



Stow-on-the-Wold Community Land Trust

c/o The Fold, Sheep Street, Stow on the Wold, GL54 1AU, 01451 870435, www.stowclt.org.uk

FORMAL BOARD MEETING MINUTES

HELD ON 9 MARCH 2023

AT STOW YOUTH CENTRE, FOSSE WAY, STOW ON THE WOLD, GL54 1DW

Meeting opened at 19.05.

Present: Ben Eddolls (BE) (Chairman), Nigel Surman (NS), Helen Middleton-Price (HMP), John Holmes (JH), Paul Girvan (PG), David Germaney (DG) (Secretary and Treasurer).

Members: Roger White (RW), Jennifer Turner (JT), Non-member Emma Ashton (EA)

- 1 Apologies: Moyra McGhie, Liam Ratcliffe, Dilys Neill, Steve Watson, Tim Carter. Peter Minty, Tom Blythe, Steve Jones
- 2 Minutes of Informal Board Meeting of 8 December 2022 to be approved - Proposed NS, Seconded JH, Carried unanimously.
- 3 Matters Arising & Updates: dealt with as matters arose in subsequent items.
- 4 Chairman's Report: BE said that the Neighbourhood Plan was now out for public consultation. On 9 February, he had met Alun White and Claire Evans, along with NS & DG, and AW outlined broadly what was in the Plan, particularly regarding affordable housing. The Neighbourhood Plan excludes any land in Broadwell and includes land north of Tesco for 170 houses with 40%, i.e. about 68 to be affordable, of which 70% i.e. just under 50 to be social rent.
BE added that the CLT is generally improving its social media presence thanks to HMP (more later under Section 9).
- 5 Treasurer's Report: DG reported that the balance at last meeting was £2,351.81. He is owed £20 for hall hire and subscription to National CLT £375; he anticipated expenditure for rest of year of: hall hire £20, printing & postage £80, total say £500. HMP has spent £60 on a 'roll-up' desktop banner, which he will reimburse to her and then reclaim on expenses. He has just made a grant application to Stow TC for £500. DG & HMP will be seeing members of the North Cotswold Rotary Club on 17 March to ask for £250 towards publicity push.
- 6 Secretary's Report: DG has received an update from Bayhill regarding the land at Oddington Road. They will be making an exemption site application imminently. DG has been in correspondence with a senior Councillor of Stow TC regarding the Bayhill application; disappointment had been expressed by that Councillor that the CLT had not kept the Council fully informed. DG had responded that he was bound by confidentiality in the same way as the NPSG had been regarding the proposed agreement between Bloor and the NPSG. He also spoke, by invitation, at Nigel Moor's book launch last week to extol the virtues of SCLT. BE & MM were also there.

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- 7 New Board Members: Paul Girvan had been co-opted onto the board in February and he introduced himself to those present, explaining that he has a Master's Degree (American) in planning and loves living in Stow. He has recent personal experience of the difficulty in finding somewhere to rent or buy in Stow. Additionally co-opted was Dilys Neill, who is also our local CDC councillor, and sent her apologies as she had to go to a Parish Council meeting in the Swells.
- 8 Update on Land Acquisition: **BE** said that this has been dealt with under 4 and 6 above and that he now feels confident that we will be able to obtain land from one of the parties. Subsequent to the last meeting, **DG** had checked the CLT Constitution to see if we can acquire land outside the Stow parish boundaries. Although our 'mission' is to provide accommodation for the people of Stow, there is no restriction on where we acquire land, and he has informed the Board accordingly. Moyra McGhie, the Deputy Chairman and who was unable to attend, had been in discussions with Cllr A Davies of Bourton-on-the-Water Parish Council, who enquired whether we would wish to be involved with the company redeveloping (for elderly residents) the former Co-op store. Whilst the CLT might be interested, the information available at present was insufficient for us to make a firm decision, particularly as it appeared that we were being asked to advise on their business plan.
- 9 Inclusion and Engagement – **HMP** stressed that it is important that we get our members more involved, and that we particularly need to engage with younger people. She has set up connections with Facebook, Twitter and LinkedIn. She has organised two meetings with the primary school for 14 and 16 March, which will be parents' evenings, so that up-to-date leaflets and membership forms can be distributed, as many of those parents are likely to be our 'target audience'. She will be seeing Delyth Eastabrook in the near future to see if we can occasionally site a desk in the entrance to St Edwards Hall. She also wants to distribute professionally printed leaflets to the Food Bank and Warm Bank. She has obtained a quote for printing these, the cost being £190. All agreed that she should do so. She has purchased a 'roll-up' banner at a cost of £60 and will be reimbursed by the Treasurer. **JT** suggested that we should contact younger people who are attending Gloucester University as some of them may well come from Stow and would prefer to stay here for the duration of their course rather than taking more expensive student accommodation in Gloucester or Cheltenham.
- 10 AOB: **BE** said that there had been a lot of publicity - -much of it inaccurate - around the town regarding the Neighbourhood Plan but at least it had provoked discussion and provided publicity. **DG** has written to all members asking them to comment on the Plan. **HMP** has also engaged in open correspondence with various people via the NextDoor website regarding the Plan and this has also enabled her to publicise the CLT.
- EA** enquired about how the CLT was different from other 'housing providers'. **BE** explained about truly affordable rents, exception site status, no 'Right to Buy', etc.

RW asked how the financial model of the CLT worked. **DG & BE** explained that, other than the initial cost of the land and legal fees, we would be involved in little expenditure as we would rely on a Housing Association to construct the houses and to manage the occupation, but that we would dictate the rents and the occupiers. Indeed, ideally the land would be acquired by the CLT at nil cost to the CLT, with the Housing Association paying for it, transferring the freehold to the CLT and taking a leaseback for 125 years at a ground rent that would be reviewed every 25 years.

Date of next Formal Board Meeting:

8 June 2023 at 7.00 pm at The Youth Centre, Fosse Way, Stow on the Wold.

Meeting closed at 20.08.

BEddells

8 June 2023