

# Stow Community Land Trust

## News

Winter 2025



**STOW ON THE WOLD  
COMMUNITY LAND TRUST**  
BUILDING TRULY  
AFFORDABLE HOUSING

### STOW COMMUNITY LAND TRUST

Stow CLT is a charitable organisation – set up and run by volunteers – with the aim of providing truly affordable housing for local people. Stow CLT is a member of the Community Land Trust Network. Anyone who shares our objectives can join for a membership fee of £1.

### LAND ACQUISITION

Progress is being made, but sorting out the legals prior to us acquiring the Oddington Road land is proving to be more long-winded than we and Bayhill had anticipated, much to all parties' frustration.

In our next newsletter, we will provide a timeline of the planning history, a possible layout, and the results of our September business survey, when we called at almost every business in town to see what their staff wanted by way of accommodation.

Interestingly, there was a huge demand for 1-bedroom accommodation, rather than 3-bedroom family houses.

### STOW CLT NEEDS YOUR HELP!

Stow CLT is run by a dedicated board, but we urgently need more support from volunteers with marketing, fundraising, web design, legal, and secretarial skills, so that we can get on with providing truly affordable housing for people such as rural skills employees, or key workers such as those in healthcare or teaching. Some of the work may be suitable for younger people who want to build up their work experience and inter-personal skills.

If you feel you can help, please get in touch with us via our website, by email, or by calling David on 07880 694498.



### Chairman

Nigel Moor

### Secretary and Treasurer

David Germaney

### Board Members

Simon Clarke

Ben Eddolls

Paul Girvan

Dilys Neill

Liam Ratcliffe

Nigel Surman

### Consultant Architect

Tim Carter

### Technical Adviser

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### Website:

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## COULD BUILDING MORE SOCIAL HOUSING REDUCE THE COUNTRY'S WELFARE BILL?

In 1972, according to the Chartered Institute of Housing, 96% of state spending on housing went on building homes, versus 4% on benefits, whereas in 2022 the figures were 12% and 88% respectively. Putting money directly into providing bricks & mortar ensures it results in something tangible for years to come, rather than putting people, especially families, into expensive, temporary, and often inadequate, accommodation, resulting in long-term poor outcomes: these include mental and physical health problems, which in turn have knock-on effects in education and employment.

In places like Stow, people on low incomes cannot afford so-called affordable rents of 80% of market value, but they could probably afford social rents of 50-60%. In 2010 central government cut funding for new affordable homes by 63% because of the financial crisis. This has exacerbated matters and unless the country somehow finds the money to subsidise new housing and restricts (or does away with) Right to Buy, we will only continue to spend money on housing benefits rather than having something solid to show for all the expenditure.

## CONGRATULATIONS TO FROME AREA CLT!

Like almost all CLTs, Frome has had an uphill struggle with councils and developers, but, after a 5 year struggle, they have managed to get the go-ahead to create an innovative 12-acre community-led development that includes homes, workspaces and a lido, after councillors agreed to sell a large brownfield site to the not-for-profit social enterprise behind the project.



*The Saxonvale site next to the Silk Mill. Photograph: Maydale Saxonvale*

The Mayday Saxonvale scheme (<https://maydaysaxonvale.co.uk/>) also features two public squares, a community-owned boutique hotel and cafe. Supporters of the project believe it is the largest of its kind in England. The project hopes building work will start next year.

One of the Mayday Saxonvale directors, Paul Oster, said the council decision would lead to the “complete revitalisation” of the town. He said: “Saxonvale is fundamental to the town’s future. Bringing the community into the process, we can make sure the site delivers the best possible outcomes for the community now and into future generations.”



*An artist's impression of the Mayday Saxonvale development Photograph: Studio SAAR*

This shows how communities can bring about development that people want, rather than just the high-profit 4/5 bedroom executive homes that local people do not want or need.