STOW ON THE WOLD
COMMUNITY LAND TRUST
BUILDING TRULY
AFFORDABLE HOUSING

Stow-on-the-Wold Community Land Trust
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ANNUAL GENERAL MEETING MINUTES

HELD ON 11 SEPTEMBER 2025 AT 7PM

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

Meeting opened at 7.02 pm.
Present:
Board: Ben Eddolls (**BE**), Nigel Surman (**NS**), Simon Clarke (**SC**), David Germaney (**DG**) Secretary & Treasurer.

Members: Jenefer Turner, Jo Davies, Lindsey Warville, Rob & Margaret Walters, Roger White. Via Zoom: Barbara Simmonds, Helen Middleton-Price (**HMP**), Naomi Cull, Rachel Surman, Steve Jones.
Non-members: Alison Tighe(AT) who is the new Stow TC Mayor, Sarah Walker of GRCC via Zoom

Nigel Moor having resigned as Chairman due to ill-health, **DG** invited **NS** to stand in as Chairman to open the meeting.

1 Apologies
Board: Liam Ratcliffe, Tim Carter, Dilys Neill; Members: Nigel Moor (**NM**), Vivienne Boulter, Tom Blythe, Karen Brill, Rob Brown, Maggie Deacon, Peter Dixon, Bob Fisher, John & Moyra Holmes, Susan Lipthorpe, Moyra McGhie, Peter Minty, Mike Moseley, Joyce Norris, Geoff Parke, Barbara Pond (GRCC), Brenda Russell, Liz Sajewicz, Nigel & Sarah Taylor, Rebecca Whitby, Tracy Wright.

DG announced that, sadly, Marjorie Fennessy died a couple of months ago.

2 Board Members
During the course of the year, Helen Middleton-Price has resigned due to pressure of work, but has agreed to continue to edit the Newsletter; Paul Girvan has also resigned as he has had to move back to Northern Ireland.

3 Election of Chairman and re-election of the Board for the year 2025/26
Ben Eddolls intimated a willingness to take over the role of chairman; proposed by **DG** and seconded by **NS** – carried unanimously. The remaining board members offered themselves up for re-election. There were no other nominees. Proposed by **BE** and seconded by **RW** that the Board be re-elected. Carried unanimously.

4 Minutes of Annual General Meeting held on 25 September 2024 to be approved Proposed by **SC** and seconded by **NS**. Carried unanimously.

5 Matters Arising

Dealt with under Chairman's Report and as meeting progressed

6 Chairman's Report

The Chairman thanked all those present for attending.

BE thanked Nigel Moor (NM), the previous Chairman for his hard work, despite his health problems and said that NM's knowledge and experience would be sadly missed. He voiced his appreciation of the Secretary's efforts to keep matters going. He also thanked **HMP** for continuing to edit the Newsletter

7 Treasurer's Report, including approval of accounts

Full draft 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. The draft accounts have been posted in the Documentation section of the website.

DG proposed approval of the accounts. Seconded by **NS**. Carried unanimously.

DG has applied for a grant from Stow TC, but the quantum has not yet approved as it depends on progress with regard to acquiring the site. We have received £1k seed money grant from CDC for which we are grateful. The CLT is now being charged £4.25 pcm by Lloyds, which is also going to start charging the same amount to charities.

The Trust's funds are: £1,005.08 in Current a/c and £1,709.00 in Deposit a/c.

He said that substantial funds will be needed for the legal work in transferring the land to the CLT and writing the building lease we create with the Housing Provider. We will also need to pay CDC for any pre-planning advice, and this will cost circa £2.5k.

He has just received notification of domain renewal fee of £39 for 2 year in the name of stowclt.com; the main address that is used is stowclt.org.uk but he felt we should keep it on to prevent cybersquatting. The consensus was that this would be a sensible move.

8 Secretary's Report

DG reported that in the last financial year 2 new members have joined. After the AGM notifications and other paperwork were sent out, only 22 people sent their apologies, as did only one of the fourteen people/couples who do not have an email address, despite having been provided with an SAE – this is an appalling waste of time and money.

In accordance with the rules of the constitution, this now means that about 80 of the 130+ members should have their membership terminated. **Action** It was agreed that **BE**, **NS** & **DG** would go through the list of members so that these terminations could be reviewed. In the light of the number of people who are not on email, who are costing about £100 pa for postage etc, it was unanimously agreed that the membership would be ended in respect of those that did not respond last year or this.

DG has attended numerous meetings with Guy Wooddisse of Bayhill, and with Alan Hope (Strategic housing manager) of CDC. He placed on record his thanks to Bob Fisher who has put in a lot of time and effort to help and support him. He also thanked Dilys Neill for help and

support, as well as Stow TC. He expressed his gratitude to the Board and those present, as well as Tom Blythe, who have encouraged him when matters were stagnating.

He added that more people will be needed to join the board, especially once we have actually got the land. He pointed out that he was ill at the beginning of June and that there may have been difficulties if he had not recovered, especially as all the documentation is securely stored in Outlook. Action **DG** to investigate how other board members can access the files and emails.

9 Update on Land Acquisition.

DG said he had spoken to Guy Wooddisse today. The housing provider for his scheme has not been responsive, but it may be more communicative one the building works start. The current delay is being caused by Gloucestershire CC not yet finalising approval of the construction details relating to the junction improvement, though it is hoped that such works will start at the beginning of October. A further problem is that Thames Water want a £250k cash bond in respect of a water main diversion, but this is proving difficult to provide in the light of that company's current financial circumstances.

10 Update on meetings with other relevant bodies.

None apart from the meetings detailed above.

11 Inclusion and engagement

HMP reported that we had published two editions of the newsletter since the last AGM. They continue to be received well and are an important part of keeping our membership up to date with developments.

SC is trying to resurrect the social media accounts but is having technical problems. **Action SC** & **HMP** to liaise in order to get these running again.

12 AOB

DG said that under the rules of the constitution, the board has to hold 3 formal meetings each year, one of which is the AGM. Furthermore the members need only be invited to the AGM. After some discussion, and in the interest of openness, it was agreed that we would continue with three meetings each year, all open to members, but that only the AGM would be in person. The other two would be via Zoom/Teams.

RW asked about match funding; the problem is that until we have the land and a scheme we cannot set about searching for this.

BE thanked all for attending and for their support.

Date of next Formal Board Meeting: provisionally fixed for 15 January 2026 at 7 pm, and the next AGM to be held in the Youth Centre on 10 September 2026 at 7 pm.

Meeting closed at 7.32 pm.