

St. Davids Peninsula Community Land Trust Ltd.

Third meeting of the St. DPCLT Steering Group held at the Memorial Hall, St. Davids on Tuesday 25th August 2015 at 7.00pm.

Present: Bill Preece, Chair, David Lloyd, Acting Secretary, Roger Williams (Honorary Treasurer), Andy Dixon, Len Cotton, Lis Cousens, Glenys James, Emma Evans, Cath Ronson, Rhodri Price Lewis, Alice Morgan, Sandra Young.

Professional Advisers: Mike Lawless (LA Architects), Elizabeth Adams (LA Architects), Dave Palmer (Wales Co-operative Centre), Ian Crawley (National Community Land Trust Network).

Apologies: Betwyn Holmes, Alan Price, Julie Evans, Cllr. David Rees, Cllr. Lyn Jenkins.

1. Overview of project to date – Mike Lawless:

- Modern homes for modern families.
- Freedom to alter internal walls.
- Newbuilding materials and new building methods to reduce cost.
- Maximise work opportunities for local contractors.
- Emphasised the importance of fibre optic cable access with regard to the plan to create 'work/live units'.

Cath Ranson – Self-build units should be considered, subject to the requirements of the business model. The re-sale of affordable homes for local people should be restricted to being returned to StDPCLT, subject to any obstacles raised by the mortgage societies.

2. Action points – Ian Crawley:

- Calculate the professional fees (architect and engineers re. services, transport and ecology) required to prepare a pre-planning application.

- Explore the sourcing of finance to meet the fees: a) Stage 3 grant from National CLT Network; b) S.106 affordable housing levy held by PCC/PCNPA; c) Nationwide Building Society Foundation.
- If the pool is to be included in the project explore sources of capital funding: a) PCC may be willing to assist the creation of a NEW pool; b) profit from open market sales of homes; c) lottery funding; d) Sports Wales; e) Welsh Government Rural Development Plan (contribution towards job creation and boosting tourism) (via Planed).
- Affordable housing - how many – where on site – what mix of one/two/three/four bedroom units? Consider shared equity model. Consider restrictive covenant to protect re-sales being returned to local ownership – may encounter mortgaging difficulties.
- Consider self-build to contribute to the affordability of homes.
- Open market sales homes - how many – what specification – houses will remain consistent with LA Architects vision of a sustainable model.
- Consider ‘pepperpotting’ as adopted in the Cashes Green, Stroud project - may not be the best financial model for the StDPCLT project.
- Key task to get PCC and PCNPA working together to address affordable housing and highway issues.
- Determine who is to be the developer of the site.
- Establish discussions with potential lenders to fund development capital for the project, such as the Charity Bank and Triodos Bank.
- Declare an expression of interest to the Welsh Government with regard to making an application for the funding of the administration of the project from the new Rural Communities Development Programme.

Sandra Young – a new swimming pool is important to the community for social and health benefits particularly for its large ageing population. Seek evidence in support of the argument from the two local doctors’ surgeries. Known demand for starter work units.

Emma Evans – concern that the absence of car access outside houses would prove unattractive to potential tenants and owners. Sustainability in the design of the project essential for the PCNPA.

Meeting closed at 9.00pm