

## NW3 CLT Members Meeting

02.03.2022

Attending:

Sanya Polescuk, Jim Norton, Silvie Jacobi, Keiko Yoshida, Laurence Dumont, Bogdana Ghinescu

Apologies:

Calum Millbank, Mark Nilsson, Anna Smoliar, Meave Ryan, Francesca Langhorn, Irena Seget

Meeting notes:

- we need to do a fundraising call to members to cover CLT membership fee of £150
- Insurance fee of £200 can be covered by GLA funding
- Update given on confirmation of GLA funding towards completion of planning application
- There are three tranches of funding for different milestones
- First tranche of 82k to be spent within next 4 months on architectural design fees and solicitors fees for our pre-app (20k fee to Camden for process)
- We have already spent almost 130k grant money to get us through to this point with CLH being our seed funder
- Funding from Community Housing Fund is set to expire in 2024, which will be after which we are well beyond planning permission stage
- These funding streams require us to be more consistent with our accounting, including having set up a double signatory system to authorise payments *from* our bank account
- Discussion around project 2 comes as the conditional grant *we received* from CLH *for project 1 (Daleham Gardens)* has to be returned, and closing the cycle with investing in another ~~scheme~~ *project*
- We discussed several of the conditions from both Camden and GLA for the pre-app, including that GLA requires balconies whereas Camden conservation officers rules this out *on street-facing elevation*
- We discussed the issue around meeting Camden allocations policy requirement around providing certain percentages of affordable vs market sale units
- We are required to re-provide 128sqm of social rented space, and Camden noted that they require a 3-bed room unit, so we may deliver anything between 2-4 social rent units
- Mole Architects set out a target for 850sqm and 13 flats that we can provide *but have agreed not to stipulate a target sqm and to say minimum 13 flats*
- Sanya notes that we should not see this as a limitation and we should aim to maximise space and units
- We are now able to build a lower ground floor *in order to reduce the over-bearing height of the building as seen from the street*
- Jim outlines that our financial modelling depends on the design, tenures and what we can achieve as maximum market sale price – iterative process
- Laurence raised point about influencing architects brief through asking members for their preference on certain aspects of the build such as balconies or open plan kitchen. *She will prepare the list of issues to be tested in a questionnaire to members next week*