

**Meeting of StDPCLT Steering Group (Directors)**  
**2, Anchor Drive St Davids on Wednesday 30th August 2017 at 11.00am**

Present: Bill Preece (Chair), Roger Williams (Treasurer), Andy Dixon, Len Cotton, Rhodri Lewis, Anne Dixon (Secretary)

**1. AGM**

- Nominations for Board members. 4 applications have been received so far. These are from John Warren, Andy Middleton, Graham Perkins and Tracey Lindsey. There are 4 vacancies so there will be no need for an election. It will be proposed that the 4 existing board members and the 4 newly proposed members be elected en block. A show of hands will be invited. If this is close then a ballot of all members will be undertaken. It will be proposed that the Treasurer and Secretary continue.
- There are also 3 places available for co opted members. It was suggested that Andrew Phillips could be invited to join.
  
- It would be possible for StD CLT to re enter negotiations with the landowner, should they be willing, for the portion of the site not under option to Premier Inns or Pembrokeshire Housing, with a view to building low cost/shared equity housing and plots for open market sales. Authority for the CLT board to enter into such negotiations could be sought from the forthcoming AGM. Without a housing development the CLT has no function. The goal of providing housing for local people will have been achieved but the swimming pool will not have been replaced. PHA are also considering purchasing all the remaining site to develop via their commercial arm of Millbay Homes. Another possible outcome is Swangate seeking to purchase the remaining land and develop high cost open market housing, as the requirement for Section 106 affordable housing for the entire site will have been met by PHA developed housing.  
It is understood that PHA may continue to use LA Architects to develop their housing irrespective of other outcomes.
  
- Ian Crawley (CLT national representative) will make a presentation to the AGM . This will cover community housing and the functions of CLTs. It will be stressed that CLTs can have no opinion or remit to campaign on any planning application that does not relate directly to provision of housing or other community facilities such as the swimming pool.
  
- Several applications for proxy votes have been received.
  
- Today is the closing date for new CLT applications.
  
- The agenda for the AGM has been amended in the light of comments received from several members. These will be sent to those for whom we have e mail addresses.
  
- Accounts. There are 4 options:
  - a full professional audit
  - a lay audit
  - an accountants report
  - no auditIt was agreed to present the accounts unaudited as the amounts concerned are relatively trivial and professional services are expensive.

## 2. St Davids Community Land Trust

- The CLT has a debt of £25,000 (£19,000 to Mike Lawless for architectural services and £6,000 to Bill Preece). If the CLT is dissolved then there would be no income from the sale of land to pay these debts although it is possible that a grant from Pembrokeshire County Council (available from the second homes tax) would still be available and could be used to defray expenses. A further £350.00 will be due in October for CLT membership.
- The difficulties of ensuring that low cost/shared equity housing is only available for purchase by local people, especially when they are re sold, was discussed. It would be possible for the local authority to put a mechanism in place to achieve this.
- In Future CLT housing projects could involve land designated for housing in the next 5 year development plan which includes more land adjoining Glasfryn Road, although the current development would satisfy the need for social housing. Self build units and starter units may be possible. A possible site for these might be on land adjacent to St Davids Assemblies
- The provision of a swimming pool is still unresolved as any profit from sale of houses is now unlikely.