



Notes of the first general meeting held on 18 November 2020 at 7.00pm
Zoom Conference facilitated by Patrick Nash

Present

Josh Phillips	Liz Roach
Patrick Nash	Jenny Morris
Ifor Thomas	Colin Reynolds
Rachel Lewis	Kay Reynolds
Penny Williams	Rob Jones
Helen Thomas	Jane Jones
Gill Thomas	Jackie Young
Andrew Mullins	Jacob Jones
Sarah Edwards	Amanda Stone
Christine Edwards	Karen Roulston
Paul Treacy	John Wells
Heidi Holland	Jane Wells
Mark Carter	Alison Ward
Sandra Young	Jo Rees-Wigmore
Jim Young	Mollie Roach
Anne Tyler	Lyn Jenkins
Robin Tyler	
Jamie King	
Bethan Stephens	

ITEM		
1.0	APOLOGIES	
	Apologies were received from Sue Denman, Jessie Buchanan, Rachel Jones, Wendy Phillips, Jonathan Higgins.	
2.0	INTRODUCTION	
2.1	<p>Josh Phillips welcomed everyone to this the first general meeting of the Solva Community Land Trust. The agenda had been circulated, the first part of the meeting would be devoted to explaining the background of the CLT and dealing with any queries that had not been dealt with in the previously circulated Q & As. The second half of the general meeting would be for members only and would elect the committee to take forward the project to the next stage.</p> <p>Josh Phillips thanked the outgoing chair and committee for all their work in getting the project to this stage.</p> <p>Josh Phillips also thanked Alison Ward for attending from Wessex who would help ensure that proceedings ran smoothly and Jo Rees Wigmore as an observer.</p>	
3.0	BRIEF HISTORY OF THE CLT	
3.1	<p>Ifor Thomas gave a brief history of the CLT. The project had been approved by the Pembrokeshire County Council cabinet on 2 December 2019, after a proposal had been formulated to win a grant from the second homes tax fund. The three parties to the project are Ateb, the housing association, PCC and the SCLT. Work had then proceeded to establish the need. This had been done by a survey designed by the then chair, Sue Denman, and Jessie Buchanan. This had demonstrated a clear need for affordable housing in the electoral ward of Solva and Brawdy.</p> <p>A Business Plan and Project Brief had been drawn up.</p> <p>Negotiations had taken place over the allocations policy to ensure local people would have priority on the waiting list. Discussions had taken place on the lease terms and in October 2020 the project had been given its final approval by PCC.</p> <p>Patrick Nash reported that membership was now over 100.</p>	
4.0	Q&A	

4.1	<p>Would the houses be for sale? Josh confirmed that the houses would never be for sale.</p> <p>Would there be space for electric cars? Josh Phillips said that carbon reduction was key to the project and an electric cart charging point was an objective of the project.</p> <p>Were the Pembrokeshire Coast National Parks on board? Full consultations would be ongoing with the Parks to ensure a smooth planning approval. Initial indications were that the Parks were supportive.</p> <p>There were no other questions.</p>	
5.0	KEY MILESTONES	
5.1	<p>Legals to complete by May 2021</p> <p>Design and Planning by September 2021</p> <p>Construction completion Feb 2023</p>	
6.0	TREASURER'S REPORT	
6.1	<p>Patrick Nash reported that funds in the CLT account were low. He asked that the meeting approved the waiving of a financial audit this year. It was not a formal requirement. Accounts would be prepared. The meeting unanimously agreed to waive an independent financial audit for this year.</p>	
7.0	ELECTION OF MEMBERS TO THE BOARD	
7.1	<p>Josh reminded the meeting that only paid upon members could vote. The following were unanimously elected to the Board:</p> <p>Josh Phillips Heidi Holland Patrick Nash Rachel Lewis Jackie Young Colin Reynolds Mark Carter Bethan Stephens Ifor Thomas Jamie King Rob Jones Mollie Roach</p>	
8.0	BOARD MEETING	

8.1	<p>Josh reminded members that before they accepted posts they should be clear that they had the time and commitment to meet their responsibilities. Before the voting, members gave a brief background and outlined their relevant experience.</p> <p>At the following Board Meeting the following officials were elected: Chair Josh Phillips Vice Chair Heidi Holland Treasurer Patrick Nash Secretary Rachel Lewis Membership secretary Colin Reynolds</p>	
9.0	COMMITTEES	
9.1	<p>The following were nominated to committees:</p> <ol style="list-style-type: none"> 1. Membership: Colin Reynolds, Jackie Young, Mollie Roach 2. Commercial and Legals: Josh Phillips, Heidi Holland, Ifor Thomas, 3. Patrick Nash. 3. Community Engagement and Legacy: Bethan Stephens, Mark Carter, Rob jones. 	
10	ANY OTHER BUSINESS	
10.1	There was no other business.	
11	DATE OF NEXT MEETING	
	Thursday 10 December at 7.pm	

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