

# Crystal Palace CLT Board minutes

**Date:** 8th October 2022

**Present:** Chris Axon(CA, Chair), Janet Cooke (JC), Rory Underwood (RU, Treasurer).

**Apologies:** Bernard Humphrey-Gaskin (BHG), Vishal Shah (VS), Rob Shaw (RS, The Lawns Project Committee Chair), Tom Chance (TC, Secretary), Lola Barrett (LB),

## 1. Minutes of last meeting and matters arising

Carried over - TC suggested we should consider content for the AGM in addition to the formal business. Perhaps a discussion about how the community would like to see homes built following the demise of Brick by Brick and the Mayor of Croydon's decision to rescind the suburban development Supplementary Planning Document.

## 2. Financial

RU advised he was about to add the CLT onto the OPS (open project system) at the GLA as this was needed for the next payment tranche. All future GLA funding would now need to go through OPS.

Accounts had been submitted and our accountants invoice settled.

Financial model to be reviewed given the current interest rate hike and general outlook over the next 12 months.

## 3. Lease with LB Croydon

Currently ongoing. Draft copy of the AfL is now with Croydon, JC was going to review latest version from solicitor following our previous comments and has circulated latest reiteration to see if there are any further comments from the group.

A concern raised was our requirement to access the site to undertake intrusive surveys prior to signing the lease. CA advised that he had not heard of a case where a 3rd party was given access to a site, which they were about to purchase, to undertake any works. An alternative approach might be to accept the contamination risk, undertake the surveys as soon as convenient once the site had be transferred to us, and then rely on the termination clauses within the lease if the surveys identified decontamination

works which would make the scheme unviable. JC to review proposal and any thoughts from the group are welcome.

The GLA has offered their support if we felt it would help move things along quicker - RU. It was agreed that we would hold off with the request until we felt we were at a point where this would really help move things on.

## 4. AGM

AGM is set for 20 Oct, CA and TC to discuss.

## 5. AOB.

Meeting with Mayor, CA can't make 8 Nov date and so it was decided to either agree a new date or if the proposed new date was too far off, to proceed with the current meeting without CA. Possible points to raise: What we are doing, Any other site we could acquire, We would be happy to share our learnings with other groups in the borough.

TC was going to look into whether Croydon might be open to providing further funding for the Lawns.

## 6. Future meetings

The next meeting will be 3rd December, 10:00-12:00. We agreed it would be preferable to meet in person and maybe link this with some sort of Christmas get together. To be discussed further.