



Report from the Secretary on behalf of the Board of Trustees.
- AGM 2023.

This is our second Annual General Meeting, but it is the third year since our incorporation as a Community Benefit Society. (covid having curtailed our activities in 2021)

In the past 3 years our membership has slowly grown to 90, though ideally we would like a further 200 members, 10% of our parish population, and demonstrating a fuller level of community support.

We realise that without an active project to excite interest, this has not been easy.

Since our incorporation we have been witness to some major changes in the way CLTs are funded and supported. Our neighbouring CLTs in Seend and Marshfield had the bonus of grants from the Community Housing Fund for early development and planning. Sadly this fund was severely cut back and restricted to later stages, despite the Government stating its continuing support for the CLT model.

Despite this we do have a nominal financial support for a further three years from the Parish Council, and the support of a local Wiltshire HUB for CLTs and other community led Housing Schemes. We are also supported by the Neighbourhood Plan that states the use of "Rural Exception Site for community led housing" is its first choice for development of essential local housing needs. Five years ago our local housing need was for 10 units mixed rental and co-ownership.

Our primary activity this year has therefore been to pursue potential options for small scale housing development within the parish. To date we have not been successful in identifying appropriate land - a small plot of brown or greenfield (not green belt) that allows a mixed development of affordable passivhaus standard homes of 10-15 units.

We have seen with our own eyes the fulfillment of this dream at Seend CLT <https://www.seendclt.org>. where an amazing partnership between the community and a small forward looking rural Housing Association has achieved a delightful development for

local people. All are built to passivhaus standard - fully insulated, carbon neutral and affordable to live in and an example of good practice in the training of local builders to work with new materials and processes to ensure homes fit for the future. Marshfield is hoping to commence building shortly with the same builder.

You may be aware that the Parish Council is now being included in preliminary discussions for the disposal of the airfield and barracks. This is of particular help to the CLT as a number of local landowners have been waiting in the hope that they may be able to develop their greenfield sites with market housing. Once a preliminary plan for the MoD land is set within the new Local Plan for Wiltshire, the use of other greenfield sites will be less likely to be accepted by planners unless they are primarily to provide affordable and locally needed housing.

This is why we are initiating a further housing need survey now, to enable us to argue the community's need in any plans for house building, and to justify a CLT application for a rural exception site to make provision now.

I would like to end my report by thanking all the trustees who have remained loyal and active on the CLT's board. Paddy Harmon, our chairman is standing down this year, but will remain a trustee. We do have a nomination for a new chairperson.

Running an active CLT requires local knowledge and business skills, and we really need an injection of marketing and finance skills into our board of trustees. Anyone interested in sharing skills with us, do please make contact with one of the Trustees.

The CLT board consists currently of 8 individuals who were originally the Steering group for the organisation. It can be up to 12 members including co-optees.

The current Board members are :- Paddy harmon, Jane Mellett, Anne Nicholas, Hilary Holman, Alison Minch, Clive Spencer, Robert Weston, Peter Mellett.

The full term for serving on the Board is 9 years. However, since none of the current board members were elected by the membership as the membership did not exist, we would like to have a full election of the board today, and hereafter elections will be on new nominations until such time as a member retires from the board.

The existing Trustees are standing for election en masse.

There is one nomination for the post of Chairperson - Robert Barnard-Weston - proposed by - Jane Mellett, seconded by Clive Spencer

Jane Mellett
September 2023