

Minutes

Community Plan 4 Holloway and Peabody

22th November 2019, 9:00 – 10:00am

The Holloway Women’s Prison, Visitors’ Centre

Attendees:

Peabody: Aoife Conacur, Becky Leahman.

Holloway Prison Consultation Team: John Greenshields.

Community Plan 4 Holloway: Will McMahon (Chair), Niki Gibbs, , Marj Mayo, Richard Hope, Tricia Clarke, Mark Charlton

Apologies:, Roderik Gonggrijp, Alexandra Lilley

| Minutes form last meeting | Action |
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| All of the previous minutes have been forwarded to Peabody for comment | Peabody |
| | |
| 1 Where is Peabody with regard to the new consultation timetable? | |
| AC A possible February showing of the master plan and its options | |
| The levels are a challenge as there is a 10m difference in topography | |
| The inmate garden might be retained depending on the location of the blocks | |
| To organise a stand-alone meeting with CP4H and Peabody to discuss the plan | CP4H, Peabody |
| Roughly 10% could be accessible homes | |
| This is a policy requirement | |
| Adaptions can be made when the occupier is know | |
| Some accessible units will be for sale | |
| There is more demand for accessible housing in the social rent tenure | |
| Car parking will be available for accessible access residents only and service bays | |
| To be discussed; landscaping, materials and construction and playspaces | |
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| 2 What is the plan for the Women’s Building meeting? | |
| At a meeting on the 3 rd November they discussed; vision, services and ideas | |
| The is a Council meeting on the 11 th December | |
| AC The Women’s Building might be built into a building – be part of a block | |
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| 3 What progress has been made on the Homeless shelter meanwhile use? | |
| AC The Homeless shelter could be open for 2 winters | |
| AC It has a capacity of 15-20 | |
| AC There will be separate dorms for male/female with more space for men | |
| AC The site will be accessible throughout | |
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| 4 Will it be possible to sell of the HA units or will they be protected by a covenant? | |

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| Will check to see with Peabody to see if the social rent housing can be sold off in future | BL |
| 5 What is the timescale on the 3D model for the community to be able to see it? | |
| No date has been offered for the 3D model but AC will check | AC |
| 6 What progress has been made on organising meeting with Women in Manual Trades and Women in Construction? | |
| This was not discussed in full as Linda Clarke was not available | |
| 7 A memorial, possibly including keeping a section of the prison wall. Including a plaque? Names of those who died in HMPH? | |
| A memorial could be a mosaic built into a section of wall. | |
| Peabody and CP4H are open to ideas | |
| 8 Update on tours | |
| 9 Number of units on site – are we anywhere near knowing this? | |
| AC We don't know the numbers yet but think around 1,000 | |
| 10 Amount of space – size of units – will they be to standard space sizing? | |
| Peabody will be working with the Council on this | |
| 11 Pepper pot approach to units – How will this work? | |
| RH Asked how pepper pot placing would work on site | |
| BL Offered an option of separate stairwells at each corner of the core that would serve different tenures | |
| JG Suggested that service charges could be higher if private owners needed a concierge | |
| RH Stated that this was a change from the original pepper pot placing where a neighbour on any floor could be from any tenure. In effect the pepper pot placing was tenure blind. | |
| Peabody to take this back for discussion | Peabody |
| Peabody might offer a visit to one of their sites to see one of the options | AC |
| 12 Rents – Are Peabody working with the Council to set the rents? | |
| Discussions with the Council are ongoing | |
| Part of the viability testing | |
| 13 Environment | |
| CP4H When will Peabody let us see the bat and tree survey | Peabody |
| EIA Environment Impact Assessment is still pending | |
| 14 Rubbish on site to be cleared up | |

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| Peabody said that the clear up on the border between hoarding and Parkhurst Road is complete | |
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| 15 AOB | |
| To visit the Caledonian Road scheme | ALL |
| On Co-housing, Peabody are meeting the Council in December | |
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| 16 Next Meetings | |
| Next meeting of CP4H: Monday 2nd December. 7:00 – 9:00 Vicarage CP4H and Peabody Friday 13 th December 09:00 – 10:30 Visitors' Centre CP4H and Peabody Friday 24 th January 09:00 – 10:30 Visitors' Centre CP4H and Peabody Friday 14 th February 09:00 – 10:03 Visitors' Centre Peabody Workshops: TBA | |