

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

Eighth meeting of the St. DPCLT Steering Group (Directors) held at 2, Anchor Drive, St. Davids on Tuesday 9<sup>th</sup> February 2016 at 10.30am.

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

1. Up-date on Premier Inn – a request had been made by Nick James to postpone the proposed pre-planning application to the Parks until the Board of Premier Inn had made a decision on its intentions to acquire a plot for a sixty bedroom hotel on the Glasfryn Road. It was agreed that it was essential to work together with Nick James and that the request should be accepted. It was hoped that the Premier Board would make its decision by the end of March.
2. Bill Preece reported on his attendance at the National Community Land Trust Network annual conference. He visited a CLT in Bow, East London, which was under construction, involving the conversion of St. Clements Hospital. The CLT had 1,000 members. The project comprised 300 units of housing, of which only 23 were to be CLT units, the remainder to be sold on the open market. 2-bedroom units were to be priced at £350,000 for open market sales and £180,000 for CLT units. Three banks were involved in the project, The Charity Bank, Triodos Bank and the Ecology Bank.
3. Bill met Ian Crawley, NCLT Consultant, at the conference who said that he would look into the possibility of the St. Davids CLT accessing 'Locality' funding, which is a stream of funding available to community housing projects in England but possibly not Wales.
4. It was confirmed that the funding of the professional work, architectural, engineering, ecological and landscaping, required to prepare the pre-planning application, assessed to be in the region of £65,000, would be met 50% by Premier Inn, 25% by Pembrokeshire Housing Association and 25% by Pembrokeshire County Council.

5. Following a meeting with Steve Bradley, LEADER Implementation Manager, Planed, on 12<sup>th</sup> January 2106, it was confirmed that Andy Dixon, a Director of Planed, would prepare an application for European funding to pay for the additional professional fees and the planning fees for the final full planning application to be made, hopefully, in July 2016.
6. It was agreed that a formal option to purchase the site for the St. Davids Peninsula CLT from the two owners was an essential requisite that should be obtained at the earliest opportunity. Hugh James Solicitors, Cardiff, the firm which had incorporated the CLT, would be instructed to undertake the legal work, following advice from Nick James.
7. The subject of financing the development of the project should now be embarked upon. It was agreed that approaches should be made to the Charity Bank, the Charity Aid Foundation, Triodos Bank and the Ecology Bank.
8. It was agreed that Helen Tutin of Town, Coast & Country Estates, should be approached to research the market demand for both affordable and open market sales of housing in the St. Davids peninsula.
9. It was agreed that visits to other CLTs in England and Wales should be made as soon as possible, particularly to the Hastoe project in the West Country and Seren in Newport, Gwent, as recommended by Ian Crawley.
10. It was agreed to review the business plan for the pool drawn up by Leisure Republic in January 2011. It was confirmed that David Lloyd had obtained a copy of the 'Swim Narberth' business plan prepared in September 2014 and would send a copy to Leisure Republic to request their observations and a quote for the up-dating of the St. Davids report.

11. Len Cotton agreed to draft a brief for the design of a logo for the CLT website, which was in the early stages of construction by Pete Roberts, Globe Orange Website Design, St. Davids. Debbie Withey, Cheese & Pickles Studio, St. Davids had agreed to undertake the design work on a pro bono basis. It was hoped that the logo could be prepared by the end of February.
  
12. David Lloyd confirmed that he had placed an advert for the position of Honorary Secretary to the CLT on the Volunteering Wales website with the help of PAVS, Haverfordwest. He had also made mention of the position in his column in the City Council quarterly newsletter. No response had been received to date.
  
13. It was agreed to hold a Steering Group meeting of the CLT towards the end of March 2016 in the Memorial Hall, St. Davids.

Meeting closed at 12.30pm.