



# Gilston Area Community Forum

Thursday 27<sup>th</sup> February 2025

6.30pm



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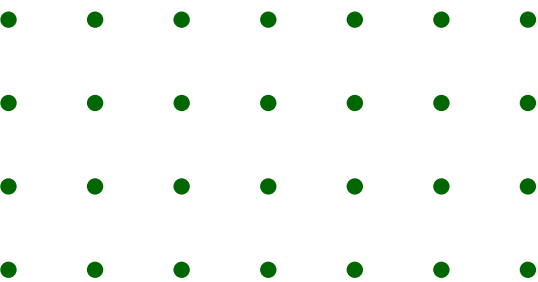
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Community Stewardship Solutions

# Who We Are



**Mark Patchett**

Managing Director

Community Stewardship Solutions



**Mark Dodson**

Finance

Community Stewardship Solutions



**Lou Kizwini**

Landscape Management Advisor

Community Stewardship Solutions



**SallyAnne Logan**

Senior Associate Consultant

Community Stewardship Solutions

# 02. Defining Stewardship and Placemaking

**1. STEWARDSHIP:** ensuring that community assets are properly looked after in perpetuity for the benefit of the community

**2. PLACEMAKING:** committing to early and ongoing community and place development to build a healthy, happy, and thriving community

EMPOWERS the community  
(people, places, spaces)  
Meets local NEEDS

CREATES opportunities, facilitates solutions  
and enables collaboration

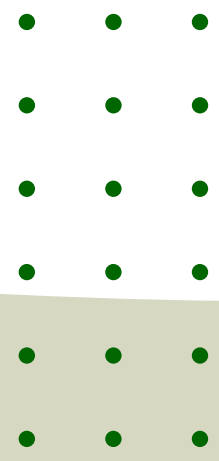
ADDS VALUE through maximising social,  
economic and environmental [ecological]  
benefits



# 03. Stewardship Roles & Responsibilities at Gilston



Community Assets		Placemaking
<p><b>Strategic Assets</b></p> <ul style="list-style-type: none"> <li>Hunsdon Airfield Park</li> <li>Hunsdon Community Park</li> <li>Eastwick Wood Countryside Park</li> <li>Gilston Park</li> <li>Gilston Fields</li> <li>Intermediate use of Farmland</li> <li>V1 and V7 Community Centres</li> </ul>	<p><b>Neighbourhood Assets</b></p> <ul style="list-style-type: none"> <li>Public Realm</li> <li>Local Parks</li> <li>Play Areas</li> <li>Meanwhile Spaces (e.g. temporary allotments, community space)</li> </ul>	<ul style="list-style-type: none"> <li>Outreach and Engagement</li> <li>Communication and Promotion</li> <li>Arts and Culture</li> <li>Community Development</li> <li>Work, Training and Skills</li> <li>Economic Development</li> <li>Community Cohesion</li> <li>Sustainable Transport</li> <li>Security/ Enforcement</li> </ul>
<ul style="list-style-type: none"> <li>Green Corridors</li> <li>Gateway sites</li> <li>Sports Facilities</li> <li>Community Food Production</li> <li>Heritage Assets &amp; Walking/Cycle Trails</li> <li>Unadopted Roads/Cycle Paths/Equestrian Routes</li> <li>SUDS</li> <li>Mobility Hubs</li> <li>Village Centres</li> <li>Commercial Assets</li> <li>Ancient and New Woodland</li> <li>Public Art</li> </ul>		
<p>Monitoring &amp; Reporting</p>		



# 04. Stewardship Governance at Gilston



# 04. Providing Facilities and Community Assets for Long Term Stewardship

## Delivering on the Gilston Governance and Stewardship Strategy (2022)

- Taylor Wimpey and Places for People will create a new stewardship and legacy organisation prior to first occupation to own and manage all the public facilities which will ensure they are fully maintained in perpetuity
- This organisation will be created as a charitable trust and will use those facilities to help build a sense of community by hosting events, activities, and encourage new community groups

### The Four Pillars of Successful Stewardship

#### Community Infrastructure

Own, maintain and manage the country parks, play spaces, allotments, community gardens and public open spaces, sports pitches and community facilities

#### Community Wellbeing

Support the development of an integrated, healthy, and sustainable community through a programme of activities and events which encourage and facilitate participation in community life

#### Governance

Establish a bespoke governance structure which brings together all stakeholders to discuss, initiate, oversee and deliver the Stewardship and Governance Strategy

#### Finance and Resources

Ensure sustainable finance for the startup of the organisation, bringing on board staff and financial resources capable of operating and sustaining the Stewardship Trust in the long term

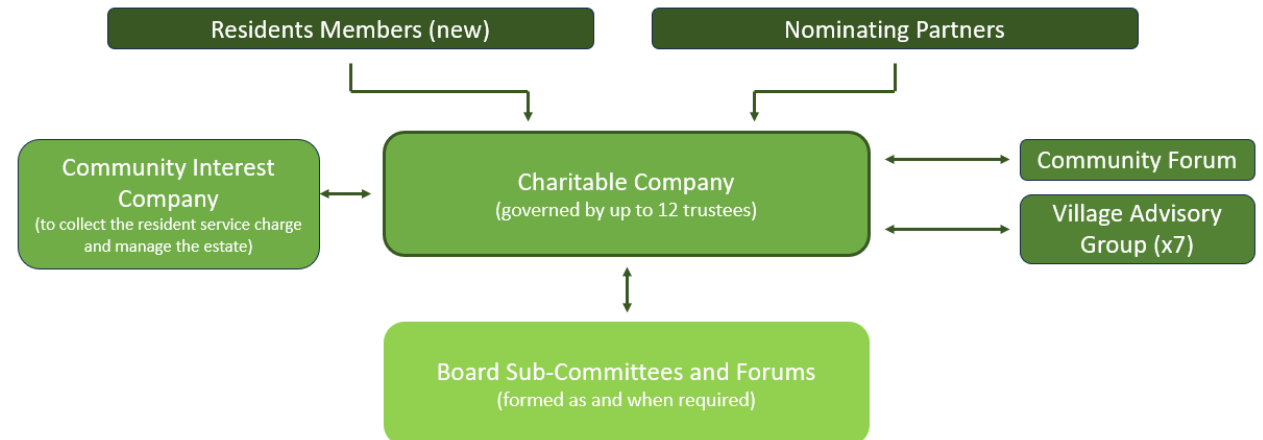


# 04. Key Areas – Stewardship and Legacy Governance

Governance

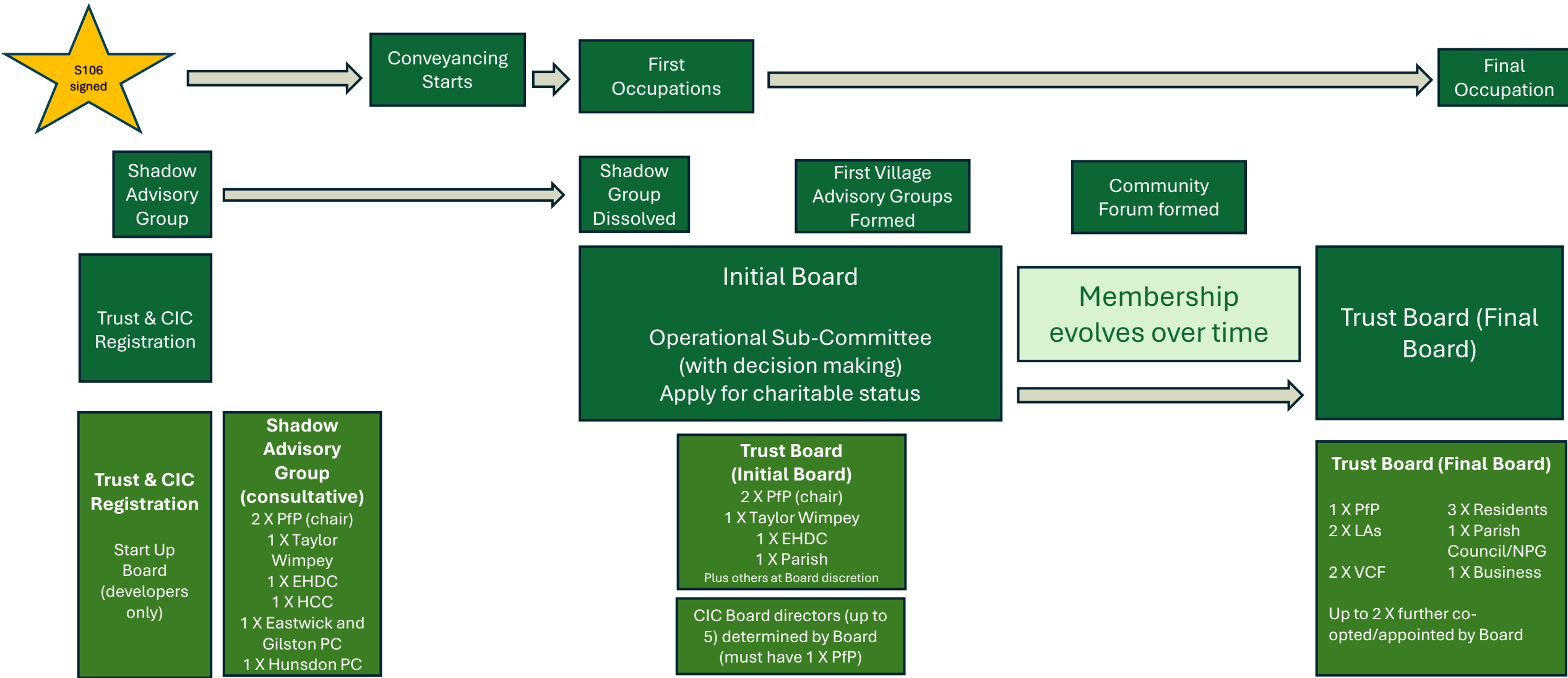
Establish a bespoke governance structure which brings together all stakeholders to discuss, initiate, oversee and deliver the Stewardship and Governance Strategy

- The stewardship organisation will be set up as a charitable trust, accountable to new residents and other relevant stakeholders, employing staff and managing its resources. Its Board of Trustees will be made up of various local stakeholders including residents, reporting back to the Annual General Meeting
- Board sub-committees will be created to enable key stakeholders to contribute to the thinking, planning and delivery of the stewardship strategy
- A Community Forum will be established alongside Village Advisory Groups to enable residents and local stakeholders to influence the Trust's delivery





# 04. Gilston Area CMT Governance Evolution



# 05. Shadow Advisory Group Membership & Function



## Membership

- 2 X PfP (chair)
- 1 X TW
- 1 X EHDC
- 1 X HCC
- 1 X Eastwick and Gilston PC
- 1 X Hunsdon PC

Members put forward by respective organisations

## Functions

- Consultative
- Comment/Inform;
  - Outline business plan
  - Detailed business plan
- Input to the development of new community and associated assets until Trust is operational

# 06. Key Areas - Stewardship and Legacy

## Community Infrastructure & Placemaking

### Facilities

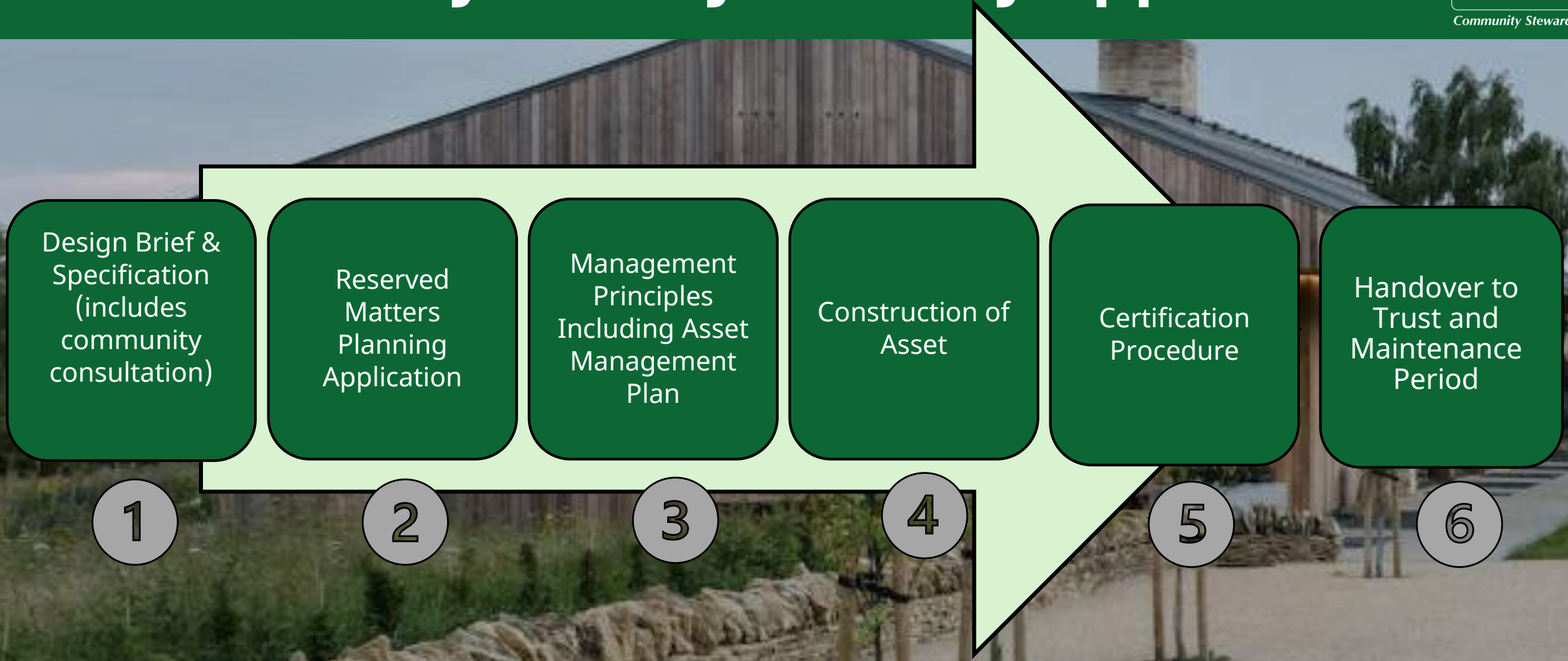
Own and manage the country parks, play spaces, allotments, community gardens, green and public open spaces, sports pitches and community facilities, woodland, etc

### Community Wellbeing

Support the development of an integrated, healthy, and sustainable community through a programme of activities and events which encourage and facilitate participation in community life



# 06. Community Facility Delivery Approach



**Relevant Items (as per S106 Definition)**

Ensure sustainable finance for the startup of the organisation, bringing on board staff and financial resources capable of operating and sustaining the Stewardship Trust in the long term

## Cost requirements fall into four broad headings:

### 1. Management and Maintenance of Public Open Space

Includes:

- Green Infrastructure
- Drainage (SUDS)
- Play spaces
- Sinking funds and replacement

### 2. Management and Maintenance of Community Facilities

Includes:

- Operational costs
- Sinking funds and replacement

### 3. Operating Costs for Community Development

Includes:

- Communication
- Activities and programmes
- Service delivery

### 4. Core Stewardship Infrastructure

Includes:

- Collection of service charge
- Staff and operations
- Promotion

# 07. Sources of Funding

Initial S.106 start-up funding from developer contributions

Residential and commercial properties to pay an estate charge

User charges from sports pitches, community buildings, events, etc.

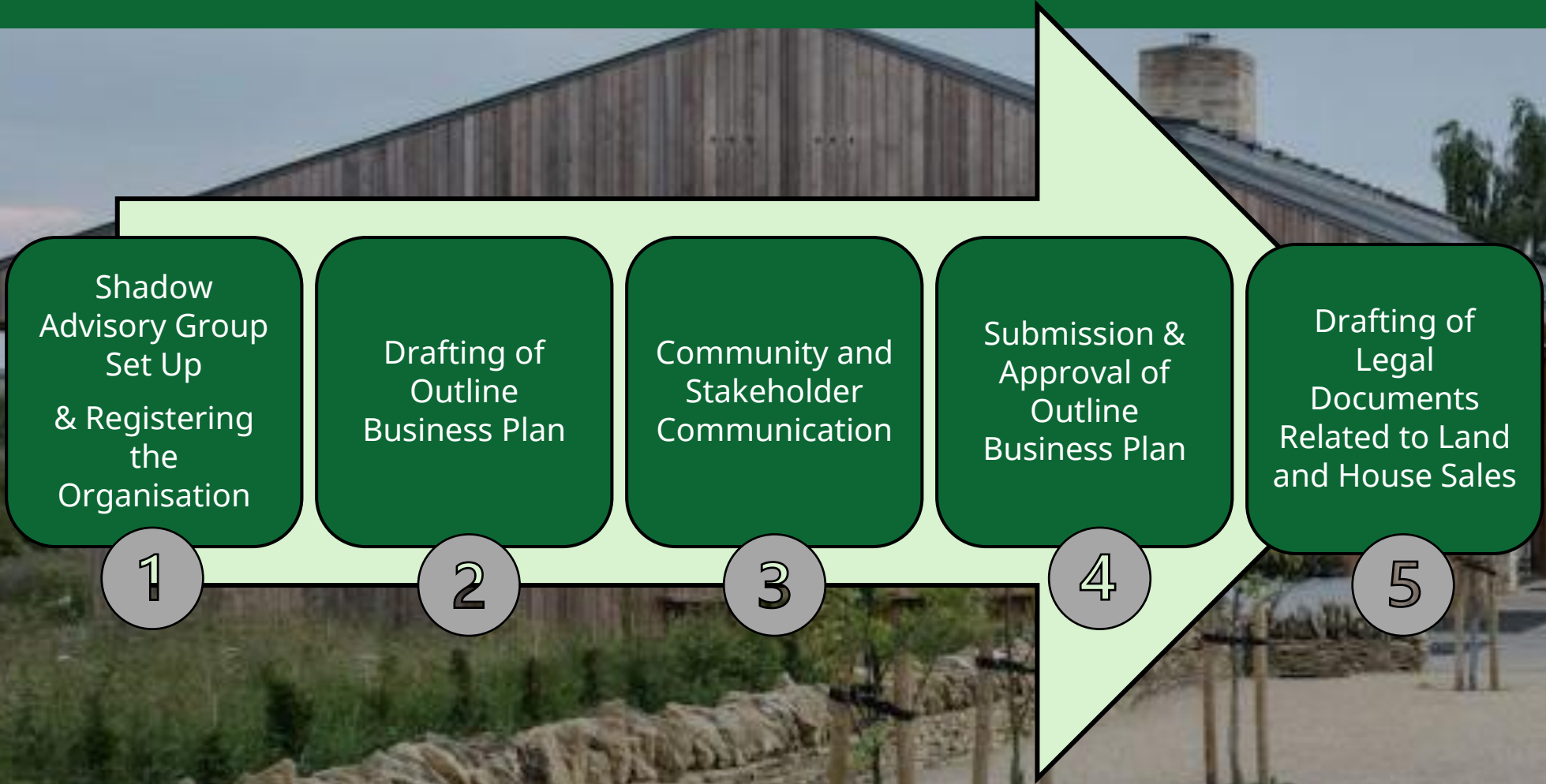
Income from commercial assets

Financial endowment

Other sources



# 08. Delivery and Implementation



Shadow  
Advisory Group  
Set Up  
& Registering  
the  
Organisation

1

Drafting of  
Outline  
Business Plan

2

Community and  
Stakeholder  
Communication

3

Submission &  
Approval of  
Outline  
Business Plan

4

Drafting of  
Legal  
Documents  
Related to Land  
and House Sales

5

**March to July 2025**



# Questions & Comments



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