

NW3 CLT Wednesday 1st February 2023 meeting

Attendees:

Silvie Jacobi

William Coles

John Pacione

David Woods

Jim Norton

Sanya Polescuk (chair)

Darius Woo

Laurence Dumont (minutes)

Anna Smoliar

Francesca Langhorn

Apologies:

Irena Segret

Update:

The construction should be completed, we hope, and ready for occupation between June and December 2025.

The CLT is currently negotiating with Camden Council the price of the lease. Originally, it was a project for 18 units, but it was scaled back to 14 units and the building cost has doubled. Currently, the project includes 2 social rented flat for Camden Council, 6 units for discounted sale and 6 units for private market sale.

The CLT is negotiating a 250-year lease with the possibility to buy the freehold after 25 years for peppercorn price. The outcome of the council's decision process should be by the end of February 2023.

If all goes well, the planning application should be submitted by the end of March 2023 and the outcome known between September and December 2023.

The ground survey: it seems to be all good; it is clay. There are two TFL tunnels and a mail tunnel nearby, but apparently not under the building site.

There is a new project manager who is very experienced in CLT; she has worked with East London CLT.

Outcome of the consultation:

15 local people attended the public consultation on 20th December 2022, and they left written comments.

Key points were:

- Clarify the allocation policy
- Clarify what are the discounted sales
- Architects to produce drawing putting the building in context comparing the height and massing with previous council building and with current surrounding buildings.
- Architects to review the balustrade design as some concern was expressed about the colour not being in keeping with the street.

The architects will produce a FAQ sheet to answer the points raised in the consultation.

Positive feedback from the attendees included:

- The idea of affordable housing as the area has become much less diverse over the years.
- The size and scale of the project were highly appropriate for the area

Concerns from attendees included:

- How the flats will remain affordable if the residents move away: there will be a covenant with the CLT to keep the flat affordable in perpetuity.
- Massing of the building: the architects will produce a drawing showing the building in context with the current houses on the street and contrasting the size of the new building with the old council building.
- The new building will sit too close to the street. The new building only sits a little bit closer to the street, and the front garden will be landscape to compensate. There is no car parking on the site.
- The design of the balustrade (colour and pattern) was not in keeping with the area. The balconies are a planning requirement, and the architects will review their design.

Installation of the new hoardings:

The hoarding will be installed the week of 6th February 2023; there will be two notice boards, one for Camden Council and one for the CLT, and the art from the local artist Megan Menzies.

Members discussed how to support the project in the community. It was suggested that members could speak to their local counsellors. Stories from people in the community supporting the project could be shared on the notice board, once set up. There could be a 'you said..., we did...' poster on the hoardings to answer some of the concerns raised in the consultation.

Allocation policy:

The allocation policy document is being finalised.

AOB:

Notice boards: Darius will be the lead and Laurence the back up.