

Meeting between Community Plan for Holloway
and Peabody Housing Association
Friday 24 May 2019 // 12-1pm // Visitors' Centre

Present:

Peabody - Phil Church, John Greenshields

CP4H - Marjorie Mayo, Nick Wakeling, Tricia Clarke, Richard Hope, Niki Gibbs, Will McMahon, Alexandra Lilley,

Apologies: Rod Gonggrijp

1. CONSULTATION PROCESS

PC shared that the consultation process will run throughout the whole project and even beyond the build. There will be a more intense consultation of three or four months on the build to begin with; formal consultation will start at the end of June, beginning by meeting with existing community groups, then more open/public groups. Two or three working group sessions will also be held over the summer, each with a specialist focus, including one on the women's building. All ideas will be recorded and action will be taken where consensus can be found.

The second stage of consultation will involve sharing a masterplan layout of the site and receiving feedback on this. This will then be drawn up in much greater detail and a hybrid application will hopefully be submitted next year. There will be an opportunity for people to see the more detailed application before it is submitted.

2. FEEDBACK ON THE PLEDGES

JG agreed to include green spaces in pledges document.

ACTION: JG TO UPDATE / CP4H TO CIRCULATE

Shelter from the Storm have a new location for their shelter, so this is not now happening in the upper level of the Visitor's Centre. Centre 404 may use some space for storage temporarily. Otherwise there are no plans for this space.

ACTION: CONSIDER ALTERNATIVE USES OF UPPER LEVEL SPACE

3. CO-HOUSING

MM gave an outline of what co-housing entails: most commonly around 30 households, living separately and independently, but committed to communal life. There would usually be a shared space where the households can eat together e.g. once a week/month, as well as some other shared facilities e.g. a guest room that can be booked out for family members to stay. Co-housing is especially suitable for people who are downsizing, or for social housing tenants who are committed to living co-operatively.

The GLA has resources available to support co-operative housing and a suggested action would be to meet with James Murray to find out more.

ACTION: ORGANISE MEETING WITH JAMES MURRAY

PC responded that they are currently considering all tenures: affordable rent, shared ownership, private rent, private sale, as well as co-operative housing. Peabody as an organisation is committed to care and support as a principle e.g. moving on accommodation.

It was proposed that one of the summer workshops was dedicated to exploring co-housing.

4. ENVIRONMENT

Hoarding is due to be constructed by the end of next week – it will be initially blank. There is no date yet set for the clear up outside the site, but the hoarding will potentially deal with this issue. JG queried whether cutting off that part of the site behind hoarding would cause disquiet among local residents.

Peabody are looking into how to demolish in the most environmentally friendly way; they will be unlikely to be able to reuse the bricks, but they will be turned into 'crush' to form foundations of future buildings.

The current architects have agreed that they would like to meet with the architects and planners sub-group.

ACTION: ARRANGE MEETING

NG suggested making a time-lapse film of the demolition and rebuild.

5. HEALTH AND WELFARE

MM raised a question about the health provision for the new residents of the site.

PC responded that this was entirely Islington Council's responsibility and that the community infrastructure levy will come into play to ensure that appropriate provision is made.

6. OFFICE SPACE

WM raised the previous request for space for Community Plan within the Visitors' Centre. JG requested that a formal proposal for the use of the space was made, including details e.g. use of WiFi.

ACTION: PROPOSAL TO BE DRAWN UP

7. EXHIBITION SPACE

The UCL exhibition of architect students' designs will be at the Town Hall on 31 May 5-7.30pm. A repeat event will be held at St George's Church on 8 June at 2.30-4pm.

PC and JG raised concern over having the displays in the Visitors' Centre, in case there was confusion over the consultation process. It was agreed to hold off hosting it there for the time being.

8. DATE AND TIME OF NEXT MEETING

Peabody are meeting every two weeks with the design team, so a monthly meeting was proposed. Next meeting will be on Friday 28 June at 3.30pm, after the initial week of consultation.

9. AOB

NG raised the possibility of having some temporary safe accommodation on the site e.g. for women coming out of prison.

PC mentioned that the GLA have a new model called 'Move On', which might be worth exploring.

JG requested the Community Plan structure chart – he would be willing for his designer to do some work on it.

ACTION: SEND EXISTING STRUCTURE TO JS