

**Minutes of the Annual General Meeting of the Colerne
Community Land and Asset Trust
Thursday 24th September 2024, 7:30 p.m. in the Village Hall**

Present: Paddy Harman – Chair; Jane Mellett – Secretary; Hilary Holman – Treasurer; Peter Mellett; Clive Spencer; Brian Burchfield; six Board of Trustees members plus four CLT general members.

1	<p>Apologies and introductions Anne Nicholas; Chris Woods; Ally Minch.</p>
2	<p>Minutes of the previous AGM 2023: matters arising and approval Copies of the minutes were available for inspection. There were no matters arising. The minutes were approved as an accurate record by a unanimous show of hands.</p>
3	<p>Secretary's report on behalf of the Trustees for 2023–24</p> <p>Jane Mellett firstly offered thanks to all CLT members for having stayed with the trustees through the tedious times while we explored all options for developing local affordable housing. After introducing current trustees present at the meeting, Jane lamented the loss of the CLT Chairperson, Robert Weston, who became unexpectedly and seriously ill at the end of last year and subsequently died. The trustees remain grateful for the energy and enthusiasm he brought to the organisation; his loss has left a considerable hole in our Board. We continue to look for one or two new trustees who can bring business and financial experience to the team. To date, there have been no new nominations for trusteeship from the membership. The existing trustees are all prepared to continue their responsibilities for a further term, if this has your agreement (Item 7. below).</p> <p>Currently all CLT members have paid £1 for a single share. The Board has felt unable to request further share issues until there is a clear project that could be supported by the membership. Consequently, the CLT has been functioning up until now on small grants and donations. The next stage of development will require a strengthening of the skill mix on the Board and the inclusion of representatives from our partner organisations.</p> <p>A summary of the CLT activities over the past year is as follows:</p> <p>November–December 2023: A CLT / PC funded housing needs survey was delivered to every household in the Parish to ascertain how housing needs have changed since the 2018 HNS. Results were publicly shared with the PC in February 2024. Although there was a noticeably reduced number of respondents, a significant need expressed for move-on accommodation for older singles and couples. The need for and shortage of available rentals for families remains.</p> <p>January–March 2024: Meetings with advisors and exploration of potential land options in preparation for a pre-planning application, via the PC, to the WC Planning department. Organisational health check by an NCLT consultant – we received a very favourable report. Meeting with the landowner of our preferred site.</p> <p>April–May: Preparation of pre-planning application material for presentation to the PC prior to the local authority (WC).</p> <p>July: Pre-app presented in confidence to the PC.</p> <p>August: Perusal of the Government's NPPF (National Planning Policy Framework) proposals and impact on our potential project.</p> <p>September: Preparation for the AGM.</p>
4	<p>Financial report for 2023–24 by the Treasurer</p> <p>Hilary Holman presented the accounts for the reporting period 1 April 2023 to 31st March 2024, as independently examined and presented to the FCA. Hard copies were available to the meeting and are also posted on the website. In summary, the closing balance at the start of the accounting year was £333.64, with a closing balance at the end of £301.82</p>

	The primary source of income was a £200 grant from the Parish Council and a most welcome and generous donation of £100 made by a CLT member at the 2023 AGM. The main expenditure was the subscription to the National CLT body; other expenses include website hosting, Village Hall booking fees, leaflets and advertising in the Parish Magazine.
5	Questions from the floor There were no questions arising from the presentations in Items 3. and 4.
6	Motion to accept the financial report Approved by a unanimous show of hands.
7	Election of currently co-opted member of the Trustees The co-opted Board member Brian Burchfield was proposed as a full member of the Board by Mary Mellett and seconded by Diane Hutchinson; approved by a unanimous show of hands.
8	Speaker – Steve Vaux: Secretary of the Seend CLT and Rural Housing Development worker for Wiltshire Locality. Steve gave an engaging presentation about the Seend CLT project, which provided useful 'food for thought' for the projected Colerne CLT project. Notes detailing the content of his address are available elsewhere.
9	Raffle
10	Refreshments and conversation
	The meeting closed at 9:20 p.m.