

## Chilbolton Community Land Trust – Board Meeting September Minutes

**Date:** Tuesday 9<sup>th</sup> September 2025

**Time:** 7:15pm

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

**Attendees:**

Martin Gossling, Maureen Treadwell, Andrew Bradley, David Hall and Steve Picco

**Apologies:** Neil Connor

**Note** Sue Larcombe not present

**Chair:** Martin Gossling

### 1. **Welcome intro**

- MG Outlined of the purpose of the CCLT Board meeting covering general do's and don'ts and the need for the Terms of reference and policies.

### 2. **Approval of last minutes**

- o August minutes approved and now published.

### 3. **Declarations of Interest**

- All trustees to declare any **new potential conflicts of interest** such as membership of other committees. No new ones declared.

### 4. **Update from members of associated CDC and PC committees**

Any new terms of reference the CCLT should be aware of?

- o CDC still does yet have a TOR approved but 4.2 looks like being the basis of the document to be approved, hopefully before the end of the month
- o 4 sites are being reviewed for suitability by the CDC and being checked against TVBC's criteria for Rural Exception Sites. A meeting with TVBC is being arranged.
- o The Painters have submitted a general letter outlining their initial plans but this needs further clarification such as will they build affordable homes or not. A copy of the letter was pre-circulated to the board but no specific comments about it made.
- Any key communications the CCLT board needs to be aware of.
  - o TVBC community engagement officers would like to be engaged in terms of understanding CCLT funding etc.

**Action1:** MT to organize.

## 5. Action updates

- a. Outstanding policies and ToR MT issued draft, others to check the finance and Tor prior to Andy publishing prior to the members meeting **In progress**
  - b. DH to provide a link to the current housing composition of Chilbolton **Done**
  - c. AB to provide wording to best describe the two core groups we are building for. A blog has been set up for public feed back to discuss this key point. **In progress**
  - d. MT to propose funding options/approaches for consideration **On-going**
- This is key to understand such as via Hampshire Home Choice as the choice of grant determines from where the CCLT may or may not need to take renters from such as from TVBC or not. Grant funding will allow the CCLT to define the housing rules. As this is on-going, this will become a meeting point rather than a single action point.

A number of key questions arose, one being **‘does the CCLT want to still set a time limit for its tenants and if so is this possible’?**

**Action 2 Andy to review just what a CLT can and cannot do on key grant funded questions to finalised/answered that may need a letting expert.**

- 1. Do we just want to build houses for the TVBC list?
- 2. What is the consequences of doing this, how can we control time of rent and level of rent etc?
- 3. How do we set a fixed term rent. Is this possible or not?

**Action 3 Martin** The question of being able to limit the rental period for the rentee’s to be posed to the members at the upcoming members meeting as this may determine the final set up of the CCLT.

- e. AB to update the Board on ideas on community engagement  
Website, Facebook site, Village website, poster and direct email engagement **Done**
- f. MG to tie with Alistaire at the CDC re plots sizes. **Done**
- g. Maureen & Neil to work on Grants to support short term needs of around £4k per year
- h. Neil to liaise with CDC re a copy of any draft CCLT project plans the CCLT could adapt
- i.

## 6. Vision and Strategic Priorities

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

### 1. 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?

Is this now clear?

Key question that came out of this was that around the rental period.

It was also clear that there are still questions to be asked around lists and it was agreed that for the purpose of the concept being considered, the Trustees will assume

that just the TVBC list will be assumed for now and all potential rentees should make sure they are on that list.

**Action 4 MG/Andy** to make sure the list point is raised at the members meeting

## **2. Land.**

- a. Any update from the CDC on land being offered such as site options?  
Nothing specific raised from the CDC representatives other than stating 4 areas being considered
- b. Any comments on letter from the Painters and next steps?  
Only point discussed was the comment around the plan to build all 25 homes which needs clarification if this included social homes or not. MG to attend key discussions with the Painters on this as and when appropriate.

## **3. Funding and banking.**

-Update on grants and funding requests and on Action Hampshire?

- Banking

- Further funding and finance considerations

Maureen sent out an update prior to the meeting. Current bank balance is less than £250.

The back ground work needed for the major grants has started. Registration work is underway with the various government organizations.

Close to £9k in grants from multiple sources has been applied for to ensure the CCLT has enough cash to be operational over the next 2 years, the details of which should be known within a few months, hopefully by January.

The CO-OP Bank is now set up and operational under the rules of the finance policy (due to be fully approved after the member meeting) but has all of the core checks in place such as multiple sign offs and multistage logins, limited access etc.

## **7. Community Engagement Plan (main discussion but outside of the Board meeting so not covered in the minutes)**

- Discussion on how what to present to the Members in Sept so we can start the planning process.

This was discussed in some detail and will be led mainly by The Chair on direction and general matter, Maureen on funding and Andy on communications. Key points to be covered will be:

- Update on the website status.
- Policies and members rules to be visible on website
- Minutes on website?
- Terms of reference for the Board and its approval
- Recruitment of additional Trustees

**Action 5** Andy to communicate the meeting to the CCLT members via direct email, web site, posters etc.

#### **8. Schedule of Future Meetings**

Agreed on 2<sup>nd</sup> 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.

**Next meeting to be held on the 14<sup>th</sup> October at 7pm, location to be determined.**

#### **9. Any Other Business (AOB)**

- Open floor for any urgent or additional matters

No new business was discussed

The Chair closed the meeting at 9:10pm and thanked all those present for their time.



**Martin Gossling**

**Chairman CCLT**