STOW ON THE WOLD
COMMUNITY LAND TRUST
BUILDING TRULY
AFFORDABLE HOUSING

Stow-on-the-Wold Community Land Trust
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MINUTES OF FORMAL BOARD MEETING

HELD ON 15 MAY 2025 AT 7.00 PM VIA ZOOM

Meeting opened at 19.05.

Present: Nigel Surman (Acting Chairman) (**NS**), Simon Clarke (**SC**), Liam Ratcliffe (**LR**), David Germaney (**DG**) (Secretary and Treasurer).
Roger White (**RW**), Jo Davies (**JD**), Joyce Norris (**JN**), Tom Blythe.

1 Apologies: Steve Watson, Ben Eddolls (post meeting), Tracy Wright, Susan Brattin, Lindsey Worvill, John Holmes, Bob Fisher, Rob Brown & Susan Lipthorpe (post meeting).

2 Minutes of Formal Board Meeting of 9 January 2025 to be approved –Proposed **NS** and seconded **RW**. Carried unanimously.

3 Matters Arising and Updates – dealt with as matters arose at meeting.

4 Chairman's Report – **NS** announced that Nigel Moor has stood down as Chairman, due to continuing health problems. NS has taken on the role of Acting Chairman, to comply with the rules of the Constitution. Whilst he is willing to Chair meetings, due to numerous other commitments, he is unable to take on the role of Chairman. He added that although board members come and go, the board does need more depth. The meeting placed on record its appreciation and thanks to Nigel Moor for all his hard work and input during his period of chairmanship.

5 Treasurer's Report – **DG** reported that the balance in the current account is £1,111.48. This is due to having received a seed grant from CDC in early May of £1,000. Earlier this year a deposit account was created and £1,700.00 was transferred to it. Since then, it has accumulated interest of £4.85. In total, the CLT has sufficient funds to more than cover its running costs e.g. newsletters, flyers, CLT Network membership fee, etc, up to the end of the financial year. He will be applying to the Town Council for a grant, as it is essential to build up reserves to cover legal costs should the acquisition of the land from Bayhill go ahead.

6 Secretary's Report – **DG** spoke at the recent Town Meeting. Others who were there noted that Guy Wooddisse has said that land was being donated to the CLT – this was further discussed under Item 8.

7 Board Members– Unfortunately Liam Ratcliffe has resigned, due to pressures of work, and Paul Girvan will be leaving later in the year as he will have to go back to Northern Ireland. Both were thanked for their contributions. If the land acquisition goes ahead, we do know of someone is willing to take over as Chairman to enable us to see matters through to completion. **NB** - Liam Ratcliffe has since agreed to remain on the Board.

8 Land acquisition – **NS** said that **DG** and Bob Fisher had recently met Guy Wooddisse to try to progress matters with regard to the acquisition, but that the preferred Housing Association were being difficult with regard to us having the freehold and them taking out a long lease, e.g. 125 years at a ground rent. All present agreed that we must have the freehold in order to achieve our aims including, specifically no right-to-buy, strong local connection.

9 Inclusion and Engagement – **SC** has agreed to take over the social media role and has been trying to set up Facebook, Instagram and other social media sites but is having difficulty due to them having recently been closed down. **DG** said that he, with the valuable assistance of Rob Walters, had distributed just over 1,000 flyers to virtually every property and business in Stow. There had been next to zero response.

10 AOB – **DG** said that there is little engagement from the people of the town, although there is a strong desire for truly affordable housing. All present felt there needs to be more effort to get people involved. Suggestions included holding a coffee morning in St Edwards Hall, having a gazebo on Stocks Green at the next Square Wheels motor meet organised by Stow Motor Club, approaching other societies in Stow to hold joint events or give a talk to them about the CLT, taking a spot in the entrance to Tesco, **JN** said she was willing to follow up with the businesses who took part in the survey that Paul conducted last year to see if they would attend an early evening meeting in, say, St Edwards Hall to try to drum up more support from them. **SC** said that he is trying to organise a WhatsApp group so that the businesses in town can better co-ordinate their events.

NS thanked everyone for attending the meeting.

Meeting closed at 19.48

Date of next meeting:

AGM provisionally fixed for 7 pm at Stow Youth Centre on 11 September 2025

Nigel R. Surmen

27th January 2026