

## **St. Davids Peninsula Community Land Trust Ltd.**

Second meeting of the St. DPCLT Steering Group (Directors) held at 2, Anchor Drive, St. Davids on Tuesday 25<sup>th</sup> August 2015 at 1.00pm.

Present: Bill Preece, Chair, David Lloyd, Acting Secretary, Roger Williams Honorary Treasurer, Andy Dixon, Len Cotton.

Professional Advisers: Mike Lawless (LA Architects), Elizabeth Adams (LA Architects), Peter Wells (Hoar Lea Service Engineers) Dave Palmer (Wales Co-operative Centre), Ian Crawley (National Community Land Trust Network), Andrew Davies-Wrigley (PCC).

### 1. Introductions - Overview of project to date – Bill Preece:

- St. Davids Peninsula Community Land Trust Ltd. now incorporated.
- Work undertaken by Hugh James, Solicitors, Cardiff, paid for by £4,000 grant from NCLT Network (Stages 1&2).
- Steering Group increased to 15, including a member from each of the five Community Councils and the County Councillors of Solva and Llanrhian.
- 150 £1 life members of the Trust signed up.

### 2. Present position – Ian Crawley – firm foundations in place with:

- Building land in place.
- Potential for phasing housing to meet changing local housing need.
- Legal structure in place.
- Community links in place.

### 3. Next stage – Ian Crawley:

- Establish social housing partner – PHA - what grant monies available?

- Anticipate compromises with regard to design, density and cross-subsidising, i.e. houses for freehold sale versus serviced plots for self-build to contribute to costs of affordable homes.
- Seek clarity on road development programme, land ownership and site access agreements.
- Secure the building land, determine the purchase price.
- Finance for the next stages of the project (professional fees relating to a pre-planning application; legal fees; preparation of a business plan) may be available from a further grant from National Community Land Trust Network (Stage 3); S. 106 affordable housing levy held by PCC; contribution from PHA; a grant from Locality (Community Buildings Grant Programme); grant from Welsh Government Rural Development Plan (via Planed).
- Explore shared-equity option for the provision of affordable homes for local people (see model adopted in Newport, Gwent in collaboration with the Principality Building Society).
- Consider protecting the future availability of affordable homes for local people by restricting all re-sales to St. Davids Peninsula CLT for onward sale to people with local residency qualifications.

#### 4. Issues to be addressed - Mike Lawless:

- Optic fibre access.
- Flexibility to move internal walls.
- Consider workshop space.
- What building materials to be used; what building method?
- Aspire to Passive House standards.
- Maximise work opportunities for local firms.
- Challenge Welsh Government Cost Guidelines (£1,000 per sq.m).

#### 5. Further issues – Peter Wells:

- Look at Hastoe Housing Association schemes.
- Look at Cashes Green Community Land Trust housing scheme, Cashes Green, Stroud, Gloucestershire.

- How to provide energy – combined heat and power; district heating (likely to be too costly); ground source heat pumps; photovoltaic cells.
- Employ Secured by Design (eliminate house crime by design methods).
- Plan phasing of the project.
- Consider ‘pepperpotting’ of units, mixing social housing with open market houses for sale.
- Take account of CLT’s long-term responsibility for maintenance of social houses for rent – service charge – a development charge on houses for sale (similar to an annual service charge).

6. Observations – Dave Palmer:

- Who develops the project – PHA, the CLT or a partnership?
- Refine pool business plan – consider issue of cross-funding from house sales – LEADER Programme (via Planed), Sports Wales and lottery funding are possibilities.
- Secure support of PHA, PCC and PCNPA for a defined and agreed scheme.
- Prepare a single report on the project as planned and ask Blase Lambert and Nic Bliss to review it.

Meeting closed at 4.00pm.