

The Community Plan (TCP)

Meeting of directors
17 June 2019, 7.15-9pm
Vicarage, Crayford Road N7 0ND

Attending: William McMahon - Chair (WM), Marjorie Mayo (MM), Alexandra Lilley (AL), Nikki Gibbs (NG), Richard Hope (RH), Tricia Clarke (TC), Nick Wakeling (NW)

Apologies: Rod Gonggrijp (RG)

1. Minutes from previous meetings

Last directors meeting 20 May 2019:

- **WM to provide NG with text for flier, NG to produce graphics, for next board meeting.**
- Two Bartlett events held, second smaller than the first but good engagement due to smaller size. Displays also available at Hilldrop. Women's Building pledge less evident than expected; message conveyed to students.
- **OWCH to be contacted by MM.**
- Matt has been busy but now available for tasks, to focus on social media, with NG to help with graphics.
- MM also referenced local contacts not aware of ongoing Peabody consultation; need to do more on comms.

Peabody 24 May 2019:

- c15 people attended consultation today. Further consultations this week: Tuesday, Wednesday and Saturday
- Clear assurance given that would be separate consultation on Women's Building. Also that health and well-being facilities to be available on the site.
- Minutes updated to reflect that directors, not Peabody, raised omission of green space from latest pledges.
- **MM to arrange meeting with James Murray on co-housing.**
- **WM to request Architecture & Planning group to create doodle group for first meeting, agenda to include possibility of computer generated vision for site.**
- Agreed that persons providing pro bono support to the group not to be given favourite treatment on any tender for work; robust interview-based or similar assessment needs to be deployed for tender processes, transparent and run by

persons with appropriate expertise. ~~Also noted that Tudor Trust bid included specific funds for past service by Manila & White.~~

- TC noted hoarding up within tree-line, currently lacking decoration.
- Reconsidering whether appropriate to take office space at visitors centre, a similar issue with council space. Other options include space at St George's.
- London Square representative attended Bartlett event as well as consultation 17 June.
- Next Peabody meeting 3:30pm 28 June. **WM to provide Peabody with TCP structure chart.**

2. Fundraising

- Tudor Trust submitted; awaiting response.
- Trust in London being drafted by WM.
- Board discussion on separate or joint Reclaim Holloway (Reclaim) bid to a known sponsor. To focus on homelessness (relevant to 14k on waiting list in Islington) and/or women empowerment (relevant to the Women's Building). Three options:
 1. TCP bid on Reclaim's behalf,
 2. Reclaim set up separate body and bank account,
 3. TCP apply and manage funds received.
 - Governance issues include: conflict of interests and objects, director duties, need to be open to other women groups and other community groups; perception as well as reality of any conflict. **To revisit at subsequent meeting.**
- **Lottery: WM to meet 20 June.**
- Crowdfunding. Draft email tabled. MM suggested ask be linked to a specific activity. NW suggested it may indicate funds going to 'enablers' (e.g. administration) rather than ultimate objects of TCP. Board agreed that, rather than pilot to a sample of 20-25, will email to 'old' list of transferring email addresses as last opportunity for them to sign up to TCP's 'new' list. **WM to ask Matt to email. Also to create list of potential large donors locally.**

3. Preparation for Peabody consultation

- Already ongoing.
- TC noted that a good meeting held with Council lead planning officer 11 June to discuss how to ensure meaningful consultation by Peabody.
- **MM and Matt to draft email to 'new' list on Peabody consultation dates, as well as to other local political and other organisations**, NG to provide wording on benefits of attending i.e. to record priorities and talk to Peabody representatives.
- **AL to feedback to Peabody that opening to visitors centre is intimidating, can it be made more welcoming?**

4. Meeting with Peabody 28 June

Points to feedback:

- **Confirm m² or £ amount to be allocated specifically to Women's Building.** Commitment in SPD unclear and London Square representative unable to clarify at consultation. Reference to 'non-residential' space could include other facilities.
- **Understand constraints on the site:** topography, council limit of 30m height, viewing corridors, TFL access, etc; what will be included in their architects' briefing?
- **Engagement with Reclaim Holloway** not followed through by Peabody.
- **Understand next phase of consultation**, noting timeline set out in visitors centre: Autumn and Winter consultations, Submission Spring 2020, Demolition Summer 2020, Construction Summer 2020-22. Is this timetable accelerated compared to previous discussions?
- **Letter from Peabody to 960 people: will this be repeated?**
- **Can we attend Peabody designer meeting each fortnight?**

AOB

- Matt to support website, twitter, mail chimp. NG to support with graphics.
- **Subgroups to constitute first meeting before next board 22 July:**
 - WM to contact Architecture & Planning group,
 - TC to contact/constitute Environment & Sustainability,
 - NG to contact/constitute Women's Building group,
 - MM/AL to constitute Co-Housing group.
- Each group can send a rep as guest at next board meeting.
- RH to request Islington Homes for All to join Environment & Sustainability Group.
- RH raised the issue of deliveries to the site (e.g. UBER and Deliveroo) to be by electric or pedal power. The site could be a beacon for no petrol or diesel vehicles allowed on it.
- RG facing challenges in contributing to TCP board. **WM to suggest nominating an alternate or replacement director** from the Greens, noting need to update Companies House, internal governance and banking records.
- Should we have a community update before the summer? Purpose to update on consultation, discussions with Peabody, organisational sub-groups etc

Next meeting 22 July at the vicarage