Minutes of Chilbolton CLT Ltd – Annual General Meeting

Date: Tuesday, 13th May 2025

Time: 7:30 PM

Venue: Chilbolton Village Hall

Present:

33 members of Chilbolton CLT (board to maintain list)

5 apologies for absence received in writing (as above).

Acting Chair: Martin Gossling (MG), Acting Chair

Also Present: Maureen Treadwell (MT)

1. Welcome and Registration

MT welcomed all members, thanked them for their participation, and invited them to sign the attendance register.

2. Board Resignations and Introduction

MG thanked the existing board and formally acknowledged the resignations of Tony Ewer and Andrew Kent, offering appreciation for their contributions.

MG provided an overview of the CLT's purpose, noting that:
- Director-trustees must reflect the wishes of members.
- Membership is open to anyone within the Parish who agrees to the CLT's rules and charitable objectives.
- While changes to the rules are possible, they can be legally complex and costly.

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.

3. Formal Opening of the AGM

Item 1: Appointment of Trustees

A vote was held (by show of hands) to approve the appointment of the following eight prospective trustees, subject to the 'fit and proper person' test required by the Financial Conduct Authority (FCA). Biographies had been previously circulated.
Elected Trustees:
- Andrew Bradley (AB)
- Neil Connor (NC)
- Martin Gossling (MG)
- David Hall (DH)
- Sue Larcombe (SL)
- Stephen Picco (SP)
- Maureen Treadwell (MT)
- Richard Youell (RY)

Outcome: Motion carried by a clear majority.

Note: NC was thanked for offering his address as the new registered office for the Trust.

Key roles to be confirmed in the coming weeks include:
- Chair
- Secretary
- Finance Officer

Item 2: Adoption of CLT Model Rules

A vote was held to approve the FCA-approved model rules produced by the National CLT Network.

Outcome: Motion carried by a clear majority.

Discussion:
- Questions were raised regarding Clauses C15.4 and G12 of the Rules
- The board agreed to review these clauses.
- Members were reminded that changes to rules are possible but may incur legal costs and most CLTs adopted the standard model rules.

Item 3: Approval of Accounts

MT explained that the first accounting period (from inception to year-end 2025) represents a very short time and results in a zero return.

It is expected that the return will be carried forward to the 2025- 2026 accounting year for submission to the FCA in late 2026.

Following a member's suggestion, a vote was held to approve the board's proposal to circulate a zero-balance set of accounts for the year ending 2025.

Outcome: Motion carried by a clear majority.

Item 4: Member Questions

Members were invited to ask questions to the board.

Q 1 How will openness and transparency be maintained?

A The board will ensure there is a specific person to oversee communication and will discuss this. Suggestions included having a pictorial timeline to ensure communication is in a format that people understand.

Q2 What about communication for those not on Facebook or email?

A The board will use multiple communication strands, email, Facebook, posters, magazine and village webmaster. A standard location for stored documents will also be considered whilst being mindful of data protection. The board will attempt to meet members and beneficiaries where they are i.e. adopting different methods for different demographics.

Q3 The project is meant to help young people as well as older people but there are few at the meeting.

A Many of those with young families and full time jobs have less time to spare so this is inevitable but it does not mean that younger people are not interested.

Q4 What is the position of the existing founding trustees?

A They remain the only board members until the new trustees are properly appointed. It was agreed to notify the trustees who are resigning of the date of the changeover.

Q5 What is the relationship between the Parish Council 'Grand Vision' and the CLT?

A The CLT is only concerned with the social homes. However, it can control where they are built, how many and what the mix is. However, location is likely to be dependent on low cost land being available.

Q5 So it is all part of the original grand plan?

A Only in as far as the CLT can only negotiate on land that is available or what we can access or negotiate oursleves at a cost that makes the project viable.

Q6 Why are there more objectives than just social housing listed on the 'Rules'?

A These are standard rules and some CLTs do want to develop workshops or employment based facilities. We are only focusing on social housing – there is no obligation to cover all the objectives if there is no identified need.

Item 4. Close

MG thanked attendees and the meeting closed at 8.45.