

NW3 CLT meeting on 17th May 2023 @ 8a Belsize Court Garages

Attendees:

Sanya Polescuk (chair); David Woods; Lysiane Bysh; Darius Woo; Darja Reitober; Laurence Dumont.

Apologies.

Will Coles, Anna Smoliar & Irena Seget.

Agenda:

1. Changes to the design.

The design has changed due to cost; the hanging tiles are replaced by bricks. The overall building cost is about 6 million. There is no change in the flats' layouts.

The bike storage is entirely indoors, and there are around 2 bike spaces per flat in addition to some for visitors.

The bins are stored in a brick enclosure by the entrance into the site (not the entrance to the building).

The assessment showed that some bedrooms are too exposed to the sun and they could overheat during summer. This issue only concerns some flats, not all of them. There needs to be some form of protection from the sun. There are various possible options, such as to put external blinds or shutters, reduce window sizes, put some treatment on the glass, etc. External blinds would last only about 10 years and then they would need to be replaced, which would be an additional on-going cost so other options are being considered.

2. The planning application and its timeframe.

The Board of NW3 CLT met with Camden Council members and they continue to support the project.

There are further meetings with the council to approve, hopefully, the NW3 CLT offer for the land; this is likely to be in June 2023.

If the NW3 CLT's offer is accepted in June, the NW3 CLT is hoping to submit the planning application in June as well. It can take 6 months and more for the Council to decide if it approves the planning application. Once the planning application is registered, Camden Council will probably conduct another public consultation.

The target for completion of the building constructions is now Summer 2026.

3. Affordability plans.

The NW3 CLT is providing a minimum 50% discount for all the affordable flats with a commitment to increase the amount discounted if the project's surplus allows it. The NW3 CLT will get help from the GLA in form of a capital grant for every affordable flat. The NW3 CLT can only apply for the capital grant once Camden Council has accepted our offer to buy the land.

The final tranche of agreed repayable development grant from the GLA has been received and the NW3 CLT is seeking an additional tranche to bind us until the building construction starts on site.

4. Plans for another 'get together' on the lawn.

The NW3 CLT will organise an event on the lawn and, if possible, make this event part of the Council public consultation. This could be as late as September or as early as July; the date will be confirmed later.

5. Next meeting.

The next meeting will be the AGM on 28/06/23, possibly a mix of in-person and online attendance.