

Minutes of the Annual General Meeting of the Colerne CLT, held at the Village Hall, Colerne, on Wednesday 28th September, 2022.(Draft)

Those present:-Paddy Harmon(chair), Jane Mellett(secretary), Hilary Holman(treasurer), Anne Nicholas(membership secretary), Alison Minch, Clive Spencer, Peter Mellett and a further 28 members and public visitors to the meeting.

Apologies:- - Robert Bernard-Weston, Chris Woods, Annette and David Hitch, Karen Brzezicki.

1. The Chair welcomed everyone to the second Annual meeting since the CLT's incorporation as a Community benefit Society. He shared his motivation for being a member and explained how important it was for any developments to be truly affordable to live in. Hence the topic of the talk this evening.

Each of the current Trustees of the CLT introduced themselves and explained their current role and and particular motivation.

2. The Secretary gave a brief report of activities through the past year -

i)The Trustees have managed a first return to the Financial Conduct Authority, through which the CLT is registered. This came on top of the unfortunate loss of the treasurer due to leaving the area, and thanks go to Hilary Holman, the current treasurer for taking on a holding role while the finances are in a developing state. We would also like to thank Ray Barker who acted as our " Independent Inspector " for the two year's accounts that were submitted to the FCA. The financial return was published on the website and copies available at the meeting for any questions.

ii)The membership currently stands at around 80, and the CLT maintains a goal of having 300 members from the community, that is 10% of the population. It cannot be stressed enough how important this is for demonstrating the community's support for this venture as a means of providing truly affordable housing for the essential housing needs of this Parish. Those attending were encouraged to join and encourage friends and neighbours to do so.

iii)The current Trustees remain in place for a further year, until the first elections will be needed according to the society's rules. However, the Board welcomes any interest from CLT members who have expertise or particular past experience that might assist it in achieving its goals. Please speak with another if you would like to know more.

iv) The CLT is a member of the National CLT Network, a valuable source of training and resources to support our development. They also fund local support hubs, and we have had a training day with ours - " Homes of our own " a joint venture for Community led Housing, by Wiltshire Council, Thamesdown council and the National CLT Network.

v) The primary aim of our CLT, remains the development of upto 10 units of affordable mixed housing units, primarily for rent. It is our hope that these will be built to passivehaus standard which is the reason why we have the talk this evening.

The foundations for this were laid down by the Neighbourhood Plan which defines that this essential rural housing need, as defined by the 2018 Housing needs Survey, should be met through a Community Led Housing initiative via a Rural Exception development. The Parish Council have requested a new Rural Housing Needs Survey as the Housing situation within the parish has changed since 2018. This will hopefully take place in the new year.

vi) The Trustees have begun the task of meeting with Landowners to explore the options for either brownfield or greenfield (NOT Greenbelt) land where a small pocket might be developable as a rural exception. To date no agreement has been reached.

It does have to be said that current climate for funding scoping for developments is not good. CLTs already ahead with developments were gifted with community housing fund money, but currently this is no longer available.

vii) We have a neighbouring CLT at Marshfield that has found land, obtained planning permission, established a partnership with a specialist housing association and has an

excellent business plan for their development. Despite this, in the current economic climate they are struggling to achieve an agreed costing with their contractors. They are also involved in a community energy project together with Bath and West Energy. There remains a possibility of our CLT also becoming involved with a similar project in the future if there is community support for this.

3. Speaker - Clive Spencer, a trustee member of the CLT and a speaker for the National Self Build and renovation Centre in Swindon, gave an illustrated talk on **what is meant by 'passivhaus' and how we might incorporate those standards in our own home conversions and upgrades.**

Following questions and discussion with the audience, the chair thanked Clive for a really interesting and informative talk. It was apparent that we can all aim at these standards as a fundamental goal in reducing heat loss, ensuring appropriate airflow and ensuring good standard insulation throughout our homes.

The meeting ended with refreshments and discussions amongst trustees and attendees, leaving a positive and hopeful atmosphere for the year to come.