

Crystal Palace CLT Board minutes

Date: 23rd January 2021

Present: Chris Axon (CA, Chair), Lola Barrett (LB), Tom Chance (TC, Secretary), Janet Cooke (JC), Bernard Humphrey-Gaskin (BHG), Vishal Shah (VS, Treasurer), Rob Shaw (RS, Project Board Chair).

Apologies: None

1. Minutes of previous meeting

The Board agreed the minutes were an accurate record of the meeting.

TC noted the outstanding action to organise a skills audit for the board. JC agreed to take this forward.

2. Report from the Project Board

The Board noted RS's verbal report on the work of the Project Board since the Board's last meeting in October. We are waiting for news from the GLA on our grant application to continue the design work, and on LB Croydon to sign the Heads of Terms for the site. We have also not yet had our pre-application meeting with planning officers.

VS reported back on discussions with the GLA about our revenue grant application for approx £211k, which we expect to go to a panel for decision at the end of the month. He also fed back to the Board work with Brick by Brick and CLH London on the financial appraisal.

JC reported back on discussions with officers at LB Croydon, trying to get a signature on the Heads of Terms for the land while the council struggles with its other challenges.

JC has also had a discussion with the Royal Horticultural Society about our grant award, which was paused last year due to COVID-19. LB noted that we need to be sure we have permission to do the gardening work if we don't take the housing project forward, and that this won't violate any grant terms and conditions.

3. Tenure options and financial viability for The Lawns

TC introduced the paper and explained the options and implications of different housing tenures, and all Board members shared their views. There was general agreement that the Board would like to take a long-term view and to start seriously exploring Registered Provider status.

The Board agreed to establish a subcommittee for organisational development; to conduct a skills audit with particular attention to that committee and to provide more support to VS our Treasurer; and to then recruit new Directors and/or committee members based on the skills audit findings.

JC, LB and TC agreed to start the ball rolling on the subcommittee.

LB suggested we produce a diagram illustrating the structure of the different boards, committees and groups, and which individuals sit on which. TC will create this.

The Board agreed to rule out Shared Ownership and Mutual Homeownership, and to rule out market sale or rent except for cross-subsidy to achieve greater affordability for the other homes. We agreed that if we provide London Living Rent homes we aspire to ensure rents can be covered by Local Housing Allowance, and aspire to Discount Market Sale values that are affordable for key workers. This will be in line with our “as affordable as possible” aspiration.

4. Future meetings

The Board agreed to meet in April. TC will circulate a poll for dates.

JC suggested we share progress updates over email ahead of that, which the Chair (CA) agreed to.

RS has scheduled the next Project Board meeting on the 8th February at 4.30pm. This may be postponed if the GLA’s decision is postponed.

5. AOB

CA noted that construction costs have been rising in recent months, and it is difficult to predict the medium term trends that will affect our project on The Lawns.

JC proposed we approach Cllr Jane Avis (Croydon Cabinet Member for Homes & Gateway Services) and Tom Copley (London Deputy Mayor for Housing) to acquaint them with our project, CA suggested we do this following the decision by the GLA on our grant. This was agreed.