



PRB sign

Stow-on-the-Wold Community Land Trust

PUBLIC FORMAL BOARD MEETING MINUTES

Date Thursday 10 October 2019
Venue Stow Social Club, Well Lane, Stow-on-the-Wold
Present Peter Minty (PM), Moyra McGhie (MM), David Germaney (DG), Maggie Deacon (MD), Nigel Surman (NS), Steve Jones (SJ)
Also present Nick Carr, Graham Dry, Tom Dyer, Geoff Parke (GP), Colin McDonald (CM), Jenni Turner, Tom Blythe.

Meeting opened at 1910

- 1 Apologies Mike Moseley (MiM) Treasurer
- 2 The draft minutes of the Public Meeting on 9 May 2019 were read by PM and approved (proposed by NS and seconded by MM)
- 3 Matters arising from Informal Board Meeting of 12 September. A minor query regarding the Neighbourhood Plan had been raised by NS and was clarified by MD
- 4 (a) PM said that he, BE, MD and MM had had a meeting with CDC Councillor Neill – representatives from Mangersbury had been due to attend but were unable to be there. MM advised that the meeting has been rescheduled.
He said that many local landowners had entered into options with developers and that it would make affordable housing sites harder to find.
As regards funding, PM said that SCLT could get funds from the National NCLT Network to carry out feasibility studies and pay for planning.
Councillor Neill is arranging to get the CDC Leader to visit Stow to get a better understanding of the problems caused to the town by an aging population.
We have the advantage of being the only CLT in the CDC area.
GP asked how many other landowners had intimated a willingness to sell land to the CLT and expressed his disappointment that the answer was none.
CM stated that monies had been sent to Local Authorities for use toward CLT-type housing, but its use was dependent on a complicated formula and was not, by and large, time limited. Substantial funds are also available from Homes England, although these funding streams are time limited.
MM gave an update on her recent meeting (with PM and DG) with CM. and how it related to Housing Associations. DG to circulate minutes to all board members
PM said that Stow Town Council had recently given a grant to the CLT towards running costs
If we have a site, Homes England will fund us up to the point of development. Helen Bone of HE is very supportive.
MM has spoken to may Housing Associations and researched which is most compatible with our aims. She is taking further advice form Peter Moore from Cornwall to search out an HA that is not too tied to government regulation.

PM stated that we want to include people who are essential to the future of Stow but it is difficult to marry government regulations with our aims.

MD explained the current position with regard to the Neighbourhood Plan which is going out for consultation. She said that if there was, hypothetically, a need for 40 affordable units, should we try for all those in one fell swoop or start with, say, 15 and then look for more sites once we have established ourselves.

PM added that were different criteria for renters and shared-ownership.

He is also aware of some legal terminology whereby we can 'get round' government policy that is not compatible with our aims.

MM said that she should have approximately 3-5 HA's lined up for interview within the next 4 weeks.

As regards the Douglas site, **PM** said that the owner has had a few personal problems recently and their planning consultant may still be trying to get some open market development on part of the site.

SJ said matters are dragging on and that we must start considering alternative sites.

NS felt it was imperative we got matters on a firmer basis with the owner so that we can get all relevant parties lined up. All present agreed.

CM advised the CLT to get Heads of Terms agreed with the owner – this would at least impose a moral obligation on them to sell to us, if not a legal one.

PM will speak to Ben Eddolls to see if he can provide any such Terms

(b) **MiM** having sent his apologies, **PM** spoke on his behalf. We now have 4 people who are authorised to sign cheques on behalf of the CLT, of whom any 2 must sign future cheques. HMRC have imposed a £400 penalty for non-compliance with returns. Bearing in mind this is a low-turnover non-profit making organisation he believes this to be unfair and unreasonable and Hintons are appealing this.

(c) **DG** said we needed more Board members and Graham Dry and Nicholas Carr had been invited to attend this meeting as potential members. They both explained their backgrounds and intimated a willingness to join. As they were eminently suitable, **MM** proposed and **SJ** seconded following which they were unanimously elected.

(d) **MD** updated the current state of play with regard to the Neighbourhood Plan where the Town Council is working closely with CDC. At present they see a need for 27 units of 1, 2, and 3 bedroom accommodation. The Homebuyer Agency Southwest may well determine what our needs are, and she is meeting CDC next week. If, say, a large development of private housing was to be given planning permission, what percentage should be affordable? There is no easy answer to this.

In the town there are already severe parking problems though the Mangersbury Road Car Park seems to be underused. Stow TC may have land which is suitable for SCLT purposes.

5

AOB – none

6

Next Informal Board Meeting to be held at **DG**'s house on 14 November 2019 at 5 pm.

Signed



9th January 2020