

Minutes

Community Plan 4 Holloway and Peabody

20th September 2019, 9:00 – 10:00am

The Holloway Women's Prison, Visitors' Centre

Attendees:

Peabody: Phil Church, Becky Leahman.

Holloway Prison Consultation Team: John Greenshields, Claire Callow.

Community Plan 4 Holloway: Will McMahon (Chair), Niki Gibbs, , Marj Mayo, Richard Hope, Liz Loughran, Linda Clarke, Tricia Clarke

Apologies:, Roderik Gonggrijp, Alexandra Lilley

Minutes form last meeting

Action

The minutes of the previous meeting had been circulated prior to meeting and read in advance

1 Concept and Design

LL asked if Peabody were at RIBA stage 1

PC said that Peabody were waiting for:

- Environment assessment

- Bat survey

- Noise survey

A prelim site survey is being done to get a base impact

LL asked if Peabody will be doing a socio-economic assessment in the neighbourhood. 1/3 people rent in Holloway and need permanence

PC Peabody want to create sustainable communities for the neighbourhood

PC There will be a new public park

PC The site to include: retail if demanded, other services, nursery, gym, small supermarket

LL Can we see a draft of the development?

JG Working groups will report back

LL Can we feedback on the site layout?

PC The design workshop will give options for comment

2 Energy Efficiency

There have been many changes since the SPD was written and needs updating

Will expertise and training be in the Section 106?

PC Training apprenticeships will be through our contractors to NVQ level

PC Peabody are to appoint an M&E engineer to look at the SPD and the GLA

London Plan to look at the different requirements

PC Combined Heat and Power CHP is now at the bottom of the list, with ground or air source pumps at the top

PC Peabody pledge to keep heat service charges low

PC Building to zero-carbon standards could be expensive for residents

LL We need to get women involved in the construction

JG We have a plan to get women into the construction which might include ex-offenders

PC We are two years away from starting on site

LL We need a strategy for construction and training. We need to ask the Mayor to bring together construction and training

PC Peabody has a strategy and history of how to achieve these processes

LL To have a separate Energy Workshop where we could share knowledge and resources

BL London Square will be our construction partners and should be included

JG To table a proposal to create a separate Energy Workshop group JG

3 Co-housing

MM The GLA Community Housing Fund can provide funds

MM The GLA were encouraged by Peabody engagement

MM Revenue and capital funding

PC Stand alone or integrated models need to be worked through

MM Diarmaid Ward is on board with co-housing

Need to chat with Council Officers

4 Peabody Family Voice

At a meeting with Peabody and PFV PC had used the expression “community sign off”.

JG This is not formal as the expression was used in an informal context and will not be written as it was meant to mean “with your support”

For the final stage, CP4H have to be onboard

BL Consultation engagement through its iterations

“Community Sign Off” is not to be used

5 Consultation Workshops

PC The workshops were not totally prepared and so delay was necessary to gather more data, e.g. permeability in certain areas was constricted by a 2m height difference

The landscaping for disability access requires a 1:21 gradient and might have to remove some trees – this required more consideration

PC Workshops will still be held but delayed.

PC Some workshop dates to be agreed

PC There will be an exhibition by the end of the year

MM Can we have spaces for noticeboards?

BL They can be put up on the hoarding and the website

6 Rents and Service Charges

PC Peabody are in discussion on rents with Islington Council and the GLA

PC Peabody commit to keeping service charges as low as possible

There will be no gas on site so no gas meters or charges

Each unit will have its own water meter and billing

PC Heating and cooling have to be balanced and could use air source heat

pumps for this

LC The success of these systems depends on the quality of installation

Service charges for communal areas could be kept low by using photovoltaic

PV and LED lighting along with sensors

PC Certain areas would require extra heating to support the elderly

JG To create a list of "asks"

LC

7 £42m Loan from Mayor of London

WM asked if a change of Mayor would impact on the project

PC A legal agreement is in place and a change of leadership will not affect the agreement.

It is posted on the GLA website

8 AOB

MM What will happen in 10 years' time if Peabody want to sell a social rent home?

PC The homes as social rent are in perpetuity

PC Occasionally a social rent home is sold as not viable

LC We need big cycling facilities

PC The GLA standards on cycle yields will be followed

LL What is happening with TFL and cycle, accessibility and road access provision?

To alert CP4H if TFL has any changes to cycling provision

Peabody

PC Peabody are meeting with MOPAC. Workshops will follow after. Peabody to report back to CP4H

Peabody

JG passed around a list of typical questions that will be posted on the website as part of the Q & A

8 Next Meetings

Next meeting of CP4H: Monday 7th October. 7:15 – 9:00 Vicarage

CP4H and Peabody Friday 18th October 09:00 – 10:00 Visitors' Centre

Peabody Workshops: TBA