



# 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 2 March 2021  
Venue Held via Zoom  
Present Peter Minty (PM) Chairman, Moyra McGhie (MM) Acting Chairman, David Germaney (DG) Treasurer & Secretary, Nigel Surman (NS), Ben Eddolls (BE)  
Also present Cllr Dilys Neill (DN) of CDC, Steve Watson (SW) of Middlemarch Associates, Barbara Pond (BP) of GlosHub, Helen Middleton-Price (HMP), Barbara Simmons.

Meeting opened at 19.05

- 1 **Apologies** Board: Gavin Ridding  
Members: Jan Ridding, Cllr Maggie Deacon, Tom Blythe
- 2 **The Minutes of the Formal Board Meeting on 15 December 2020** were approved unanimously (proposed by **BE** and seconded by **MM**) and will be signed by **PM**.
- 3 **Matters Arising** from the Formal Board Meeting  
It was agreed that these would be dealt with under the related agenda item
- 4 (a) - **PM** has not attended any meetings either in person or via Zoom but reported that **MM** and **DG** had attended a Zoom meeting regarding the issuing of shares. This is how we will most likely raise funds when we can start our first development **MM** said that a major point that we had learned from this is to be thoroughly organised with a very good business plan in place. **PM** has attended a Zoom meeting with GlosHub.  
- **PM** has not had any response from Cotswold DC regarding funding. **PM** will approach GlosHub to see what funds they have available to spend before end of current financial year. **MM** said that the Government is providing £10bn for a 'levelling up' fund but she has not been able to find out any further details. It was felt, however, that this would probably be for areas in the North of England.  
- **PM** thanked **MM** for her efforts in preparing the Pitch Document, which is looking very professional. **MM** said she is awaiting confirmation from Tyack Architect (since received) about using certain pictures, together with suitable attribute and then the document can be printed. She reiterated her thanks to both The Purple Book for their work in making it look so good, and Tyack Architects for providing many of the illustrations which show the sort of housing design that the CLT is seeking to provide. **HMP** thought the front cover picture looked a little 'fuzzy'. **Action MM to contact Purple Book to see if it can be sharpened** Since done.  
(b) **DG** (Treasurer) reported that the cash in hand in the bank is £2,143.70; since the last formal board meeting has been reimbursed the approved sum of £426.51 in respect of payments made to Purple Book and the creation of the website. As the internet banking facility is not yet set up, he has paid a further interim invoice of £75 from The Purple Book for their Pitch Document work from his personal bank account and for which he will be reimbursed, and he anticipated being billed a similar further invoice for the subsequent work they have carried out.  
(c) **DG** (Secretary) reported on the recruitment of a Town Councillor representative to the board. **DG** attended the last Council Meeting but the matter of seeking a Councillor was not on the Agenda. **DG** has written to the Council asking that it be included on the March Agenda.

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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



**DG** has now created a website which is ready to go 'live' as soon as Tyack give their consent to use their images (since granted). HMP said that using a '.com' website address was misleading as it suggested we were a commercial rather than charitable organisation. She also requested that the photo on the home page be sharpened. **PM** proposed and **BE** seconded that **DG** research changing the site address to [stowclt.org.uk](http://stowclt.org.uk) and purchase the web domain (likely cost about £30). – carried unanimously (since done).

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AOB

(a) **Cllr Deacon** sent her apologies as this meeting coincided with another that she had to attend.

(b) **Cllr Neill** said that CDC is currently looking at some 95 sites with development potential in the North Cotswolds. Sustainability is a key issue and it will be down to the Local Plan to determine which sites will be most suitable. The sites being looked at most closely are those near King Georges Field and just to the north of Tesco. CDC expect there to be provision for social housing in any application and may consider making a contribution where a Community Land Trust is involved. CDC is keen that any new development is carbon-neutral and sympathetic in style to the locale, but not a pastiche. In response to a question from MM, DN said she was unaware of the 'Levelling up Fund' but would look into it.

(c) **Steve Watson** has recently been involved in developments on Dartmoor, in North Devon and in Dorset where proposed developments were for 94, 61 and 25 houses of which 28, 16 and 6 respectively were for community-led housing. It is entirely at the landowners' and developers' discretion whether or not they involve a CLT in these projects or simply sell the affordable homes to the highest bidder among housing associations. This means that, for the CLT, partnering with a HA which can make a competitive offer for the affordable homes is important, as well as building a good case for the CLT's involvement. **BP** said that some landowners like the thought of houses being owned in perpetuity by a CLT rather than being likely to be sold and are more amenable to providing land.

(d) **Barbara Pond** said that GlosHub would be in existence until at least September and that there was currently no pressure on them to spend their funds. The Hub is about to go on an area-by-area publicity drive to explain its mandate and will be hosting Zoom events on 19 March on community-led housing, and on 30 April on modern methods of construction, with e.g. modular housing as developed in Holland. Gloucester diocese is looking closely at its property assets, particularly in the light of the C of E report on truly affordable housing. Details of all these points are on the GlosHub website.

(e) **Site acquisitions** – none at present.

(f) **MM** thanked Sarah of The Purple Book for her work in producing a professional-looking Pitch Document and also expressed her gratitude to Tyack Architects for the provision of drawings for the Document.

(g) **PM** said that once the Pitch Document is printed, and the website up and running, he will embark on a publicity drive with the local media

**PM** thanked Councillor Neill, Steve Watson, Barbara Pond and HMP for their valued contributions to the meeting.

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**Next Formal Board Meeting** to be held via Zoom on Tuesday 8 June 2021 at 7 pm.

Meeting closed at 20.18.

