Chilbolton Community Land Trust – Board Meeting August 12th Minutes

Date: Tuesday 12th August 2025

Time: 7pm

Location: Village Hall **no** Teams Meeting ID

Attendees:

Martin Gossling, Maureen Treadwell, Andrew Bradley, Neil Connor, Sue Larcombe and Steve Picco

Apologies: David Hall

Chair: Martin Gossling

1. **Welcome intro**
   - Chair outlined of the purpose of the CCLT Board meeting and update on Richard Youell
2. **Approval of last minutes**

-All approved. Timing will be to release 1st draft within 5 working days for approval/comments and release PDF final version within 15 days of meeting to be posted up onto the CCLT web site for public review.

3. **Declarations of Interest**
   - All trustees to declare any **new potential conflicts of interest** such as membership of other committees or membership of ay community lists or by location. No new updates.

4. **Update from members of associated CDC and PC committees**
   - Any new terms of reference the CCLT should be aware of?
   - Any key communications the CCLT board needs to be aware of?
     - PC Local plan presentation on the 21st to the village.
     - 2nd Sept PC meeting to approval the local plan.
     - CDC has a site evaluation committee reviewing potential sites, currently looking at 4 potential locations.

5. **Action updates**

a. MG to feed back to CDC initial housing mix for planning purposes — Done
b. SP to produce a list of potential polices needed by the Board — Done
c. **DH to provide a link to the current housing composition of Chilbolton**
d. **AB to provide wording to best describe the two core groups we are building for**
e. Richard to report on the Countryside Alliance meeting. — Done
f. **MT to propose funding options/approaches for consideration**
g. MG to provide MT with a set of draft Finance polices — Done
h. **AB to update the Board on ideas on community engagement**

6. **Vision and Strategic Priorities**

Vision and Mission statements – status? These are now published on web site but will be presented at the next members meeting for feedback and comments. The wording is not yet ideal as it was felt should include something more around the focus of the CCLT such as 'affordability or rent etc.

It was agreed that the short-term priorities were to determine: -
What is required to build, cost of any land offered and the location and area of land?

The Board needs to therefore discuss the following and once ready, go to the members with options for approval.

1. **Clarity discussion on just what is our vision and purpose**
    a. Review to make sure our vision is clear ready for members to approve.
    b. Add in 'Affordable' or other such wording to the mission statement to the web site. AB to update.

2. **What are the requirements from TVBC for social housing?**
    a. Discussion around current TVBC figures as of 4 Feb 2025 of 11-13 (referenced Email from Clare Jenkins) Also discussion around just what determines 'social' and 'affordable.'

3. **What will we, the CCLT, define as the rules for the two housing groups going forward as this will determine what will be our mix of social and affordable houses?**
    a. Rules for each group still to be defined other than to be local connection of some kind. Also, will the CCLT have to take all the households lists by TVBC or can we just take a %? This is still to be determined
    b. Conclusion on initial numbers for initial concept considerations currently standing at 12 (5 single and 7 twin units) but what mix? This it was felt, will be determined by the money source! Size for each unit was discussed and will be as big as can be afforded subject to plot allocation. Plot area of around ½ hectare will be considered for the concept but this needs to be explored depending on garden area etc.
    c. Agreed to propose to the members, one block of 12 units or a break down the block into two mixed blocks, for example, as an initial concept as being the lowest possible cost option.
    d. Housing association. Do we, the CCLT go down the route of using one? It was felt that we must consider this as a prime option and should arrange to get in a number of associations for review as and when appropriate.

4. **Land.**
    a. Update from TVBC re zoning in the Valley was done with the Plans for North Test Valley circulated for consideration prior to the meeting. No real comment other than a lot of houses.
    b. Do we need to carry out a strategic Housing and economic Land Availability assessment or will this be done by the PC/CDC? 4 sites being considered by the CDC for situation.
    c. What plot size will we need? This is being based initially on the 12 x 1 block as a starter but will be revised as costings get developed along with plot sizes.

Action 1 MG to tie up with Alistaire at the CDC re plots sizes.

5. **Funding.**

-Update on grants and on Action Hampshire £100m community led housing fund – none so far

Action 2 Maureen and Neil to work on Grants to support short term needs of around £4k per year

Action 3 Neil to liaise with CDC re a copy of any draft CCLT project plans the CCLT could adapt

- Banking. Accounts summary was presented and approved.

7. **Community Engagement Plan**

- Discussion on how & what to present to the Members in Sept so we can start the planning process
- Are all the CCLT email ID's now fully operational?
    - SL needs sorting out re her CCLT email ID.
- Update on the website status.
    - Cclt.co.uk launched as of 12/8 which also links in cclt.uk www.cclt.co.uk
    - Professional site hosting and development costs paid from PC grant but <£150 spent but this includes drive space for file storage for ease of access
- Shared storage drives for public and private file storage. The hosting site for the web site will also host the public and private documents going forward. All documents will be stored on this site.
- Posters to go up around the village promoting the members meeting and to email them all.
- The 25th for the members meeting, room to be booked.

Action 4 Andy to set up core presentation for the 25th, drive access and data policy etc.

Action 5 Maureen to book up the village Hall for the Members meeting on the 25th (main room) and for the next Board meeting (small room)

8. **Schedule of Future Meetings**

Agreed on 2nd Tuesday of each month at 7pm moving to also include at least 2 annual meetings including members, or even more. Meeting locations at board member homes and or village hall subject to funding.

9. Any Other Business (AOB)

- Open floor for any urgent or additional matters. SP presented an initial list of CCLT polices for the Board to consider. The list was divided up for the Board to process and to then present back at the next board meeting for approval.

Action 6 All Board members to process their polices for approval at next board meeting <u>SP to send out list of who is actioned to do what.</u>

Closed 9pm

Next meeting 9th September at the Village Hall.

Martin Gossling

Chairman