Chilbolton Community Land Trust – November Board Meeting minutes

Date: Tuesday 11th November 2025

Time: 7:10pm

Location: Maureen Treadwell's House **no** Teams Meeting ID

Attendees:

Martin Gossling, Maureen Treadwell, Sue Larcombe, Neil Connor, Andrew Bradley, Steve Picco, David Hall. Tony Vincent- by invitation as a potential CCLT board member

Chair: Martin Gossling

Absentees: Neil Connor & Andrew Bradley (Arrived at 7:20pm)

1. **Welcome intro from the Chair with a correction to June's minutes. Confirmation of acceptance of Richard Youell's resignation from the Board. This is to be minuted.**

Welcome to new potential Trustee Tony Vincent. Board to vote on his acceptance and if accepted, to discuss any limitations to be placed on his approval prior to the next AGM. If any member has any issues with the approval of Tony as a Board member they are invited to contact the Chair.

Tony gave a short summary of his background to the Board with the summary to inserted at the end of these minutes.

Vote status: The Board fully approved Tony's appointment and welcomed him on Board with the limitation that he cannot deliberate on new members nor vote on them joining until formally voted in at the next AGM.

2. **Approval of last minutes from September, noted as all approved. The October meeting was not a Board meeting so only notes were recorded but will not published as Board minutes.**

3. **Declarations of Interest**
   All trustees to declare any **new potential conflicts of interest** such as membership of other committees. This action and inclusion of such declarations to be discussed in Polices.
   Tony Vincent stated no specific issues

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

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

Any key communications the CCLT board needs to be aware of?

A new outline planning application from the Painters for the site at Eastmans field for 75 houses as a separate application has been submitted on the 10th November to TVBC. Key issue to date is that access has been indicated to be via Cart Lane.
A long time planned; planning meeting was also held on the 10th to get a view with TVBC planning covering the 4 potential sites. All four are still deemed to be potential development sites. This was done in parallel to the outline submission.

The Painters plan did not show any detail re social housing volume or details, just up to 75 dwellings, with land for social housing, community areas and access via Cart Lane. A discussion was held around just what could be the next steps for social housing and the inclusion of the CCLT in their plans or not. The next step now is for the CPC/CDC to have commercial discussions with all 4 potential plots. It was suggested, back to the CPC and CDC members, that the CCLT would like to meet with the Painters as soon as the CPC/CDC feel it is appropriate, and it was agreed that such discussions should be held by non CPC/CDC Board members.
No plot of land will be confirmed by the CCLT without membership approval, but it was considered that a member of the CCLT board should attend any social land valuation discussion by the CPC/CDC with any land owner. These discussions might take place before the end of December 2025.

General planning issues were discussed but it was noted that any new plan must still meet national guidelines.

5. **Outstanding action updates.**

I. A general review of last members meeting held on 25th September was done.

II. Policies update. General.
Approval of Finance policy. Note as this had already been discussed and circulated to the Board and due to the Treasurer and Chair being present at the last meeting, the 1st version of the policy has been deemed accepted due to the time pressures to submit to FCA and to have the bank account up and running effectively. The treasurer noted that there is no current provision in the policy for the CCLT to borrow funds. Policy to be reviewed annually.
The ToR has also been adopted by the Board as of the 25th of October so that the Board can move forward.

iii. It was suggested that in the ToR we adjust the terms for the quorum to have at least one member not from the CPC/CDC and the for the max % of the CPC/CDC membership of the Board to be 40%.

6. **Vision and Strategic Priorities**

a) Funding and banking.

- Update on grants and funding requests and on Action Hampshire?
  £250 secured as a grant for media work.
  £7000 grant submission due to be confirmed by mid December
- From Feb next year we can apply to 'Affordable homes' for a grant.
- Banking, £214.80 in the bank
- Further funding and finance considerations
  FCA accounts have been submitted as zero as agreed for end of March.

b) Updates on any meetings with potential 3rd party partners

I. Hampshire Homes, initial meeting.

7. **Discussion on Strategic plan development**

- **Registered housing association.** It was agreed that for now the CCLT will not be a housing association for forward planning purposes but will contract one in as and when required. This is due to the lack of specific knowledge and skills within the CCLT. Key though will be to ensure that the contracted partner mirrors any vision the CCLT has and is tied up in a tight contract.
- **Andy to set up a meeting with a colleague to talk to the team**
- **Tony to investigate what CLT's do re engaging with external partners**
- **David suggested a contact in the village.**
- **Martin will follow up with Hampshire Homes on basic overview information and will circulate with the Board.**
- **Policy or guidelines for rental conditions still to be determined but was discussed in line with our mission statement.**

8. Any Other Business (AOB)
   - Open floor for any urgent or additional matters.

9. **Schedule of Future Meetings**
   Agreed on 2nd Tuesday of each month at 7pm moving to also include at least 2 annual meetings/special meeting to included members, or even more. Meeting locations at board member homes and/or village hall subject to funding.

   Next meeting to take place on: Wednesday 10th December 7pm. Meeting closed at 9:15pm.

Martin Gossling

Martin Gossling

Chairman CCLT

Summary of Tony Vincents background

I have lived in Chilbolton for just over a year with my wife of 25 years, Gaynor. I have two grown sons, Alex and Nathan, who are living in Camberley, Surrey and Warfield, Berkshire respectively. Before moving to Chilbolton we lived in and around Camberley and Frimley for 16 years. We moved to the village after falling in love with its charm and character after visiting friends in nearby Barton Stacey during an 18 month long search for a quieter location than Camberley.

I would call myself and engineer, but switched from and Aero design and test career track to IT early on, and spent over 40 years in various roles and disciplines within the IT and business management space. I have worked for global manufacturing and pharmaceuticals organisations, as well as financial institutions both large and small, and public service organisations, latterly as head of IT for the Royal Berkshire Fire and Rescue Service.

I retired from full time employment in 2022, and now spend my time enjoying the local countryside and sorting out our new home, as well as co-owning and running a small IT consultancy business that supports small to medium businesses in the local area.

I wanted to join the CCLT because I am passionate about helping to meet the needs of local people who need a home in the village, whilst at the same time ensuring that the essential character and beauty of the village is maintained or even enhanced by appropriate development of these homes.

I am looking forward to bringing my skills to the table to assist in fulfilling the mission of the Community Land Trust over the next months and years.