

Minutes of Meeting held on Wednesday 13 April 2022

Location: School of Mosaic, Gospel Oak

Present: Bogdana Lysiane Bysh Nina De Ayala Parker Laurence Dumont
Saliha Fellache (new) Silvie Jacobi Francesca Langholn Calum Millbank
Jim Norton Sanya Polescuk Irena Seget Anna Smoliar
Darius Woo

Apologies: Maeve Ryan Mark Nielson

Jim Norton, Finance Director provided an update regarding our funding.

We are celebrating the 6th year of the creation of NW3CLT in 11/4/16.

We have received a Greater London Authority (GLA) grant that is a conditional gift of £288,279, the finances required up to planning permission.

The Revenue Expenditure Plan has been agreed with the GLA that includes Development Management Fees to Altair, Architect Fees for Mole, Legal Fees, and Cost Consultant Fees for a Surveyor, Sustainability Consultant, and Structural/Civil Engineer Fees. We have had one pre-planning meeting and survey reports in the form of topographical and conservation reports etc.

There are 3 tranches to receive the £288,279 of GLA grant the 1st tranche being £81,472. We are to negotiate the acquisition lease for the land, a 250-year lease.

The 2nd tranche is for the pre planning application with the planning officers. The revised stage 2 design is being developed and there will be a design review panel meeting. Stage 3 is the design development. The Design Team is appointed to include a landscape architect. We will get the final written agreement from LB Camden Executive Officer regarding the terms of disposal of the site to NW3CLT.

Tranche 3 funding is for £86,448. We would be required to provide evidence of completion of all the project outputs of tranche 2.

We require an updated allocations policy in order to know who would be offered the 9–12 flats we hope to offer the CLT members. LB Camden is requesting 3 of the total 12-15 flats.

Jim talked us through a Gantt chart;
GLA funding has been secured
Debt funding – we need to re-engage with lenders
Valuation – what the site with the new building are worth
Debt agreement – sign it
Agree Tenures- LB Camden want 1 x 3 bedroomed flat that is around 120-140m² plus £2.5 million for the site.

It was suggested that we meet with LB Camden staff on the Daleham Gardens site. David Woods has joined us as a Director, he is an ex Octavia Housing Development Director.

Works is expected to begin at Daleham Gardens in August 2023 and the building completed August 2025.