Minutes of Chilbolton CLT Ltd – 1st Annual General Meeting

Date: Thursday 16th July 2026

Time: 7:30 PM Venue: Chilbolton Village Hall

Present:

26 members of Chilbolton CLT

11 apologies for absence received.

The Board of the CCLT was in attendance: Martin Gossling (MG) Chair, Maureen Treadwell (MT) Treasurer, Neil Conner, (NC) Andrew Bradley (AB), Sue Larcombe (SB) Apologies from David Hall.

1. Welcome and Registration

The Chair welcomed all members, thanked them for their participation, all of whom signed the attendance register.

2. Opening remarks and Chairmans report

MG thanked the board for their work to date and the members for their attendance. The Chair started by asking the members if they agreed that this would be officially the 1st AGM or not as this could have implications on membership and other factors as defined in the rules. He stated that the 1st meeting was technically not an AGM, even though it was at that time called one, as nothing at that time had actually been formed at that time, there was no elected Board and so it was just an inaugural general meeting. The members present voted on this point and it was agreed by a majority vote to have this meeting as the 1st AGM with subsequent Annual General meetings from this point onwards.

MG provided an overview of the CLT's purpose, noting that:
- Director-trustees must reflect the wishes of members and that Board meetings are held monthly with published minutes issued on the website and now sent out to all members by email.
- Membership is open to anyone within the Parish who agrees to the CLT's rules and charitable objectives.

He emphasised the need for member engagement in decisions concerning:
- The justification for affordable housing.
- The number, type, and location of homes.
- Sources of funding, to ensure homes are built appropriately and in line with member agreement.

As such focus groups have started to be held, details of which were covered in the marketing section of the meeting.

The Chair also outlined the new engagement 'map' to highlight just how the CCLT works with the CPC and the CDC to ensure that the community teams all work together to deliver the housing needs of the parish. This included the current two potential development sites being evaluated by the Parish.

3. Marketing and Communications update

AB covered details of just what market engagement had been done to date.

This covered membership of the CCLT, currently sat at 97.

AB then covered in detail stats on the CCLT web site with over 194 visits over the previous 30 days from 96 unique visitors and stated that the blog posts were getting good engagement.

A comprehensive list of marcoms was also presented including an updated way of communicating with members based on feed back from recent Board meeting attendance.

Board meetings will be held at the village hall every 2nd Tuesday of the month at 7:30pm (subject to funding).

AB then covered the recent focus group held to dig deeper into the needs and requirements of potential residents of the CLT and their were 8 attendants who help to cover 10 core themes of:

Affordability, Local connection, Family support, Infrastructure, Traffic Safety, Running costs, Village Character, Outdoor space, Smaller homes and Choice of tenure.

4. Treasures Report & Annual accounts

MT declared that for the FY ending March 2026 there was an income of £660 was covered leaving a closing bank balance of £464 and that the funds had been carefully managed with appropriate processed in place.

Approval of Accounts

The accounts were proposed to the members for acceptance and were approved. These will now be filed with the FCA.

MT then went on to outline the key financial risks and challenges with the key one potentially being legal costs. A short discussion was held on membership fees but it was agreed to hold these at zero for the time being. A member offered to make a donation and asked if this was possible and this was confirmed and all donations would be gratefully received.

MT also raised the question around potential shares or loans to the charity and could this be an option members might consider in order to cover a potential £2500 legal cost, in say blocks of £100, and 12 members offer to support this or more.

5. Returning Board members and Election of new Board members (Trustees)

Item 1: Returning Board members

Martin Gossling
David Hall
Sue Larcombe
Maureen Treadwell
Andrew Bradley
Neil Conner

All noted by the members.

Item 2: Appointment of new Trustees

A vote was held (by show of hands) to approve the appointment of the following two prospective trustees, subject to the 'fit and proper person' test required by the Financial Conduct Authority (FCA). Biographies had been previously circulated.

Peter Collis

Ronald Graeme Henry

Both were duly elected.

6. Board Governance update

The chair outline the current Board agreement around limiting the number of Trustees who could be councilors as 3. This had been agreed right at the foundation of the Board but was news to some members. This was agreed by the Board in order for the CCLT to remain as independent form the CPC etc as possible. It was in this light that some members had asked for this (the 3 exclusion limit) to be extended to include not just councilors but to any members who were also members of a CPC committee., subject to ‘The Board would determine which committee was deemed to be a conflicting interest if the need arises’. It was generally felt that this could be a step too far, generally because of the limited number of volunteers that come forward to be Trustees so this point would be deferred to the next Board meeting for further discussion before then responded with a resolution back to the members, ie to drop it or to propose something.

Member Questions

All general Members questions were dealt with throughout the meeting and no specific ones were raised at the end.

Close

MG thanked attendees and the meeting closed at 9:20pm.