

Minutes of the meeting of the Colerne CLT Board of Trustees on Tuesday 14th March 2023

Present: Paddy Harman – Chairman (PH); Jane Mellett – Secretary (JM); Anne Nicholas (AN); Peter Mellett (PM); Robert Weston (RW); Brian Mathew (BM).

Item		Action
1	Apologies Ally Minch; Clive Spencer; Hilary Holman.	
2	Minutes of the last meeting Notes Re constitutional statement: Anne pointed out that the Hub as well as National CLT advised us not to apply for charitable status.	
3	Matters arising Covered by the agenda for this meeting.	
4	<p>Constitutional Structure – feedback from negotiations with NCLT and advice from legal adviser; to decide the way forward.</p> <p>We are registered as a Community Benefit Society (CBS) but that involves an asset lock, which excludes the possibility of becoming 'charity exempt' – a tax position held by charities to exclude them from corporation tax for community benefit activities. (See Jane's 10th March 2023 document "Incorporation advice notes re way forward 2023.pdf")</p> <p>The majority of funding bodies wish to donate to charities and, without this form of registration, they will not look at us. It was agreed that the future is politically uncertain and we may find that conditions for CLTs at our stage of development change yet again within 18 months if we go for an alternative registration. We need to explore if the HUB has up-to-date advice for CLTs at our stage of evolution and attempting to make progress within the current arid circumstances.</p> <p>Anne suggested the possibility of setting up a parallel charitable entity to receive donations and fund the CBS. It was suggested that we go back to the CLT network's offer of free solicitor consultation to clarify options for a way forward with an alternative form of registration. We should also approach local solicitors for <i>pro bono</i> advice.</p> <p>It was agreed to carry out a survey of members to develop a database of skills, availability, needs etc. – to explore members as an asset, whose aspirations can drive focus and action.</p> <p>Developing and carrying out our own housing needs survey should be a prime focus for later in the year. This survey will need careful design and also trialling before going live.</p>	<p style="text-align: right;">JM</p> <p style="text-align: right;">AN/JM</p> <p style="text-align: right;">All</p> <p style="text-align: right;">JM/PM</p>
5	<p>Feedback from visit to Seend CLT PassivHaus units.</p> <p>The community-led partnership, comprising Seend Community Land & Asset Trust, White Horse Housing and Homes of Our Own, aims to complete their project of ten affordable homes by September 2023. They seem to be on target and the overall project is a model of its kind. A mechanism has been put in place to circumvent any future legislation permitting tenant buyouts. Seend CLT went for PassivHaus design standards from the start. The contractor did not have these skills in place and so trained up a dedicated workforce. The CLT was able to progress using the Community Housing Fund and without the need for community shares.</p>	
6	<p>Achieving an option agreement and Pre-application to Planning to ascertain whether the field on offer might be possible.</p> <p>Jane reported that there is now a Neighbourhood Plan group within the Parish Council, comprising three councillors and two non-councillors. This group has received delegated authority to approach local landowners and their agents to explore the future use of land surrounding the Recreation ground. If no land becomes available from this approach, it was agreed to submit a pre-app proposal for a Green Belt site. Brian to advise.</p>	<p style="text-align: right;">JM/BM</p>
7	<p>Fundraising to pay for Item 7</p> <p>Brian pointed out that the CO at the Camp administers a £100k (annually?) community projects fund. Robert offered to meet with him to explore possibility of some funding towards the CLT, especially as the NP includes provision for veterans. Jane will provide Colerne CLT leaflets for his intended discussion with the CO.</p>	<p style="text-align: right;">JM/RW</p>
8	<p>Any other business</p> <p>May 13th is the date of the May Fair, which is to have a Coronation flavour. Under the aegis of the Church Council, all village associations are invited to set up a stall. It was agreed to not take part in the proposed procession but to run a stall as last year to raise awareness and recruit more members.</p> <p>We also need to produce illustrations of possible CLT designs as-built – "Designs for 2050".</p>	<p style="text-align: right;">All</p>
9	<p>Date of next meeting</p> <p>The meeting closed at 9:20 p.m. The date for the next meeting is Tuesday 25th April.</p>	

