

Meeting of StDPCLT Steering Group (Directors)
2, Anchor Drive St Davids on Wednesday 18th May 2016 at 10.30am

Present: Bill Preece (Chair), David Lloyd, Andy Dixon, Len Cotton, Anne Dixon (Secretary).
Apologies received from: Roger Williams (Treasurer), Rhodri Lewis.

1. Premier Inn latest position and action if they do not proceed.

No decision has been received as yet from Premier Inns concerning the purchase of a portion of the land. It was agreed that if no decision is received by the beginning of June then we press for an option to purchase this land and proceed to pre planning.

2. Pre planning meeting.

- Bill Preece and Len Cotton have met with Nigel Sinnett to discuss the content of the application who agreed to provide a design brief for 60 units. Nigel is also happy to consider shared ownership housing as well as rental within PHA's remit. Len will prepare a design brief on the behalf of CLT to present to Mike Lawless.
- Planning Aid Wales may also need to be consulted subject to agreement with Mike Lawless

The CLT would purchase the land (less the area purchased by Premier Inn if applicable) and the possibility of a simultaneous purchase by the PHA of their part of the land was discussed. This would reduce our borrowing requirement.

- Len Cotton will produce a design brief on behalf of CLT for the meeting with Mike Lawless on 03.06.16. Houses for sale on the open market may need to have different design criteria from the rest. Passive house status needs to be considered.

3. Option agreement.

Funding position. There is a need to meet with the Principality Building Society to discuss mortgage options for shared ownership.

WP agreed to follow this up.

The Charity Bank have confirmed a loan offer of 70% after a meeting with Cristobel Tweedy.

The Charities Aid Foundation in liaison with the CLT Network have confirmed a loan of up to 35% As a result of this we can enter into an option agreement with Kathryn Perkins on behalf of Bewtwyn Holmes. Nick James will provide a template for the option agreement.

4. Preparation for Public Meeting.

Anne Dixon will contact all those on the membership list once the date for the public meeting has been decided.

5. AOB

1. Andy Dixon reported that our application, with the aid of PLANED, for European funding via then community development grant was unsuccessful but we can reapply later in the year. The initial application was for 80% of £180,000 for planning for the swimming pool and associated facilities. The new application should be for less.
2. Len raised the matter of the Website:
 - The design of the Logo was discussed. The 'window' design as favoured and Len will arrange for Richard Cotton to develop it further.

- Pete Roberts attended to discuss the management of the website. The usual fee would be in the order of £150.00 pa but he would be prepared to do this for a reduced amount. A competent volunteer could do this but it would need to be under Pete's supervision. A linked Facebook page would also be appropriate.

6. Date of next meeting: Friday 3rd June at 11.00