

**Minutes of the Annual General Meeting of
St Davids Peninsula Community Land Trust Ltd
7pm Wednesday 6th September 2017 at the City Hall, St Davids.**

1. Welcome and introductions.

2. Apologies received from: Rhodri Lewis QC, Cllr David Lloyd, Andy Middleton, and many more.

3. Report of the activities of the Board since the Company's formation. Attached.

Matters discussed:

- The effectiveness of communication with members was questioned. All members have been circulated via e mail or letter, delivered either by hand or by post. It was accepted that until recently the frequency of communication has not been adequate. This has been acknowledged in the past and apologies extended to members. This was reiterated by the Chair. The meeting was reassured that members would continue to be circulated and that communication via the press, including the City Newsletter, and social media would also be undertaken.
- It was suggested that in future meetings be held once per month and that they should be open to the general membership. Also, that there be a public meeting open to all members of the community once per quarter. It was suggested that a fixed slot for such meetings be determined.
- Fundraising has not been undertaken This may be appropriate in the future, especially with reference to the proposed swimming pool.
- Swimming pool. A full business plan was prepared by Leisure Republic in 2011 before the StDPCLT was formally established, although that may now be out of date. It was suggested that an open-air swimming pool may worth consideration, together with a pool run by volunteers to reduce costs. The Narberth Swimming Pool was quoted as example to be examined again.

4. Financial Report. Attached.

Matters discussed:

- The StDPCLT has a debt of £24374.20. £19200.00 is owed to LA Architects and the balance of £6000.00 to W Preece, although this amount will soon increase to a sum of £10,000.00. It had been envisaged that these costs would be defrayed by a loan, which would be forthcoming only once the planning permission had been obtained, or by the sale of 6 plots for private development. This would have given the StDPCLT some working capital to pay any debts incurred and to enable the project to move forward. Neither of these sources of funds are now available as the StDPCLT has withdrawn from the project. It was suggested that that it would be desirable to raise funds to enable these expenses to be paid without members of Board using their own resources.
- The particulars of the work undertaken by the architects and the expenses incurred were explained.
- The difficulties of obtaining the option agreement from Tudor Greenwood via Red Kite Solicitors was explained. Also, that the vendor had withdrawn once the Special General Meeting of the StDPCLT was called in June.
- VAT. The Chair explained that VAT is not recoverable on professional fees. The Treasurer commented that the issue of charities and the payment of VAT is not straight forward. The StDPCLT is not VAT registered.
- The Accounts were approved.

5. Additional Rule:

The Board will not commit the StDPCLT to a close link with any other society, company or entity without the prior approval of a General Meeting.

Proposed by: G Perkins

Seconded by: L Ward

Carried

6. Election of Directors to the Board.

The current situation was explained. There are four existing Board members: Mr Andy Dixon, Mr Len Cotton, Mr Rhodri Lewis QC and Mr Bill Preece. They were appointed for a period of three years at an open meeting of the company on March 29th 2016. In order to conform with the CLT rules they offered themselves for election at this meeting.

Four new nominations have been received from: Mr Andrew Middleton, Mr John Warren, Mr Graham Perkins and Mrs Tracey Lindsey.

The proposed board members were introduced to the meeting. As there were 8 nominees for 8 positions there was no need for a vote and it was proposed that they should all be accepted on to the Board.

Proposed by: Mrs Helen Silverstone

Seconded by: Mrs Ronnie Braby

Carried.

Local Council Non- Voting nominees were introduced to the meeting.

- Pembrokeshire County Council: Mr David Lloyd
 - Solva Community Council: Ms Vicky Barker or Mr Ifor Thomas
 - Brawdy Community Council: Cllr Mark Carter
 - St Davids City Council: Mrs Emma Evans or Mrs Sian Williams
- All have been nominated by their respective councils.
- Llanrhian Community Council: member yet to be nominated.
 - Mathry Community Council: member yet to be nominated.

7. Any Other Business.

Proposed motion: The board should try to re-enter the discussion with the landowners and Pembrokeshire Housing Association with a view to obtaining an option to buy the land subject to planning permission.

The reasons for the previous break down in discussions with the landowner was discussed. It was proposed that this should be a decision for the Board and that it is unnecessary for it to be discussed as a motion at this meeting.

8 Presentation by Ian Crawley, Trustee of the National CLT Network.

- Fundraising
- Size of scheme in terms of number of units and acreage
- Size of community area to be served
- Phasing
- Covenants re local ownership and re-sale to StDPCLT.
- Self-build options
- Sale of plots to release working capital
- It was pointed out that StDPCLT is unique in its attempt to acquire land that is already within local authority zone for permitted development within local area developments plans. Elsewhere CLTs are seeking to develop sites outside these areas where land costs much lower and are nearer agricultural land values.