



# 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

HELD ON THURSDAY 10 MARCH 2022 AT 7.00 PM

AT STOW SOCIAL CLUB, WELL LANE,

STOW ON THE WOLD, GL54 1DB

Meeting opened at 19.10

Present: Moyra McGhie (**MM** - Acting Chairman), Nigel Surman (**NS**), Ben Eddolls (**BE**), David Germaney (**DG** - Treasurer and Secretary), Helen Middleton-Price (**HMP**).

Jenni Turner, Ian Deakins, Rebecca Whitby.

**MM** Opened the meeting, welcoming all present; she invited **NS** to chair the meeting. **NS** introduced **HMP** to those present, explaining that she had been co-opted onto the Board at the Informal Board Meeting held earlier in the evening.

- 1 **Apologies:** Peter Minty (Chairman), Gavin Ridding, John Holmes, Liam Ratcliffe, Meryll Phillips, Cllr Dilys Neill, Steve Jones, Tom Blythe.
- 2 **Minutes of Formal Board Meeting of 7 December 2021 to be approved.** Proposed by **MM** and seconded by **BE** – carried unanimously.
- 3 **Matters Arising & Updates:** **MM** informed the meeting that she wrote to our local MP, Sir Geoffrey Clifton-Brown (cc Rt. Hon Michael Gove MP), endorsing Colin McDonald's email to him calling for the re-instatement of the Community Housing Fund (CHF). Sir Geoffrey has forwarded **MM**'s letter to the Minister for Housing. **MM** also received a favourable response from The Rt Hon. the Lord Benyon (DEFRA) who confirmed that her amendment to the CRoW Act, to strengthen the implementation of legislation covering AONBs, is to be included in the Landscape Review. **DG** has spoken to Cllr Lisa Spivey re the 3-Acre site, and she too is very supportive of our aims, albeit with reservations about the extent of open-market housing sought for this site.
- 4 **Chairman's Report:** None as our Chairman was delayed in France
- 5 **Treasurer's Report:** Funds in Current Account amount to £2,732.50. **DG** is owed £19.80 for postage and Stow Social Club will be issuing an invoice for the evening's meeting and the December Meeting room hire of circa £50 (since confirmed and paid) and the CLT Network will soon be issuing an invoice for about £200.00 for membership for next year. In effect Stow CLT has net funds of about £2,462.50.

**NS** queried the amount of the subscription as it seemed to be reducing. **DG** confirmed this appeared to be correct and did also include Directors' insurance. (**DG has since received an invoice for £150 for membership and £200 for Directors' Insurance; the total of £350 has now been paid**) .

**DG** said that if the purchase of the 3-Acre site does go ahead in the next financial year, we will need to raise additional funds to cover legal costs, for which he thinks a 'spot figure' of £10,000 would be needed. All agreed to consider this further as negotiations proceed. (**NS suggested Grantway Portal funding sources and will look into this**).

- 6 **Secretary's Report:** **DG** has received a fulsome email from **HMP** suggesting ways of raising awareness of the CLT. **HMP** shared her views at the meeting. (**Action - all Board Members to come up with suggestions; also DG and HMP to meet to upgrade Facebook presence – process since started**).

**DG** and **BE** have been corresponding with Site, the agents for the owners of the 3-Acre site, and will be meeting them at **DG's** house on Friday 18 March, together with Steve Watson of Middlemarch and Karl Hine of Aster Housing Association (**since held, with MM also in attendance, although Karl Hine sent his apologies, owing to a long-awaited medical appointment**).

- 7 **New Board Members:** As mentioned earlier, **HMP** has agreed to join the Board.

- 8 **Update on Land Acquisition:** **MM** advised that there was no further news on Fosseway Farm following its sale at auction on 15th December for £2.8 million. **DG** informed that he had delivered a CLT Brochure to Taylor & Fletcher to be given to the new owners of Fosseway Farm (still to be ascertained) and we look forward to meeting the new owners in due course.

- 9 **AOB:** **MM** and **DG** have attended a CLT Network webinar regarding the understanding of legal matters relating to land acquisition. **DG** has attended another webinar concerning the differences between Heads of Terms and Memoranda of Understanding. **DG** advised that PowerPoints of the webinars can be posted on Stow CLT website. **DG** was also due to attend a further webinar on 16 March in respect of issuing shares to raise money. (**DG informed that he cannot now do so but has arranged for PowerPoint slides to be forwarded to him**). **MM** has also been in correspondence with the CLT Network regarding the legality of developing and purchasing land outside the parish of Stow Town Council, and was able to report CLTN's response that there are no CLTN restrictions. (**PM has since agreed to check Stow CLT's Constitution**). **MM** informed that Stow CLT Christmas cards had been designed and sent out.

Date of next Formal Board Meeting: **Thursday 16 June 2022** at The Stow Social Club, Well Lane, Stow on the Wold GL54 1DB at 7pm.

Meeting closed at 19.50

Maura McBride - 23 June 2022 (DEPUTY CHAIRMAN)

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