



MINUTES of the Meeting of the trustees of Colerne Community Land Trust held on Wednesday 23rd March 2022 at 7.30 at Colerne Liberal Club.

Those present:- Paddy Harmon(chair), Jane Mellett(secretary), CVlive Spencer, Anne Nicholas(membership and website), Peter Mellett, Hilary Holman (treasurer in waiting)

1. Apologies:- Robert Barnard-Weston, Alison Minch, Kate Colwell.

2. Minutes of the last Meeting - Approved with some redaction of personal details.
Suggestion to have an agenda item "correspondence" for future agendas.

3. Finance - a)The committee now have confirmation that David and Polly Squire will be moving home back to Hertfordshire. David to supply us with a formal letter of resignation.

Hilary Holman was welcomed to her first meeting of the Trustees and co-opted as a Trustee . She was invited, and agreed to take on the Treasurer role for the Trustees.

b) **HH** is already taking on the role of the FCA annual returns form, and collating the accounts to include the period prior to the Coop bank being operational (July 2021) when the Village Hall were holding our grant money.

There will be an interim period to arrange the full transfer of the banking responsibilities from JM and DS to HH, which may take a few weeks to complete.

JM to ask Ray Barker if he would be prepared to do an independent inspection of our accounts for 2021-22.

Fundraising - AN suggested approaching the Wiltshire Foundation for running costs of £400.

HH has been examining our need to do a risk assessment before we expand further, as per our "Financial Policy"

5. Feedback from visits to landowners.

i) JM and CS visited farmer A concerning a potential field close to the village, not in Green Belt. This was for a rural exception proposal.

The landowner has already engaged a planning consultant, and whilst they listened to our proposal, at this stage they have other ideas. It was agreed that **JM** send a letter outlining the discussion had, and clarifying the benefits of community led housing for the landowner.

ii) As yet, the meeting with farmer B has yet to take place, though **RBW** has had a quick chat with them. **CS** to do a map for meeting with landowner B highlighting potential pieces of land.

iii)CS - raised the possibility of our exploring the use of a hangar north of the C151 for use by the Passivhaus prefab company Beattie Passiv. (NB - since the meeting, have clarified that currently all the hangars are now taken, but in theory this would be an interesting idea to pursue in future) Link re Beattie passiv -

<https://www.youtube.com/watch?v=ws-AxO88vkM>

iv) Greenbelt land on offer - still on backburner, though the response from Homes of Our Own with more detailed info re impact of latest NPPF would suggest none starter for CLT housing. Still an option for community Forest Garden. JM was contacted by the owners wondering if it would help if they attended our meeting, so they remain actively interested.

6. CHEESE project - outcome and way forward. -

JM and CW have both experienced the process. A very positive experience though it may be necessary to explore how we support other members of the public in enacting the recommendations of the surveys.

The loss of our local trainee has made an impact on the local cost.

The publicity for the next tranche of surveys needs to begin over the summer ready for people to be surveyed from September onwards, depending on the weather temperatures.

The increase in energy bills has made people more interested in following this through.

Possible Parish Mag article.

Agreed to take it off the home page of website for now, leaving a link with the prices.

7. Feedback from CLT Trainings

CS - did the webinar on **share options**.

e.g. of York CLT used.

46% of shares were bought by local people following hard marketing using a specialist company.

Demographic of investors - predominantly retired university educated.

One corporate investor and other single outsiders - expectation of a 4% return over long term.

Different models re cashing in shares - Taunton(PM) had no cash in for 3 to 4 years.

Also possible to pay back in more shares in early stages.

York did a 2nd share option to increase their liquidity in order to be able to let investors cash in.

The 2nd share offer mainly taken up by existing investors

With shareholdings from £250 per person York raised £475,000 for land acquisition and building costs.

8. Membership - explored option for keeping the CLT in people's minds. Current membership 69

i) update the membership/information leaflet reduce to A5 double sided. print run of 100 at a time

ii) May fair stall with new leaflets plus CHEESE info. JM - ask organisers for space.

iii) Arrange for a monthly advert in parish mag. - £14 per year

iv) Another stall at the Big Green Week like last year.

Date of next meeting. Wednesday 27th from 7.30pm at the Liberal Club, High St, Colerne.