



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

DATE: Tuesday, 7 December 2021

Held at: Stow Social Club, Well Lane, Stow on the Wold GL54 1DB

Meeting opened: 7.06 pm

1. Present: Peter Minty (PM) Chairman, Moyra McGhie (MM) Acting Chairman, Nigel Surman (NS), David Germaney (DG) Treasurer & Secretary, Ben Eddolls (BE), John Holmes (JH), Cllr Dilys Neill (DN), Geoff Parke (GP), Helen Middleton-Price (HMP), Rebecca Whitby (RW), Tom Blythe (TB).
2. Apologies – Gavin Ridding, Liam Radcliffe, Merryl Phillips Jenni Turner, Steve Watson, Jan Ridding, Barbara Pond
3. Minutes of Formal Board Meeting of 8 June 2021 approved. Proposed **MM** and seconded **NS**. Carried unanimously.
4. Matters arising - Dealt with under updates.
5. Updates: -
 - a) Peter Minty (Chairman) Moyra McGhie (Acting Chairman)

- **PM** thanked all present and asked the members of the Board to introduce themselves, as it was such a long time since we had all met in person. He also asked attendees to pose any questions they might have after each item on the Agenda has been dealt with, rather than wait till the end. **PM** also announced he was back in Stow until 10 December and was pleased to be able to chair this meeting. He may well be back in January, but in the meantime the Board Members agreed to chair meetings in turn until such time as a new Chairman could be elected. **PM** reported that since the last Formal Board Meeting the CLT had been concentrating on sending out copies of the brochure to local landowners and businesses to remind people of the existence of Stow CLT and to invite financial and/or practical support. All members have also received an email seeking support in respect of the forthcoming auction of Fossey Farm which presents possibilities for us to be involved in the development of the site whilst retaining its intrinsic character as described in CDC's pre-application planning response. **DG** advised our interest in entering into a partnership with the new owner, albeit through a developer if this proves to be the most satisfactory.

- **Zoom Meetings.** **DG** attended a Zoom meeting organised by the CLT Network relating to raising finance. In essence, SCLTs need to be certain about whether they want such involvement and, if so, terms need to be set out very clearly so that both parties understand their obligations etc. **GP** asked whether links to such seminars could be posted on the website. **Action DG to make enquiries as necessary.**

- **Funding.** **PM** said Stow CLT continue to follow news on Funding Streams such as the Government's Affordable Homes Programme 2021-26 / Community Housing Fund (£4million Deadline 6/12/21), although members agreed that we are not yet advanced enough to qualify for this, but will continue to monitor the funding opportunities. **MM** quoted CDC Cabinet Member Lisa Spivey's written statement i.e. - *"As part of the Council's commitment to delivering truly affordable housing for local people, the Council is looking to work alongside **Community Land Trusts** (our emphasis) and other community-led housing groups to identify opportunities to deliver rural affordable housing to meet local need"*. We look forward to tapping into these as soon as we fulfil the required remits. **DN** added that CDC is very supportive of our aims but that we need to have a scheme in place before they can become actively involved.

Member of The National Community Land Trust Network

Generously sponsored by Stow Town Council

The registered office of Stow-on-the-Wold Community Land Trust is: c/o William Hinton, Chartered Accountants and Business Consultants, Ross House, The Square, Stow-on-the-Wold, Gloucestershire, GL54 1AF FCA Reference Number 7531

b) David Germaney (Treasurer)

- **Payments made/received.** The latest Bank Statement shows a sum of £2,874.30 in the Current Account; £5.00 in cash was paid in this morning. A cheque has just been written out to DG for expenses amounting to £96.80, so that, in effect, the funds stand at £2,782.50.

c) David Germaney (Secretary)

- **General correspondence** DG received a very positive and encouraging email following the mail-out mentioned above.

- **AOB New Board Members.** DG reported that Cllr Ben Eddolls who was elected to the Town Council in September had been volunteered to be the Council representative on the Board. This news was welcomed by all Board Members.

- Since the last meeting we have had 4 new members join the CLT, 3 of whom are on the Board, namely John Holmes, Liam Radcliffe and Merryl Phillips. The most recent of the new members sent a £5 note, i.e. £1 membership and £4 donation, for which she was thanked.

- David Henderson of Savills has offered his services free if we are able to acquire the Fosseyway Farm site.

- A recently retired local architect also offered his services when we have a development site.

- Cotswold Times printed an excellent article about the CLT in the August/September edition and the editor, Jenni Turner, was thanked for this.

- DG reported that the website is up and running and that he has already received favourable comments about it, as well as the brochure. He will continue to make additions and refinements to the website. He has partially created a Facebook page, but it is not working to his satisfaction, so he welcomed HMP's offer of assistance. **Action DG to rectify the current Facebook page problems, aided by HMP, and will also make improvements to it, as well as, possibly, setting up a Twitter page.**

- With the generous help of the Stow & District Civic Society, trifold leaflets relating to the CLT were delivered to all the households in Stow.

6. Land Acquisition PM announced that Fosseyway Farm would be offered for sale by auction on 15 December and that it offered great possibilities for both Stow and the CLT. MM has contacted 3 local philanthropists to see if they would help us by buying it. She has also been in close touch with Edward Bagnall of Tayler & Fletcher who assured her that the property would almost certainly be sold by auction rather than being sold prior. RW (the owner) said that as far as she was aware, this was still the case. **Board Members will be informed of the results of the Auction, and any further news in the New Year.** BE said that there was another site, on the edge of Stow, where he had been contacted by the owners with a view to a mutual development on an exception site basis. He and DG will be seeing the owners' agent the following with a view to progress matters. DG will be seeing a planning adviser in the morning for advice prior to that meeting. Both DN and the mayor of Stow TC (who is also Chairman of the Neighbourhood Plan Steering Group) look favourably on this site.

7. Date of next meeting Thursday 10 March 2021 at 7.00 pm at The Stow Social Club, Stow on the Wold.

Meeting closed at 7.40 pm.

Maya McShine (Acting Chairman),
10th March 2022