



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 23 JUNE 2022

AT STOW SOCIAL CLUB, WELL LANE, STOW ON THE WOLD, GL54 1DB

Meeting opened at 19.10

Present: Moyra McGhie (**MM**) (Deputy Chairman), Nigel Surman (**NS**), Helen Middleton-Price (**HMP**), John Holmes (**JH**), David Germaney (**DG**) (Secretary and Treasurer), Tim Carter (**TC**) (Consultant Architect)

CLlr Dilys Neill (**DN**), Jenni Turner (**JT**), Ian Deakin, Tom Blyth (**TB**), Steve Jones (**SJ**), Ruth Cole (**RC**)

MM announced that, as a result of his move to France, PM has stood down as chairman but is willing to remain on the board. Ben Eddolls is willing to take over the role of Chairman.

MM then asked **NS** to take over as Chairman for this meeting

- 1 Apologies: Ben Eddolls (Chairman), Peter Minty, Gavin Ridding, Merryl Phillips, Liam Ratcliffe, Geoff Parke, Maggie Deacon
- 2 Minutes of Informal Board Meeting of 12 April 2022 approved - Proposed **MM**, Seconded **HMP**, Carried unanimously
- 3 Matters Arising & Updates: dealt with as matters arose in subsequent items.
- 4 Chairman's Report: none, as **BE** is unable to attend and has only just been appointed to role.
- 5 Treasurer's Report: At the last Formal meeting, the current account stood at £2,732.50. Payments have been made to the Community Land Trust Network for membership as well as reimbursement of expenses. Three new members have joined (one at the Stow Town Meeting held on 21 April), and on 11 May a cheque for £500 by way of a Grant, was received from Stow TC for the current financial year. The current account stands at £2,795.90. Letter of thanks sent to Stow TC. **DG** has written to Hinton's, asking them if they are willing to carry out the certification of the CLT accounts for the y/e 31 March 2022. **Action DG to chase for response.**

Funding - CLT Network has stated that the Nationwide Building Society has a Grant Foundation, but at this stage of the CLT's development, we do not qualify for a grant from them. **JH** has approached Tesco's Community Funding Scheme but due to the nature of our Charity, it does not meet Tesco's Community Criteria. **SJ** added that had we approached him first, a recommendation by him as a Tesco employee would have

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enhanced our chances of obtaining funding. Now that JH has registered, this may be difficult, but the board will bear this in mind for the future. Stow CLT are also in the process of studying the Government's recent statement on the Community Housing Fund.

NS has researched the Grantway Portal; he has enrolled but this is more a scheme whereby funding sources are listed by geography and category, rather like a 'matchmaking' service, to assist members apply to sources whose funds best match their needs.

DG attended the Town Meeting in May, where Joe Harris (Leader of CDC) spoke, as Cllr Dilys Neill was unable to attend. He mentioned that funding may be available for 'social' housing. DG has recently written to him, and his secretary will be contacting DG to arrange a meeting with him and Cllr Neill, since arranged for July. DN mentioned that a block of 4 one-bedroom apartments in King Georges Road are on the market. Action NS to investigate and he and DG will discuss with DN and Cllr Harris.

RN has since written a letter to the CLT (Action DG to place on website) suggesting that, if the people of Stow really care about the housing problems, they could donate or loan funds to the CLT to purchase this block, if financially viable).

- 6 Secretary's Report: DG reported that he has not yet heard back from the editor of Cotswold Life magazine, enclosing our brochure, and asking if an article could be written about Stow CLT. Action DG to telephone/ again write to her (since done).

DG has obtained a copy of the Housing Needs Assessment report commissioned by Stow Town Council and has circulated a copy of the Executive Summary to all Board members. A link has been provided on the CLT website.

- 7 New Board Members: No new Board Members have been appointed but a couple of people have intimated a willingness to help where possible.

- 8 Update on Land Acquisition:

Fosseway Farm –An application has been made by Eastabrook Architects for a small rear extension to Fosseway Farm Cottage on behalf of DBP UK Investments Ltd. This is a newly-formed company, which TC suggested was likely to be a SPV founded for the purposes of developing this site. The Planning Officer is Martin Perks.

3-Acre site – Since the March Formal Board meeting, talks have been held between the owners and agents (Site) and Aster Housing. At present there is a divergence of views on opinion of value, hence DG contacting CDC to see what additional funds may be available. We will keep our members informed of any further developments. (See also Section 5 above).

DG attended the exhibition created by Stow TC in respect of two sites where discussions are being held with regard to possible future development. One, for about 250 dwellings is to the north of Tesco, while the other is to the east of King Georges Field, for about half that number. Both schemes had, in his opinion, merits and



demerits although **DG** suggested this could be an opportunity to get involved and obtain some land for free, only if CDC made such an arrangement a condition of any planning consent. **NS** said he felt we should be careful insofar as the CLT should not be used by one of the developers to get planning permission if the town as a whole was against either site. **DG** added that a link to the Town council website has been added to the CLT website so that members of the CLT can comment on the proposals. **SJ** stated that, although a long-time supporter of the CLT, he felt it was impossible to comment on the proposed developments as the CLT appeared to be very secretive about the '3-Acre' site. **NS** responded by stating that the matter was highly confidential but, much as the Board would wish to be more open, it could not do so at the present time.

RC said she was aware of some derelict farm buildings south of Mangersbury which may be suitable for conversion by the CLT. **Action RC and MM to investigate (Since done).**

- 9 Social Media – **HMP** has created a new Facebook page and has used a new email address of hmpsclt@gmail.com. She has written to all members inviting them to 'like' the page. **HMP** stressed that it was essential for all social media sites to be updated regularly, ideally weekly, and for board members to send her anything of interest and relevance. All present felt it was important that the CLT raise its social media profile significantly. **TB** expressed concerns about keeping informed those members who are not on email or who do wish to be on Social Media such as Facebook or Twitter. **Action HMP has since sent DG some suggested 'tweets' and Facebook comments for DG to authorise. DG has since created a blog page on the website and news and tweets will be added.**

Website – **HMP** has asked all members of the board to send in brief biographies and a photo. These will be placed on the Facebook page and the website. **Action – DG to chase those who have not replied and also to add the photos and biographies to the website (since done).**

Raising the CLT profile – various suggestions were put forward and discussed at length. **Stow CLT to book a stand at the Stow Motor Show on 9 July 2022. DG has investigated cost of buying a banner. After some further discussion and in the light of the fact that no-one has an awning that the CLT could borrow, it was decided to leave it with DG to decide whether it was worth hiring a 'spot' for the day. Action – since the meeting, DG has discussed with others and has decided that the CLT will not have a formal presence at the Motor Show.**

JT said that she hoped to have an edition of Stow Times out in August and would try to mention the CLT. JT subsequently wrote to DG to inform him that, due to lack of advertisers and hugely increased costs, the issue would not be going ahead.

- 10 Those present were informed that **TC** had prepared a document for a potential layout of the 3-Acre site. Although he felt that the site could possibly be developed, he felt there were some impediments which would need to be examined, over and above its

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position within the AONB and Conservation area, such as construction damage to the roots of numerous TPO trees, site access, the historical significance of the land. Significant costs would be incurred and these in turn could therefore impinge upon the quality and green credentials of any housing on the site. TC was thanked for his hard work and detailed preparation of the report. **Action TC will prepare a 'redacted' report and DG will place this on the website.**

- 11 **AOB Planning matters** – **MM** gave a brief synopsis of the various matters which have arisen following the Government's recent announcements.

Firstly, Gove's new Planning/Levelling Up Bill contains proposals for 'street votes' to ensure developments "have local support", alongside measures to ensure local support for "design codes"; "gentle densification"; "building in tune with what's already there", and "quality of what is built". Gove has also abandoned the previous Secretary of State's Planning Proposals (Robert Jenrick MP), in particular the unpopular algorithmic 'zoning' areas, but will push ahead with the previous plans to scrap Section 106 affordable housing requirement and replace this with the new 'Infrastructure Levy', the plans for which MM felt were 'rather fluffy' and would need closer examination.

Secondly, **MM** advised that the campaign by CLTN, etc., to urge the Government to re-activate the Community Housing Fund continues. MM will re-iterate Stow CLT's support for this campaign and write to our MP, Sir Geoffrey Clifton-Brown.

Thirdly, **MM** explained the government's decision to relax the rules governing the 'Right to Buy' scheme for HAs. **MM** alerted the Board to the danger that this could extinguish the core mandate of CLTs - i.e. to provide truly affordable housing 'in perpetuity', and must therefore be contested. **Action MM to take up the cudgel and enrol Stow CLT in the campaigns to fight this proposal and support the CHF lobbying.** (MM has since made extensive enquiries with CLTN solicitors (Wrigleys) re RtB and will add Stow CLT's support to CLTN's campaign by endorsing our support for the letter Tom Chance (Chief Executive CLTN), wrote to The Rt Hon Stuart Andrew MP (Minister of State for Housing, etc.)

Date of next Formal Meeting:

22 September 2022 at 7.00 pm at The Stow Social Club, Well Lane, Stow on the Wold
GL54 1DB (NB This will be the AGM)

Meeting closed at 20.12



8-12-22