



Pembroke 21C Community Association Ltd

Chairman's Report – AGM 13th March 2007

A full Directors' Report for the last financial year to 31st August 2006 is published with the accounts which you have on your seats. So I won't go over all that again except to say that I hope you will agree that the report reflects the huge amount of work that is going on within Pembroke 21C on a regular basis.

Since the beginning of the current financial year – from 1st September 2006 – even more exciting things have happened.

Foundry House:

As you will have heard, we received funding from the Welsh Assembly Government's Community Facilities and Activities Programme of £216,000 over three years. Together with funding already received from Chevron and Pembroke Town Council, this has provided us with enough money to purchase Foundry House and to begin the renovation works. So on 1st September last year we put in an offer to Pembrokeshire County Council for £140,000 which was accepted. Despite the fact that it took the County Council over four months to provide us with a draft contract, we have overcome the snags that turned up and are exchanging contracts later this week with completion scheduled to take place before the end of the month.

So the exciting news is that Foundry House will once again belong to the community! Trustees will now be working on a brief for the renovation to go out to tender from potential architects. One of the good things about having occupied the building for some months before we can begin the renovation is that we are aware of all the problems that need to be sorted out – such as storage, separate access, use of the kitchen etc.

There is still much more money to be found – the budget is £85,000 short. The County Council did not give us any discount on the purchase price but they have allowed us the use of this building at no rent for the last 18 months while we raised the money to buy it. However, this lack of any discount means we have to find enough quickly to top up the

operating budget as the purchase costs have eaten into the administration and contingency costs.

But we are not at all despondent. An application is being submitted to PCC Community Regeneration Fund for up to £40,000 and another will be submitted to Lankelly Chase Foundation for around £45,000, and there are grants available for the renewable energy and energy saving plans we have for the building.

The letting situation is hugely optimistic with just under £5,000 having been received in letting income in the first five months which will go a long way to cover our running costs.

The Foundry Fundraisers group are continually raising small amounts through the Bonus Ball, raffles, sale of vegetables and flowers and they will be launching a Buy A Brick campaign soon. All other ideas for raising funds will be welcomed. We are of course very grateful to all of you who honoured pledges made towards the building fund.

Community Interest Company:

The Pembroke 21C CIC was set up in January and we should receive the certificate of incorporation any day now. The CIC has been set up as a social enterprise. It is “asset locked” to Pembroke 21C itself which means that all its profits will benefit the community association. This should eventually increase our unrestricted income and enable us to work outside the charity’s area of benefit.

The Directors are myself, John Allen, Phil Thompson of Chevron and Peter Webster. Basically the CIC can trade in almost anything that will benefit the community and this building. So we are open to any good ideas.

One such was raised at a recent review of our Fundraising Strategy. Peter Thomas suggested setting up a cycle hire scheme. Very shortly afterwards Elizabeth saw that the Sports Council of Wales were taking applications for Community Cycling Initiatives with the deadline of 16th February. She put in a bid and the other day we received confirmation that the CIC will receive £7,500 to purchase cycles and equipment for this initiative with training costs for cycle technicians. So the CIC is up and running and will begin trading very soon.

Staff and Training:

Since the last AGM we have acquired two new members of staff. Karen Houser who is the Pembroke Mill Ponds Project Officer and her post is funded by Environment Wales. Pat Hay, who was the caretaker here when it was the Community Education Centre, is now our caretaker for 25 hours a week funded by the Welsh Assembly Government's Community Regeneration Toolkit.

Karen has undertaken the four day first aid course and is now our registered first aider. She is also being assessed as an Open College Network trainer in woodland skills for the maintenance of the Holyland Woodland, along with Pat Doyle who is carrying out much of the work there.

Pat Hay has undertaken training in writing risk assessments to enable us to fulfill our health and safety requirements and is also reluctantly taking a course in computing for beginners so that she can upgrade her own skills and undertake some of the clerical work for the building lettings.

Elizabeth has this year taken a one week course with the Institute of Fundraising towards the Certificate in Fundraising Practice and has an assignment to complete for that qualification by the end of April.

Elizabeth is the Community Learning Champion with PAVS and can direct any member or volunteer towards suitable training so please contact her if you have a training needs to develop any of our projects. She arranged training for the Environment & Heritage group recently with PAVS in Presentation Skills. This will enable the group to put together and present a PowerPoint presentation to both the community to raise awareness and to potential funders.

Key Projects:

Elizabeth has done an up to date review of all key projects which is on your seats. I don't think there is anything that I can add to that but if you have any questions about any of it please do ask her or myself or another other Trustee afterwards.

We continue to strive to work in partnership with other groups and individuals in the community to deliver projects that meet the needs of the whole community. Key partnerships are with Pembroke Town Council, Chevron Pembroke Refinery, the Pembroke branch of the Wildlife Trust and, of course, PAVS.

Directors/Trustees:

I would like to thank my fellow Directors/Trustees for all their support over the last year. We were, of course, very saddened by the sudden death of Mary Sigley who was a trustee from September 2004. She was also Company Secretary and Chaired the Festival Group since it began in 2003. Mary is greatly missed by us all. She was especially keen to see Pembroke 21C be able to buy this building for the community and so we think it right that, once the renovation is complete, we dedicate one of the training rooms to her memory.

Jan Hughes has recently resigned as a Trustee. Jan was also a great mover behind the Foundry House project and is to be thanked for her work as a past Chair, for her work with the Festival and for helping to set up the Farmers Market project. Jan continues to be an active member of the organisation, and is still involved with the organisation of the Farmers Markets.

We are also sad to lose Denise James as a Trustee. Denise has been involved with the WI Country Markets for many years and came on board especially to see the Farmers Markets set up. She also continues to be an active member.

So we are a slightly depleted team but no less committed. We would be delighted to encourage others to become trustees this evening. There are proposal forms on your seats and details of what being a trustee entails. Training will be arranged for those who have not been a trustee of any other organisation before.

I should also perhaps explain that Trustees are also Directors of the Company Limited by Guarantee and tonight we are Directors because this is the AGM of the Company.

So Pembroke 21C is in good heart and is ready for exciting times ahead in this building. I hope you will be coming with us.