

St. Davids Peninsula Community Land Trust Ltd.

First meeting of the St. DPCLT Steering Group held in the Memorial Hall, St. Davids on Tuesday 20th January 2015 at 7.00pm.

Present: Bill Preece, Chair; David Lloyd, Acting Secretary; Andy Dixon, Lis Cousens, Cath Ranson, Bira Sehmi, Lyn Jenkins.

Non-attending: Len Cotton, Deirdre Connell, Emma Evans, Julie Evans, Joe Griffin.

1. It was confirmed that the St. Davids Community Project, having contacted and taken advice from the National Community Land Trust Network, London, had applied successfully to become a member. It was also confirmed that Stage 1 & 2 grants to a total of £4,000 pounds had been applied for in order to finance the legal incorporation of a land trust, which would replace the St. Davids Community Project. The CLT Network further advised that formal support for the project should be sought from the five Community Councils in the peninsula, St. Davids, Solva, Brawdy, Mathry and LLanrhian, requesting that each Council nominates one of their members to sit on a 15 member Steering Group. It also advised that 100 life members of the CLT should be recruited in order to demonstrate the widest possible community support for the project. (See appendix 1).

It was agreed that each Steering Group member would seek to obtain 10 life members each by the end of April 2016. It was also suggested that local organisations such as the St. Davids Peninsula Tourist Association and the Solva Business Group should be approached for their support.

It was agreed that David Lloyd would act as secretary to the Steering Group of the CLT until such time as an Honorary Secretary could be recruited.

Meeting closed at 8.00pm.

Appendix 1.

Setting up a St Davids Peninsula Community Land Trust

You are invited to be involved in the St Davids Peninsula Community Land Trust by joining as a member.

The legal title of a private, eight-acre site in St Davids has been offered to the Community on which to build affordable housing for local families.

Aim and purpose of the trust

The land is to be transferred into public ownership, to be held by a not-for-profit mutual benefit society known as a *Community Land Trust* on behalf of the community. Consideration for the transfer of ownership from the two owners of the land will be in the form of an annuity rather than a capital sum, enabling loan capital to be raised for the development of the project.

It is also planned to raise capital from the open-market sale of a proportion of the houses in order to build a swimming pool, replacing one closed in 2009, and to create studio starter units to provide employment opportunities for local people in the area in which they live.

The aim is to underpin the vitality and long term sustainability of the communities of the St. Davids peninsula by providing affordable housing for local families, replacing what has been lost over the past generation to second home ownership and holiday letting.

How the trust will be organised

The CLT will have a Board of Directors elected from amongst interested members. The Board will also include a representative from each of the five community councils of the peninsula, St. Davids, Solva, Llanrhian, Mathry and Brawdy and the four respective County Councillors. Decisions will be taken by the CLT Board.

A *Project Steering Group* has been meeting for many months to establish the project idea and now is the time to set up the *Community Land Trust*. A CLT is probably the only way local people who cannot afford to pay the market price for freehold homes will be able to live on the Peninsula, as well as enable those who have left to come home to the area. This is because a CLT is a unique housing organisation – providing homes collectively owned by local people, for local people. Of the approximately one hundred homes to be built, at least 50% will be subject to legally binding covenants, protecting them in perpetuity, for purchase or rental by those with the appropriate local connections.

Membership

It is very important that as many people who live and/or work in the Peninsula become CLT members. That gives the CLT credibility and clout with official bodies. But most importantly, it means the whole community is sharing in taking responsibility for the provision of new affordable housing and other amenities.

A £1 cost of membership of the CLT for life means that that individual can never be called on contribute more money than £1, but also that they cannot receive any financial benefit. ***There are no other risks or liabilities for that individual***, other than they are unlikely to ever receive their £1 back. The CLT will be a not-for-profit organisation, so any surplus must be reinvested in community assets.

Every member has the right to stand for election as a Director of the CLT. Each Director is individually responsible for ensuring proper decisions are made at the right time based on the best information available. There will be insurance cover for the Directors provided by the CLT, as well as written guidance and training.

The ultimate vision is to maintain the historic communities of the St. Davids peninsula, their schools, institutions and services, by enabling young local families to live and thrive in the area to which they belong.

I am pleased to support the objectives of the St Davids Peninsula Community Land trust and hereby apply for Life Membership at the cost of £1.00.

Name:

Email:

Telephone:

Mobile:

Address: