

Crystal Palace CLT Board minutes

Date: 11th June 2022

Present: Chris Axon(CA, Chair), Janet Cooke (JC), Rob Shaw (RS, The Lawns Project Committee Chair), Lola Barrett (LB), Bernard Humphrey-Gaskin (BHG). Also present (non board members): Tim Bellenger, (items 1-3), Mother Joyce Petnard.

Apologies: Tom Chance (TC, Secretary), Vishal Shah (VS, Treasurer)

1. Welcome

CA welcomed TB and MJP to the meeting. As key stakeholders they had been invited to give a view on some important decisions that needed to be made by the Board. These items would be dealt with at the start of the meeting but they would be welcome to stay for the whole meeting.

2. The Lawns project

At the last meeting it had been noted that there was increasing frustration amongst Board members that, despite all the time committed, we were still unable to progress without the legal agreements being in place when we could begin to draw down the GLA grant, and that this was impacting seriously on morale. Accordingly the Board had agreed to pause other project activity on The Lawns until the Agreement to Lease between CPCLT and LB Croydon was finalised.

However the GLA had been reassured by LB Croydon that the extreme delays in finalising the legal agreements were due to the lack of administrative capacity within the Council and not due to lack of support for the project. The GLA had exceptionally agreed to release the first tranche of grant funding.

Now the GLA and the Community Led Hub (CLH) were concerned about the lack of progress on our part and were strongly encouraging us to restart the project even though the legal agreements remained outstanding.

The Board carefully weighed up the position and concluded that the risk of proceeding before the legal agreements were finalised was less than that of not doing so. In particular further delay might lead to us running out of time to complete the project within agreed timescales. A lot of effort continued to be put into chasing progress so we would have no problem demonstrating that we had used our best endeavours in the unlikely event that Croydon did not finalise the agreement. The Board had done its due diligence and would not have to pay back any unspent grant if the project failed.

There was unanimous agreement that we should now resume work on The Lawns project and RS was asked to restart the process. He would speak to the Development Manager and Archio who would need several weeks before they could begin work again. Once timescales are clearer TC would be asked to agree with Archio when would be the best time to recall the Resident Design Group. RS said that Christmas would be the earliest the scheme was likely to be ready to go to the Planning Committee.

3. Future development - confidential

Discussion on this item has been recorded in a confidential minute because it covers matters related to individuals and information that may be commercially sensitive.

4. Minutes and matters arising from the meeting held 2 April 2022

The minutes were agreed as accurate. Matters arising not covered on this agenda would be deferred until the next meeting.

5. Update on legal matters

JC confirmed that it was likely to be a further 2-3 weeks before we had comments from our solicitor on the Agreement for Lease. Our solicitor continued to chase LB Croydon's solicitor for a response to our comments on their proposed Lease.

6. Financial matters

In advance of the meeting VS had sent through confirmation that the GLA had advanced us £88k of the grant they had awarded us and that there was £38k remaining of the grant previously awarded by the CLH. Cheryl Scott had agreed to act as Development Manager on the Lawns project working at risk until the GLA grant was received. It was agreed that she should now be paid for the work she had done to date. CA would remind VS that the CLT's accounts for 2021-22 needed auditing.

It was noted that VS wished to stand down from the role of Treasurer as soon as a successor was in place but that he would remain a Board Member. He would lead the recruitment process, CA and JC agreed to assist as required.

7. Jason Perry, Mayor of Croydon

CA had sent a letter to Jason Perry congratulating him on his election and proposing a meeting to explain more about CPCLT and discuss what opportunities there might be for us to do further work in Croydon. It was agreed that the meeting should be attended by CA, TC and JC. JC agreed to arrange this.

8. AGM

After discussion and taking into account the availability of members present, it was agreed that the 2022 AGM should be held at 7pm on Thursday 13 October. Hopefully more detailed proposals for the scheme at The Lawns would be ready by then. The Salvation Army Hall had worked well as a venue for the 2021 AGM and TC should be asked to book it again.

9. Future meetings

The next meeting will be 6th August, 10:00-12:00. We agreed it would be preferable to meet in person.

Subsequent meetings will be 8th October and 3rd December. These were all Saturdays and meetings would continue to be held 10:00-12:00.