village - CS to investigate further. That if we receive any positive response from land owners we can test the water with the PC and Planning authority with a pre-ap. -but even this costs money.
 - ii) Increasingly we are feeling the lack of basic admin finances, and also need more input of financial expertise.
 - iii) Charitable Status - Paddy attended the National CLT webinar on charitable status. It is highly recommended in order to qualify for more charitable source funding. We would remain a CBS bt have additional charitable status by dint of our Purposes and thus also become tax exempt as for charities. Not necessary to do charity commission returns. Would continue with FCA. Paddy to explore this further with the info JM has from our incorporation process. New charity law rules commencing in September have enabled CBS to do this.
 - iv) Further discussion of how we might raise some general funds for admin. - John Alexander - "Citizens" on BBc Future Site - gives some ideas. Millenium Fund still has funds available.
6. **AGM Planning.** Process agreed - i) to put all paperwork - Agenda and annual accounts online for the membership to view. Bring a limited number of copies to the meeting.
 - ii) Invite all members via website email with link to the papers.

iii) Have a brief AGM - with a secretary's report for the first year of incorporation and achievements - (rough outline as guidance to Trustees) Begun approaching land owners, completed first returns to the FCA, increasing the membership slowly, have asked PC for a New Rural Housing needs Survey to reflect the changes that have occurred in past 4 years. Have initiated experiment with the CHEESE project which is now being taken up with the Corsham area parishes in the hope of establishing a local franchise to help homes in financial crisis; have established that any building units we develop must be of passivhaus standard in order to ensure they are affordable to live in in an age of climate change and high energy costs. Our initial goal remains to develop the 10 mixed units of affordable housing cited in the Neighbourhood Plan.

The Chair will explain that the original Trustees have a three year tenure but that we invite members of the public to put themselves forward for co-option either now or in due course. That we have lost our original Treasurer, David Squire due to his housemove, and Hilary Holman has been co-opted to act in that capacity whilst the CLT is evolving.

Clive will be introduced as a local resident who lives in a passivhaus and who is now supporting the National Selfbuild Centre in Swindon with webinars on Passivhaus principles and their relevance to retrofitting and extensions. The CLT aims to make this the standard for our developments. We have chosen to share these ideas with you all as our contribution to the Big Green Week.

It was agreed we would run a small raffle - donations for prizes from trustees please! AN has some tickets we can use.

Practical matters -

Agreed we would have refreshment - wine, apple juice, teas and coffees and crisps, biscuits. Anyone got a source of good cheap wine, otherwise P & J will get some with some crisps.

Will need someone to man the bar - ??Ally and Pete - Anne N will be on the door to take new memberships and sign folk in. Need muscles at 6.45 to set up furniture in small arcs with tables. Clive will need to sort out tech stuff with Anne for his performance.

7. Next Meeting to be agreed following the AGM.