

Minutes

Community Plan 4 Holloway and Peabody

Friday 28th June 2019, 15:00 – 16:15pm

The Visitors Centre, Holloway Prison

Attendees:

Peabody: Phil Church, John Greenshields

Community Plan for Holloway: Will McMahon (chair), Niki Gibbs, Tricia Clarke, Marj Mayo, Richard Hope.

Apologies: Alexandra Lilley

Minutes of last meeting

Action

The words co-operative housing, need to be replaced by co-housing

Minutes will be published on the Peabody website

JG

MM asked if open meetings could on a regular basis and be similar in format to the event at St George's Church

1 Consultation report back

Allocation of m² or £cost of Women's Building. Peabody does not have this as an analysis of needs on a room by room basis is required first. Peabody need to know how the space will function.

Form will follow function

We need to focus on where about on the site the Women's Building will sit

MM asked how Peabody will publicise meetings with local groups

There will be approx. 3,600m² of non-residential space but might vary according to the height of the buildings

Peabody hope there might be a community centre

NG said the Women's Building should be for everybody and the community

Constraints on the site:

- 30m height control

- TFL public access to site and Emergency Services

- Viewing corridors to landmarks

JG said that work on the constraints will be published within a few days

PC said that the topography will make the site interesting

Consultation feedback

WM Asked if there is a schedule of when Peabody will be sending out letters?

JG said 9876 addresses have been posted out by Peabody from their distribution list

WM Said that some residents in the neighboring two wards are still not getting the mail outs. Peabody will follow up this information Peabody

NG Can Peabody advertise the sign-up to the distribution list on the hoarding? Peabody

To revise the strategy of communication for the next round of the consultation process PC

JG said that up to 9600 residents had been mailed out
306 people had attended the consultation events at the visitors centre
The feedback had been positive and informed

2 Working groups

Following the sign-ups at the consultation events the number for workshops so far are:

83 for the Women's Building

79 for Permeability

78 for Design

60 for Open Space

Each workshop will be bespoke

A separate workshop will be organised for architects as the meetings are technical

JG Suggested that the first workshop for the Women's Building should allow for presentations from a few speakers. It should concentrate on themes and look for common ground

Peabody are looking for an independent person to chair the Women's Building workshops which will run over several sessions

NG Suggested the sessions should be identified in advance

MM How could different women's group could co-operate?

PC The Women's Building is mentioned in the SPD but there is no explanation as to what the Women's Building should be

JG Said that the Museum does not have to be in the Women's Building

JG The Women's Building will be de-coupled from the consultation process as it will follow a different timeline

JG The Women's Building will not be rushed

The Women's Building could be celebrated or discreet

3 Site update

MM Could the co-housing be in the community centre?

MM The Barnet Older Women's C-Housing OWCH have offered a show round on the 30th August. Contact MM if you wish to go

JG Will be able to see some internal prison spaces on the Peabody website

PC The asbestos survey of the site has been commissioned

JG People are still trying to break into the site

JG A contractor will be coming in to clear back the grass on Parkhurst Road to the hoarding

NG Asked if the large tree can be protected

Peabody said the large tree is not listed with a Tree Protection Order. But the tree will be kept if possible

Peabody said that a Landscape Architect has been appointed and a survey will be started

4 Office space

CP4H will not be asking Peabody for office space at the Visitors' Centre

6 AOB

JG Said that large meetings do not work for Peabody with a maximum of 60 being their limit

PC Said that an open forum or workshops are better

TC Suggested a steering group

MM Said it was up to us to have open meetings with specific themes and workshops followed by questions

TC A Steering Group could include community groups and community interest groups

WM The Women's Building has a national profile. But most attendees at meetings are local to Islington

WM CP4H want to do a street by street consultation

TC Wanted to know what the Governance of Peabody looked like

PC Will check the Peabody website to see if the board is listed. He is titled "Head of New Business"

TC Asked if observers could attend board meetings at Peabody?

JG Said that governance at Peabody is not for day to day practicalities

PC The next board decision by Peabody will be when to start building and to provide funds

PC Decisions have to be made on rents, a community centre, a Women's Building and space

There will also have to be an energy strategy

6 Date and time of next meeting

JG asked if a rough draft of agenda could be sent in advance of future meetings WM

Next meeting CP4H and Peabody:

Monday 22nd July, 09:00am at the Visitors' Centre, Holloway Prison