

CHILBOLTON COMMUNITY LAND TRUST

Minutes of the Board Meeting

13 October 2026 | Chilbolton Village Hall

1. Welcome and administration

Present: Andy Bradley, Peter Collis, David Hall, Graeme Henry and Maureen Treadwell.

Apologies: Sue Larcombe, Martin Gosling and Neil Connor.

Action: Trustees to complete the forms required to change the bank signatories.

2. Minutes of the previous meeting

The minutes of the previous meeting were approved.

It was agreed that matters arising would be addressed under the relevant agenda items.

3. Declarations of interest

No declarations of interest were made.

4. Planning, engagement and feedback on the village survey

The local housing survey was completed in late September, with a response rate of approximately 60%; more than half of responses were submitted online. Action Hampshire will report the results to the Parish Council. The results will not be made public until the Parish Council meeting on November 2nd.

The housing needs list requires updating. There is currently some confusion about how information is collected, who collects it and which developments it relates to. The process for registering interest in housing options other than social rent, including discounted affordable housing, is also unclear. The Parish Council intends to review and clarify the processes and eligibility criteria for different types of housing, taking account of the relevant planning framework and the 2026 Social Housing Bill. In addition to social rent, the revised CPC list will include affordable market rent (20% below market), discounted sales (20% discount to market rents) and the various shared ownership models. All applicants will be advised to register with Hampshire Home Choice.

It was reported that the Parish Council and Test Valley Borough Council would focus on affordable housing rather than other forms of tenure. This would mean no provision for downsizing or self build homes. A proposal to merge the Community Land Trust (CLT) and the relevant community development body was raised.

David Hall shared information about the Wickham Community Land Trust model, under which the Trust manages allocations. Wickham is a Registered Provider of social housing. The Board agreed that it would prefer to retain as much control over allocations as possible.

There is currently no decision on the proposal for 75 homes at Drove Road. It was noted that the 'tilted balance' in favour of development no longer applies and that development outside settlement boundaries now requires a strong justification.

Neighbourhood plans that are more than five years old were reported to carry no weight. Discussions are therefore underway to make 'material but not significant' changes to the CNDP taking into account the new NPPF. Once a new plan is submitted to the local authority under Regulation 16, the authority will conduct a six-week consultation, after which the plan will begin to carry some material weight.

5. Finance update

The Treasurer invited comments on the interim budget and financial report, which had been circulated in advance. Both were approved.

The Treasurer emphasised the importance of developing a strategic plan so that a reliable budget forecast can be prepared. The Board needs to decide which delivery model to pursue: working with a housing association through a direct handover; retaining the land and leasing it to a housing association; undertaking the development itself, as at Wickham; or, less likely, working with a local builder. Each option will need to be assessed against the Board's skills, available time and access to finance.

5a. Wickham financial template

Graeme Henry reported on the financial templates shared by Wickham Community Land Trust. He stressed that the figures were preliminary and that detailed costings would not be possible until Chilbolton Community Land Trust had developed its plans further. The Wickham template assumes that the CLT undertakes the build; the Board has not yet decided whether to adopt this or another approach. Graeme agreed to continue to refine the model as plans are developed.

6. Communications update

Andy Bradley was thanked for agreeing to undertake the following actions:

Action: Research eligibility and scoring criteria for different tenant groups.

Action: Publish information explaining the different types of affordable housing.

Action: Issue a call for expressions of interest in housing, email members and ask interested people to register with the Parish Council and Hampshire Home Choice.

Andy suggested that key workers should be considered when eligibility criteria are developed. Following Andy's suggestion, the board agreed that members should be involved in decisions around eligibility.

7. Actions and next steps

Action: David Hall to invite representatives from Wickham and Botley to the next meeting to discuss their respective models.

A substantial part of the following meeting (December 8) will be devoted to discussing which delivery model Chilbolton Community Land Trust should pursue.

PC gave apologies for the meeting of 10th November.

8. Any other business

No further items were recorded in the notes provided.

9. Date of next meeting

10 November 2026 at 7.30 pm.