Chilbolton Community Land Trust – June Board Meeting Minutes

Date: Tuesday 9th June 2026 Time: 7:30pm

Location: Chilbolton village Hall due to request from a number of members wanting to attend, hence slight change in start time verses the published agenda.

Attendees:
Martin Gossling, Maureen Treadwell, David Hall, Neil Connor and Andrew Bradley joined via Teams.
12 plus Members were also present

Apologies: Sue Larcombe,
Chair: Martin Gossling

1. **Welcome intro from the Chair to all present, including members of the CCLT who were invited this time to raise questions at any time.**

2. **Approval of last minutes of the May meeting noted and as per last meeting, consent requested for the meeting to be recorded. Consent was given**

David raised some questions around the minutes as issued and these were noted by the Chair but no resultant actions taken.

General discussion around communications, mainly driven from questions raised by members, some of whom were unaware of Board minutes being posted on the CCLT website, schedule of Board meetings, Facebook updates etc. Comments were also made as to why Board meetings were not held in public and it was explained by the Chair that this was purely down to a lack of funding and that a limited number of members were always able to attend any such meeting .To improve communications the following actions were agreed:
Action 1. CCLT Trustees (Typically Andrew as lead on communications) to email out to all members a notification of all minutes being posted and in connection to any key meetings and to share these on the CCLT Facebook group.
Action 2. Maureen to apply for additional funding from the CPC, which as agreed by the CPC Chair, so the Board can meet in public at the Village Hall, on the 2nd Tuesday at every month but at the slightly later time of 7:30pm.

3. **Declarations of Interest**
   All trustees to declare any new potential conflicts of interest such as new membership of

other committees. No new declarations were stated, other than Neil's son coming along to the upcoming workshops.

4. Updates from members of CDC and PC committees

There were no significant updates from the CPC/CDC as most of this section was covered by the discussion around the proposed CDC/CCLT engagement map

a) Discussion of the draft CDC/CCLT engagement map version 0.2.
   The purpose of this map/diagram, which was circulated to the board prior to the meeting but displayed of all members present to see, was to visually indicate how the communications between the CCLT and the CDC/CPC and key external parties would happen moving forward. This was being done to try to ensure the Parish has a common voice going forward and the three key entities work in harmony. The plan covered elements such as landowners and TVBC .
   Maureen stated she had some issues with the diagram/map, one being that land should be passed directly to CCLT and so requires access to landowners. The Chair stated that such a situation would come at a later stage once land had been granted and so could happen once the CDC/CPC had finished their land evaluation work. As a result a proposed dotted line into landowners from the CCLT was discussed where there would be liaison and involvement with the landowners but only via the CDC/CPC.
   David raised the need for two boxes for Local authorities and the Chair stated that CCLT direct access to TVBC would be a sub-set of the full TVBC, with core focus on funding and number planning around social housing. It was agreed to add in a second reference to TVBC. David stated that the CPC might become the landowner but it was not fully discussed as to just what complication this might or might not represent.

   The outcome was a Board agreed draft plan/map that the Chair would clean up and pass onto the Chair of the CDC for the CDC to review with the hope to have all sides in general agreement before the end of July or sooner. In the CCLT's case ideally before the AGM taking place on the 16th of July.

Action 3. MG to clean up and send to the Chair of the CDC the agreed draft 0.3 version of engagement map.

b) Is the MoU as proposed by Maureen needed? This is a more detailed document setting out just how each of the elements of the plan/map would work in practice. It was agreed that that should come later once the engagement map has been agreed.

Action 4. Once the Engagement map has been agreed by all parties and turned into version 1, the CCLT will develop an updated MoU to reflect the agreed map

It was recommended that at the next CDC meeting on the 24th that the Chair should attend.

5. Finance update from Maureen

a) Annual Accounts summary. Accounts were approved.

Action 5. CCLT Trustees (Typically Andrew as lead on communications) to publish a copy of the accounts to the members.

Maureen went on to state that she had carried out some Due Diligence on English Rural (a potential Housing Association partner) and that their finances look ok.

6. Marketing update from Andrew

a) Summary of focus group meeting set up
   Andy covered the poster campaign and the Facebook one. The door knocking campaign was better received but the TVBC involvement worked out best who emailed anyone registered on the waiting list in the area. The 29th is the date for the focus group meeting.

b) Review of engagement with Members of past 12 months and discussion on how best to engage better, if needed, going forward.
   Andy covered this in general and as already noted, going forward the Board will further improve comms by doing more direct email campaigns to its members.

7. Planning for AGM to be held at the CVH July 16th at 7pm in the Village Hall. Suggested topics being:

a) Review of work to date, Approval of CCLT/CPC/CDC engagement plan, any site information we can give out (invite a representative from CPC to present on site options?), Approval of finances, Recruitment of members and Trustees.

   This particular point was not covered in detail and further specific planning is needed.

8. Any Other Business (AOB)
   - Open floor for any other urgent or additional matters.
   The engagement with members covered many aspects with the key points being:
   - Why were the Board meetings being held in private? They are not it was just held in homes due to a lack of funding
   - When are these meetings held? On the 2nd Tuesday of every month. Now to be at 7:30pm in the Village Hall if the funding comes though!
   - What is happening about engaging with landowners? Only one such meeting has been held at the request of James Painter and that was to answer a question of would the CCLT be prepared to work with English Rural (the same Housing Association currently involved in the Gravel hill site) to which the answer was a yes. No further discussions

with any landowner had been held. It was agreed just to ensure full transparency, that such discussions would be declared up front in further to avoid any concerns.

9. **Schedule of Future Meetings**
   Agreed on 2nd Tuesday of each month at 7:30pm. Meeting locations at the village hall subject to funding, otherwise at a board members home.

   The next meeting will take place on the 14th July at the Village Hall at 7:30pm

Closed at 9:30pm

Martin Gossling

Martin Gossling

Chairman CCLT