

Minutes of the Colerne CLT Trustees Meeting held on January 26th 2022 at 7.30pm at 16 Tutton Hill, Colerne [redacted for website]

Those present: Paddy Harmon, Jane Mellett, Clive Spence, Peter Mellett, Anne Nicholas, Robert Barnard- Weston (visiting for the first time.)

Apologies: - Ali Minch, Polly and David Squire (now in the process of moving house away from Colerne)

1. The Meeting unanimously agreed to co-opt Clive Spence(CS) and Robert Barnard- Weston(RB-W) as Trustees, thus replacing those members no longer able to act as trustees.

2. **Minutes of the last meeting** - accepted.

3. **Matters Arising** - 3ii) Reconnection with Homes of our Own - JM made contact with the staff at our 'local community led housing hub', Homes of Our Own. There is the possibility of further funding for Colerne CLT as we were only allocated half of the set up financing in the first instance. JM to pursue this further.

2ii) last Matters Arising 2c - Community Asset register. It was agreed that now the contact details have been found, Jane will send the amended letter to the landlords of the shops and clubs informing them of the intent to register as a community asset. It was thought advisable to also speak with the landlord of the Fox and Hounds to discuss whether it would be in their interests to register them also.

RB-W described the positive impact of a community pub as in Southstoke.

4. **Finance and Treasurer.**

i) JM reported that a number of individuals have been asked if they are interested in taking on the Treasurer Role and there is one possible interest.

ii) The financial year ends 31st March and it would be good to have someone in place to learn that process. This date is important for accounts purposes and returns to the FCA. iii) The current balance remains the same at £334.39

5. **Update on potential land investigations** and the way forward.

There are currently 4 areas of exploration for both housing and recreation or wild areas.

a) CS has identified an area of land that could be considered for rewilding/tree planting. It was agreed that **CS** and **RB-W** would approach the land owner concerning this and also suggest the possibility of a small site for CLT housing. **JM** to provide a basic script to follow.

b) The land suitable for a 'land swap', considered last meeting. It has emerged this is not currently a possibility. However, it was agreed that the land swap idea was one worth keeping in mind for future negotiations.

c) "Wild Robin" field remains on the table. **JM** has raised the issue of CLT housing on Green Belt with Homes of Our Own. Yet to have a response. The future development of sports land will be significant to this also. Another possibility is using the strip that abutts the allotments for a 'community forest garden', rather than allotments.

d) Possible use of land along Totts Lane. Agreed **JM** and **PH** would go and discuss possibilities with the landowner.

e) It was agreed to leave any discussions with other landowners till after the NP Referendum on 10th March and to ascertain how the PC will be playing their hand re further sports land.

AN made an important observation for consideration - any land we take ownership of and plant trees upon/build walls around etc - we shall be liable for any damage and for upkeep to maintain safety.

6. CHEESE PROJECT - update

Tim Beech is nearly trained up and will be doing his final supervised assessment on JM's house. AN to send an email round the membership encouraging them to take up this service. It can only be done during the colder months when there is a 10degree difference in temperature between inside and outside. It is realised that this service will still be worth using later in the year from November.

7. Timetable for AGM.

It was agreed the AGM could be held in September, one year since the inaugural meeting.

If possible we should have a Housing Needs Survey before that time. JM to raise this with the PC as the last one was 4 years ago and prices have escalated since then.

8. National CLT trainings.

JM explained how the NCLT membership includes free training webinars with a range of professionals. All members are welcome to benefit from these and then share the info learnt. CS to attend one on land agreements this Friday.

9. Date of next meeting - Wednesday 23rd March 7.30pm at the Liberal Club. **PM** to book the space for us.