



Stow-on-the-Wold Community Land Trust

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ANNUAL GENERAL MEETING MINUTES

HELD ON 5 OCTOBER 2023 AT 7PM

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

Meeting opened at 7.07 pm.

Present:

Board: Moyra McGhie (**MM**) Deputy Chairman, Ben Eddolls (**BE**), Helen Middleton-Price (**HMP**), John Holmes (**JH**), Nigel Surman (**NS**), Simon Clarke (**SC**), Greg Forster (**GF**), David Germaney (**DG**) Secretary & Treasurer.

Members: Jo Davies (**JD**), Tom Blythe (**TB**), Roger White (**RW**)

MM opened the meeting with an apology for the absence of the Chairman, who was recovering from an operation. As she was recovering from illness, she invited **NS** to chair the meeting.

1 Apologies Nigel Moor (Chairman), Liam Ratcliffe, Dilys Neill, Tim Carter; Peter Minty, Steve Jones, Jenni Turner, Barbara Pond of GRCC.

2 New Board Members Four new member were co-opted during the course of the year – Greg Forster, Paul Girvan, Kim Girvan, and Simon Clarke (as Stow Town Council Representative)

3 Re-election of the Board for the year 2023/24 All the board members offer themselves up for re-election. There were no other nominees. Proposed by **NS** and seconded by **BE** that the Board be re-elected. Carried unanimously.

4 Minutes of Annual General Meeting held on 17 October 2022 to be approved Proposed by **HMP** and seconded by **DG**. Carried unanimously.

5 Matters Arising Dealt with under Chairman's Report

6 Chairman's Report

(a) In the Chairman's absence **MM** said that since the last 12 months had been good for the CLT. Firstly we have a new Chairman, Dr Nigel Moor, who is a former Gloucestershire County Councillor and an expert in planning matters, Paul Girvan, also a person with knowledge of planning matters, Greg Forster who has his own marketing business, Kim Girvan who has retail experience and who brings American 'can-do' enthusiasm, and Simon Clarke who brings in-depth knowledge of Stow. Finally, Dilys Neill our local resident and District Councillor adds to the strength and wide variety of talents to the board.

(b) Throughout the last 12 months we have had invaluable assistance from Steve Watson of Middlemarch. We have also received very valuable advice from our consultant architect, Tim Carter.

(c) **MM** added that **DG** will continue to be the Secretary and congratulated **HMP** for undertaking the complicated work involved in building up our online presence, alongside the publication and distribution of our newly launched quarterly Newsletters.

(d) At a recent meeting **MM** and **DG** had with Cllrs Dilys Neill and Joe Harris (CEO of Cotswold District Council), **MM** informed them of the wish of a local landowner to donate a parcel of land to Stow CLT. We accepted his kind offer, prepared a Proposal and Drawings which the landowner approved, and as advised by CDC, a pre-application request was promptly submitted. Both the proposal and drawings have now been registered with CDC Planning. Hitherto, we had understood that pre-app advice would be free, but the planning department was now seeking to charge a fee of £750 – a reduction of 50% on the normal amount. **MM** asked Cllr Harris if this fee could be waived and he promised to look into this, or to see if a grant could be made to cover the cost (**NB since then, Cllr Harris has confirmed that a grant will be provided.**) **RW** asked about the timescale for proceeding with the pre-app, particularly since, at the time of the AGM, the CLT appeared to be short of funds; **MM** said there was no time limit but that it was something we wished to proceed with as soon as possible. At that meeting, we also discussed improving Bayhill's housing mix, CDC's revision of their housing strategy which will treat Stow separately, due to its strategic importance, Cllr Harris' confirmation of both CDC and the Secretary of State's continuing support for CLT's, shared concerns over the plethora of Airbnb's, and continuing lack of affordable housing to meet the town's specific needs.

(e) We have also been approached by Mr K Cockell about another area of land that he feels may be available for development in conjunction with his Fair Living Foundation

7 Treasurer's Report, including approval of accounts

(a) Full accounts have again been kindly prepared by Messrs William Hinton and emailed to all members who have an internet address, while those who are on ordinary post have received a copy of the P&L sheet with the offer of a full set if they want. The accounts have been posted in the Documentation section of the website.

DG recommended the accounts for approval. Proposed **DG** and seconded by **MM**. Carried unanimously.

(b) The balance at the previous year end was £2,017 and we have since received a grant of £500 from Stow TC for which we are very grateful. North Cotswold Rotary also gave us a grant of £315 which covered the cost of 1,000 tri-fold leaflets as well as a 2-metre-high banner used at public meetings; for this we are also extremely grateful. So far this financial year, we have incurred costs of approximately £735. The current account now stands at £1,942 with anticipated further expenditure (e.g. National CLT, postage & printing, hall hire, accountant's gift, website renewal) of about £700. He added that, if we have to pay for pre-app advice the CLT would be in a parlous position. (**NB This has now been ameliorated by the grant mentioned at S6(d) above.**)

8 Secretary's Report

(a) In the last financial year we had 3 new members and 3 resignations, So far this year 1 new member has joined but there has been 1 resignation from a member who has left the area. In addition one member has died.

(b) The trifold leaflets paid for by North Cotswolds Rotary were sent to every household in Stow and the Swells by GRCC along with their housing questionnaire, but **DG** understands that the response was very poor despite GRCC providing franked addressed envelopes.

(c) The website continues to be periodically updated, and historical information added.

(d) By way of clarification to the final paragraph of Section 7 above, **DG** explained that Mr Cockell was the founder of the Fair Living Foundation, an organisation that provides housing for mixed age groups and its first scheme, close to St Albans, was just coming to fruition. Their properties will be let at below market rent and the rationale is to choose a wide mix of tenants who would 'keep an eye' on each other and offer mutual support. There will be a communal restaurant on site and although there will be no medical care within the development, such care will be available on call and at an additional cost. It may be the case that there is some degree of symbiosis between it and the CLT.

9 Update on land acquisition.

(a) **DG** said this has been covered in **MM**'s report on behalf of the Chairman. **DG** has had a Teams meeting with Abbeyfield regarding their property in Stow, but they have not yet finalised their plans. It is unlikely that the CLT would want to take this on as the cost of redevelopment would probably be prohibitive as, *inter alia*, the property falls below modern energy performance requirements.

(b) **NM**, **MM** & **DG** will be seeing Keith Cockell on 19 October about another possible development site just outside Stow.

10 Update on meetings with other relevant bodies. **MM** continues to liaise with Central Government. She has also been in close contact with, and has supported, Tom Chance, the CEO of the CLT Network. **DG** and **BE** will be attending a meeting in connection with community-led planning on 16 October, organised by GRCC.

11 Inclusion and engagement

(a) The hard copy quarterly newsletter has been well received. It is now sent out to the members as a pdf, and 100 copies are distributed to Stow News and St Edward's Hall. **GF** has kindly offered to buy two leaflet stands which we could use (with permission) to show off the newsletters. (**NB NS** has since donated a clear plastic one). (**Action GF to talk to the relevant people at Stow News and St Edward's Hall**). We are currently gathering copy for the Autumn issue. **GF** has kindly offered to underwrite the costs of this. (**Action HMP to seek copy from DG and PG**).

(b) We are always looking for ways to improve our profile and target relevant groups, particularly young people who would benefit from the results of success. Whilst Stow CLT has a weighty brochure which has been distributed to local businesses, **HMP** thought that we needed a smaller document to engage target groups and interested people to tell them what we were about. It would also be useful to have a pull-up banner to display at events. However, we have only a small budget and insufficient funds for this. In February, **HMP**

noticed that the North Cotswolds Rotary was offering small grants to organisations in the area for small projects. An application for part costs of £315 was successfully made in March; in fact, NC Rotary kindly offered the total cost of printing 500 leaflets and the pull-up banner, for which we were very grateful.

(c) The experiments with social media have had little uptake. **HMP** is familiar with Twitter (X) and less so with Facebook. (**Action SC to help with this and with setting up an Instagram account**).

(d) We have attended several locations with our banner, a pile of leaflets and keen members of the CLT to engage the local community with the CLT:

- a. Stow Primary School, with the fulsome support of the headteacher, Mrs Scutt.
- b. St Edward's Church Film Club.
- c. We had planned to attend the Coronation Event, but the persistent and heavy rain forced a decision to abandon this.

(e) Engagement Event. We agreed that we need to keep our members engaged and a skittles event at The Social Club in the Spring was agreed (**Action DG to sort out a date**).

12 AOB

JD enquired about ensuring that housing would be for local people and/or those with a local connection. **MM** reassured her that, by virtue of our constitution and control over whichever Housing Association we partnered with, housing would go to the target occupiers.

MM thanked all for attending and for their support.

Date of next Formal Board Meeting: provisionally fixed for 7 December 2023 at 7 pm, probably to be held at the Stow Youth Centre and the next AGM for 3 October 2024 at 7 pm.

Meeting closed at 7.48 pm.

Nigel Hunt

25/09/2024