

The Monitoring Officer

Denbighshire County Council

PO Box 62,

Ruthin LL15 9AZ

Dear Mr Williams,

Re: Llanbedr Dyffryn Clwyd Community Council Dispensation Request under Regulations 2(h)

The Council, at its meeting on 3rd September 2018, agreed to ask the Standards Committee to:

1. Extend the dispensation given to Cllr Lyn Evans and Cllr Tim Baker on 3rd April 2018;
2. Grant a dispensation to Cllr Dave Ritchie, whose appointment to the Griffin Community Hub Project's Management Committee was supported by the Council;
3. Grant an additional dispensation to each Community Councillor who wishes to purchase shares of The Griffin Community Benefit Society.

I attach a copy of the Griffin Community Hub Project July 2018 News Update. It shows the progress made on a wide range of fronts since the initial dispensation was given to Cllr Lyn Evans and Cllr Tim Baker.

The launch of the Prospectus for Shareholding for community ownership of "Our Griffin Ltd / Griffin Ni Cyfyngedig" Community Benefit Society has been delayed until the end of this month. This delay has been caused by a combination of the time taken to form the CBS, reg no 7819, which in turn has affected the time taken to create the share offer document. The Prospectus is currently awaiting validation approval from the Welsh Co-Op Shares Unit, which is expected to be given this week. The provisional timetable is:

21st September Open Day as prelude to the launch of the Share Offer Prospectus;

5th October Hard launch of the Share Offer Prospectus;

4th November Community Afternoon Tea to promote the Share Offer Prospectus;

17th November Share Offer closes.

The funds raised from these shares are crucial to the success of the Griffin Community Hub Project and this is one of the main reasons why our Councillors need the dispensation.

The bullet points in the July 2018 News Update shows key areas for which our Community Councillor members need dispensation, which includes:

- i. Overseeing the Planning Application 16/2018/0646, submitted on 11th July 2018 - which automatically comes to the Council for comment;
- ii. Overseeing the tendering and completion of the building work;
- iii. Overseeing the negotiations of the head lease and the sub-lease to the tenant.

The Griffin Community Hub Project's Management Committee has been advised to allow at least seven months for all of this to be done.

It is also highly likely that almost all of our Community Councillors will wish to purchase shares of “Our Griffin Ltd / Griffin Ni Cyfyngedig” Community Benefit Society and this could mean we would be unable to be quorate for key agenda items. However, as this will not be known until shortly after the next Standards Committee meeting, we would appreciate your guidance on how we should proceed once details of Councillor Shareholdings are known.

Please advise me if you need any further information.

Yours Sincerely

Gwyn Davies,

Clerk to the Council

Community Hub Report 2 July 2018

1. Fleurets were commissioned, on the advice of “Pub is the Hub”, to report on the viability of the Griffin given location and current market conditions. The report is tabled at this Council meeting. We were pleased that Fleurets expressed an opinion that the pub is viable and could be both a successful and profitable concern. The figures quoted are challenging, but are linked to the expectation of the appointment of a tenant with wide experience in both wet and dry sales. The management group adopted the report. There would be a differential in the rent paid to the owner, essentially for the building in its present state, and the rent charged to a tenant post refurbishment, and that differential would form the basis of gradual returns to the community following a successful share offer.

2. Our Community Benefit Society application has been received by Wales Co-op and is being processed.

3. Negotiations have begun over a “Heads of Terms” agreement between Sian, the owner, and the management group.

4. We hope to launch our share offer within the next month or so. Our target for the refurb is yet to be finally decided but we are looking at £150,000 - £200,000.

5. We were very pleased that following an application to the Plunket Foundation, we were pronounced eligible for “fully-funded action planning support”. This is funded by the Esmée Fairbairn Foundation and we have met with our adviser, Kate Harrison, and had an extremely successful meeting (Kate is very experienced in exactly what we are trying to achieve) in which Kate began the process of guiding us through the share offer legalities and formalities. Work is beginning on drafting our share offer prospectus and we will meet again with Kate shortly.

6. Our current account stands at approximately £900, and our Cadwyn Clwyd account is just over £2,000, meaning that we have approx. £3,000 in hand. Out of this will have to come website launch and design and solicitor's fees for lease negotiations.

7. The Griffin is opening for Route 76 on the 14th of July and this is a venture mounted by Sian, who has promised to make a contribution, if successful, to the Community Hub funds.