

Minutes of Meeting held on Thursday 3rd February 2022

Location: online

Attended:

Silvie Jacobi (SJ)	David Woods (DW)	John Pasmé (JP)
Calum Millbank (CM)	Francesca Langhorn (FL)	Laurence Dumont (LD)
Peter Davey (PD)	Anna Smoliar (AS)	Irena Seget (IS)

Apologies: Not applicable

PRE-PLANNING

Calum announced that the CLT have £280,000 Greater London Authority (GLA) funding that will cover the costs of the build at Daleham Gardens beyond planning permission stage.

Pre planning application stage conversations has occurred with Camden Officers. Mole Architects can only begin the design stage once the soil on the site has been checked and site boundaries have been clarified and the pre-planning application design has been cleared on Camden's side.

Camden will confirm the number of units that can be built on the site. 3 of the units will be provided to Camden because they lost 3 social housing studio flats on the site in a fire. We need to establish the size of units to be replaced. For example if the units were 24 m² in size perhaps they would prefer one 72m² unit instead of three studios. We also need to establish the size of the units we are required to provide under 'provision of affordable housing'.

Mole Architects will need to be invited to participate in community engagement with NW3CLT members to discuss what they desire for the build.

ALLOCATIONS SUB COMMITTEE

The sub committee consisting of Silvie Jacobi, Laurence Dumont, Sophie Haggerty and Colin Archer have now had 2 meetings with Camden. Under Camden's own policy they make the following housing allocations;

- 50% market sale
- 25% social housing
- 25% intermediate housing that includes discounted rent and discounted sale

Camden had talked about a local lettings plan. The last time they had negotiations with alternate housing providers, our CLT is alternate, were housing co-ops. If we can minimise providing the replaced social housing units plus provision of affordable housing then we could make it work economically in terms of providing units for our members. However the provision of 25% discounted market sale units was unlikely, 50% discounted sale units was more achievable. At the allocations sub committee a discounted market sale of £230,000 for a 1 bedroomed property had been discussed.

Some Local Authorities have a list of available intermediate housing such as 'Share to Buy' for households with an income under £80,000. Intermediate housing is allocated to the following groups;

- You are a Camden resident
- You have worked in Camden for 6 months or more
- You have an annual household income between £20,000 and £60,000

We need to have a discussion about sweat equity from NW3CLT members. Can members give meaningful input to the CLT?

SITE – Artwork on Hoarding

The Daleham Gardens site has now been cleared.
Artists will be invited to provide their artwork to the hoarding around the site.

Any other Business

How will the build of the flats be financed – Jim Norton is not available to answer.
David Woods commented that building costs have increased. By the time the build is started finding builders should not be a problem.

We are not allowed to use wood now as part of the build because of recent problems with cladding. The GLA is not able to fund timber builds, information from the Mayor's Office in 2021.

We need to cost in an additional 20% for contingencies but this can be tapered off as the build progresses as we will have more knowledge of the actual final cost.

If we get the design right and don't change our minds this will keep our costs within budget.

In terms of being sustainable hemp and lime in concrete could be used and inside compact straw bale. Sustainable building materials may also positively impact the building materials and skills shortage that the UK is currently experiencing and might possibly feed into a 'green skills' and 'community up skilling' project-further increasing potential for sweat equity and reduced building costs.

We need further investigation/discussion/confirmation around the insurance money paid to Camden Council for the 3 social housing units they lost in the fire, our commitments to pay for the land acquisition and how this affects the project's financial viability.

NEXT MEETING TO BE HELD: to be arranged.