

NW3 CLT - AGM 2023

Date: 28th June 2023

Time: 6pm

Location: London School of Mosaics and via Teams-link

Attending in person: Sanya Polescuk, Silvie Jacobi, James Norton, Dave Woods, Calum Millbank, Laurence Dumond, Lysiane Bysh, Irena Seget, Nina de Ayala Parker (Cllr), Anna Smoliar

Attending on-line: Michelle Huggins, Peter Davey, Martyna Felus, Darius Woo, Mulu Tumzghi, Linda Chung (Cllr), John Pacione, Will Coles, Josephine & Rob Field

Welcome and General Report: Sanya Polescuk

Since our last AGM:

- September 2022 – Event on the Lawn, Meet your neighbours
- December 2022 – Public consultation and Christmas Social
- Artist-decorated 31 Daleham Gardens site hoardings, which are stunning
- Publication of our Allocation Policy
- Raised funding for all work up to Planning Permission and majority of our operations, plus on-going alterations.

Finance and Approval of Accounts: James Norton and Silvie Jacobi

- Total funding to date is £290K from GLA, plus £76k to cover over-spend (higher design costs and protracted Lease Price negotiations with Camden), £130,500 in previous Grants from CLH and request for £61.5k from GLA to cover expected costs of obtaining Planning Permission and transitioning to our Development phase.
- This means we now have sufficient funds to apply for Planning permission & Heads of Terms
- The development phase will start Sept/Oct 2023
- Currently we have not attracted sufficient funding to cover CLT operations ; however, there is now £385 in our PayPal account, provided from donations.
- FCA approved our final accounts for April 22, thanks to Sylvie for her help.

Planning at 31 Daleham: Sanya Polescuk

- At the last AGM I reported how planners sent our originally-proposed design back to the drawings board. We had to reduce the size of the building and increase the size of the shared garden.
- Having done so, the new design was re-presented in the Autumn and the Planners supported it.
- Although we had a positive response on the design from the Planners, before we could submit it for Planning Permission, we had to present it to the public.
- Public Consultation held in December here, London School of Mosaic, some or most of you will have attended.

- During the event we asked questions, recorded the replies and early in the year used these to further adjust the design, always following the Conservation Area guidelines.
- Because Daleham Gardens sits in Belsize Conservation Area, all new buildings must respect the area's character.
- This means the general shape of the building, its materials and decorative elements resulting in brick, pitched roofs and dormer windows, decorative balustrades on balconies, front gardens and garden walls, etc.
- Not visible from the images here, addressing your concerns, we have secure indoor cycle parking for more than 2 bikes per each flat and no new street parking.
- Not visible on drawings but, we now have detailed Allocation Policy on our website and is in line with Camden's allocation policy
- More about the building - it will achieve operational zero carbon. This means being heavily insulated, gas-free and use individual heat-pumps and solar panels for heating and hot water. This will keep energy spend of the new owners minimal and steady.
- Most importantly, we are now ready to submit for Planning, subject to Camden's in-house approval of our offer.

Our offer to Camden:

- The offer consists of payment for land, number of affordable flats to be delivered on it and the ways of allocating them.
- The combination of the post-pandemic construction cost increases, general inflation and reduced-size building means that our offer to Camden is no longer as was approved back in Sept 2020 (we have lost 4 flats).
- So during the last 10 or so months we have been fine-tuning our viability and negotiating with the Council.
- Briefly, our offer is a payment of over £1M for the site, 50% of the new building being affordable and a minimum of 50% discount applied on the sale of the affordable flats.
- We are expecting their decision next month. Responses have been positive so far.
- Next we will need to start fund-raising for the building itself.

Allocations: Dave Woods

- Our policy has been developed with contributions from Sylvie and Calum
- Selections will be made through a fair and transparent process
- There are 6 homes for the Trust, with a 50% discount (final amount to be confirmed later on)
- Applicants must be members of the CLT, and there will then be a questionnaire to determine initial eligibility: local connections and financial position (ie not able to afford a home elsewhere in Camden)
- Applicants will then be scored as follows:
 - 30% housing need
 - 25% local connections
 - 25% community involvement (either with CLT or other organisation)
 - 20% financial position
- Assessments will be made by an independent panel, comprising members and an independent third party.

Questions/comments:

Cllr Chung commented positively on the plans and that open space and energy conservation were both 'hot topics' within Camden.

She asked how key workers would be accommodated within the allocation process

Dave suggested that housing need and local connections would cover this aspect. Sanya added that the CLT was not intending target any specific job types as definitions of 'key worker' vary.

Michelle reminded the meeting that 2 social rentals would be allocated by Camden, and that any surplus from sales would be used for further discounts on sales.

She also explained that her experience in Lewisham indicated that the key worker element was covered by default within the allocation process.

Cllr de Ayala Parker asked whether it would be possible to use the space creatively before building started.

Sanya said it was hoped to have another lawn party during September. However, due to the churning of the ground by diggers earlier in the year, we would need to come up with a safe method of allowing people on to the ground.

Camden will of course be invited if by that time the CLT owns the land.

Public Indemnity Insurance will be needed.

Resolutions:

- None tabled

Appointing Board Members:

- Existing Board now consists of 5 Directors. Sophie Haggerty, who was appointed as 6th Director at the last AGM unfortunately had to step down earlier in the Spring due to health reasons.
- All existing Board members stand down at the meeting in order to be re-appointed

Directors were all appointed unanimously:

Sanya Polescuk prop by Lysiane Bysh, sec by Laurence Dumond

Jim Norton prop by Calum Millbank, sec by Sanya Polescuk

Calum Millbank prop by Dave Woods, sec by Irene Seget

Dave Woods prop by Calum Millbank, sec by Sanya Polescuk

Darius Woo prop by Nina de Ayala Parker, sec by Sylvie Jacobi

There being no AOB, the meeting closed at 7.00pm