

## Crystal Palace Community Land Trust (CPCLT)

### Minutes of Board meeting held on 11 November 2023 via Zoom

**Present:** Chris Axon (Chair), Janet Cooke, Bernard Humphrey-Gaskin

**Apologies:** Lola Barrett, Tom Chance (Secretary), Vishal Shah, Rob Shaw, Rory Underwood (Treasurer)

#### 1. Matters arising from the meeting held 5 August 2023:

- a. **Procurement Options for The Lawns** - Nothing had changed in respect of procurement. Construction costs remained volatile and we could not commit to a procurement route at this stage. Given the delays in planning it's unlikely we will get a decision for another two to three months. However we must ensure the Board has sufficient time and information to make this decision ourselves at the appropriate time. **CA/RS**
- b. **Annual Accounts 2022/23** - These had been submitted by RU.
- c. **Allocations Policy** - JC still needed to circulate this externally for comments. **JC**
- d. **Legal Agreement with LB Croydon** - Still not finalised.

#### 2. Planning Application

Agreed that the current position was very frustrating. The planners had made a series of comments, all of which would normally have come up in the two pre-application meetings. This was the purpose of such meetings.

Arrangements to carry out the intrusive geo-technical survey on the site were in hand. It remained critical that this take place before a final decision was made on planning as the Board needed to be clear about the level of risk (contaminated soil) it was taking on before signing the legal agreement to take over the site. **RS**

#### 3. Finance

Although RU was unable to attend the meeting he had circulated a Finance Report.

- a. **Development funding** - a preliminary meeting was being set up with Big Issue Investments to discuss our proposals and borrowing requirements to fund development of The Lawns.
- b. **VAT and tax efficiency** - Once the cash flow position was resolved, RU was proposing to set up a meeting with solicitors to establish CPCLT's position re Stamp Duty Land Tax, Corporation Tax and VAT to ensure that we were able to maximise available opportunities to be VAT and tax efficient. **RU**
- c. **Cash Flow** - The situation remained critical because, although they had been very flexible to date, the GLA would not release any further funding until the Agreement to Lease was signed. The GLA were putting pressure on LB Croydon to finalise this. The Board had previously agreed that no further financial commitments should be entered into until our outstanding grant funding was received. CA to check with RU whether the costs of the geotechnical survey were included in the costs already committed. **CA**

#### **4. AGM**

Unfortunately we had not been able to book a venue for the AGM to be held in late November in time to give members the required three weeks notice. However, given the further delays in getting planning permission, this was not a bad thing. The Secretary will book the Salvation Army Hall for late January. **TC**

It was agreed that we needed to use the AGM as an opportunity to bring in new Board members as the CLT moved into a new phase - development should start at The Lawns during 2024 and we hoped to find new development opportunities in other local authority areas in SE19.

A Board Awayday would be arranged in April 2024. **JC**

#### **5. Future Meeting Dates**

Next meeting was scheduled for Saturday 2 December. It was proposed that this should be a short meeting followed by a social event/meal for the Board. CA to organise. **CA**

Subject to general agreement, 2024 meetings would continue to be held 10-12 noon on the second Saturday of alternate months. Let us know if you disagree with this proposal, otherwise please note in your diaries.

13 January 2024

9 March 2024

11 May 2024

13 July 2024

14 September 2024

9 November 2024 **ALL**

#### **6. Any other business**

There was none.

*JC 23.11.23*