

Minutes of Meeting held on Wednesday 25 May 2022

Location: London School of Mosaic, 181 Mansfield Road, London NW3 2HP

Present:

Darius Woo	Irena Seget	Laurence Dumont	Lysiane Bysh
Saliha Fellache	Sanya Polescuk	Silvie Jacobi	Sophie Haggerty

Apologies:

James Norton

Dave Woods

Calum Millbank - Sanya mentioned that had requested to join the meeting by 'zoom', unfortunately this facility was not set up and therefore he could not attend.

Agenda Items:

- Fundraising for Core Costs of £1,000 per annum
- Preparation for our event on the lawn at 31 Daleham Gardens
- Updates on Mole Architects' designs for our planning application
- Members to come forward for roles to be allocated for our board and sub-committees
- Any other business

Fundraising for Core Costs

Sanya suggested that each member pays a nominal amount each year.

Irena and Sophie have offered to assist with fundraising.

Event at 31 Daleham Gardens

This topic was discussed under public relations.

Planning Application

Laurence and Sanya discussed the architects' plans, especially internal layout of communal stairs, lift and access to the flats. Laurence suggested flipping location of stairs and lift to external wall as that reduces shared corridor space and gives more private space to two flats on each floor.

Laurence and Silvie suggested to replace all shared indoor corridor space with external access deck placed alongside the North wall of the building. That would increase the amount of private space in all three flats on each floor.

Sanya said she would take both suggestions to the meeting with the architect.

Allocation of roles for the Board and Sub-Committees

L = lead

R = responsibility

SC = sub-committee

I = informed

Project Management Committee

Need to pre read the weekend before Tuesdays fortnightly zoom meetings.

Finance

Need someone with a finance background. Jim Norton communicates with organisations for funding i.e. CAF who will provide junior funding and Triodos who will provide mezzanine funding. Until we receive planning permission finance is not

required. Jim would like support from another person. Darius offered to be R, meaning offering to be responsible on sub committee activities.

£2.5 million could be raised with selling a few units and borrowing the remainder however until we know how many units we can build we cannot be certain of our expenditure.

Public Relations and Community Engagement

Engaging with local residents – Lysiane and Laurence offered to carry out this task. In the short term we would like to organise an event at Daleham Gardens preferably in June and invite LB Camden and local residents.

Sophie is interested in getting involved in outreach work and ensuring all people are invited, diverse groups in terms of ethnicity and different income groups.

Lysiane offered to be leader as she lives locally. Laurence also offered her services as she lives locally.

Saliha is happy to help with the Daleham Gardens event.

Communications

The Communications Sub-Committee is involved in updating the website plus managing social media.

Sanya will be Leader as she can manage instagram and twitter accounts.

Allocations

Discussions required with LB Camden as to the size and quantity of units they require as replacements plus section 106 units.

LB Camden have asked for 1 three bed roomed flat plus 3 other flats.

Callum is the leader.

Silvie wants to be involved to learn more.

Laurence also offered to be on the sub-committee.

Dave Woods, former Development Director at Octavia Housing will be involved.

The Allocations Sub-Committee is involved in the formula of the allocations policy but not who is offered accommodation.

Registered Provider

CDS has offered to be a registered provider. They currently host the London Community hub and manage a lot of Co-operatives.

The CLT can access funding for affordable flats via a Registered Provider.

Sanya feels NW3CLT members should have at least 50% of the Daleham Garden units.

Around 20 members have requested housing and of those 20 around 8 are active members of the CLT.

Legal and Governance

Jim has offered to be Leader on this sub-committee.

Risk Assessment

Dave will lead on this.

AOB – there were none