

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

### **(Redacted version)**

Ninth meeting of the St. DPCLT Steering Group (Directors) held at 2, Anchor Drive, St. Davids on Wednesday 24<sup>th</sup> February 2016 at 10.30am.

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

1. Bill Preece referred to a letter that he had received from Kathryn Perkins representing the Smith family, following which he had visited Kathryn at her office.
2. The value of the land was discussed.
3. Tax implications for the vendor were raised.
4. It was submitted that it was because reassurance was given to Pembrokeshire County Council by the St. Davids Community Project that the scheme was a community project, not a private project that a bid for the funding of the opening of the Glasfryn Road had been made to the Welsh Government.
5. The issue of how the CLT was to pay for the land was raised.
6. Bill suggested that the way forward would be for an option for the CLT to purchase the land in question to be taken, to be drafted by Kathryn, based upon the option employed by Nick James on behalf of Premier Inn.
7. This option could then form the basis of a business plan that would be put before potential funding banks.
8. It was agreed that Bill should seek advice from Nick James and then approach Kathryn with the option to purchase proposal.

9. It was agreed that openness and transparency would continue to characterise the approach of the CLT and that the option proposal should be pursued in a spirit of trust in the belief that the fairest agreement in the circumstances would ultimately be found.
10. Bill confirmed that he and Len had arranged to visit the two recommended community housing projects in Yeovil, Somerset and Newport, Gwent on 10<sup>th</sup> March 2016. A warm welcome had been extended to them, when they would also be meeting up with Dave Palmer, Welsh Co-operative Centre.
11. The next Steering Committee meeting was arranged for Tuesday 29<sup>th</sup> March 2016. Bill would prepare an Agenda and David would book the hall and send out the notices.
12. David agreed to follow up the designing of the CLT logo with Debbie Withey.
13. Len agreed to begin accumulating the contents of the website, including a statement of the rules of governance of the CLT.
14. Finally, it was agreed that the CLT would soon need a person skilled in administering the website, keeping postings up to date and responding to those contacting the site.
15. 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 12.00pm.