

## **Draft model resolution for all political parties in the Borough.**

### ***(INSERT NAME) notes:***

1) The Holloway prison site represents a unique opportunity for Peabody and Islington Council to provide a flagship vision in both community consultation on housing and the delivery of a Women's Building to replace the services lost when the prison was closed.

2) Members of the community are worried that this opportunity will be missed if Peabody does not respond to the concerns raised by many hundreds of people in Islington.

3) On 8th March 2019 Peabody stated that the Mayor of London's £42 million loan deal required that 42 per cent of the homes would be social rent.

4) Brendan Sarsfield, Chief executive of Peabody, also stated that 60% in total would be "genuinely-affordable".

5) The need for an iconic Women's building that reflects the important history and replaces the services of the prison, offering an alternative progressive model of support for all marginalised and vulnerable women.

### ***With regard to the present plans, we note:***

6) The public consultation on the site as a whole has been inadequate.

7) The present plans will lead to a dense over-developed site with tall buildings over-shadowing residents and the surrounding areas, blocking sunlight in the green spaces and a poor-quality public realm that will be excessively over-shadowed and windy.

8) The excessive housing density will lead to poor quality single aspect homes with some failing to provide adequate daylight and sunlight, suffering from poor acoustics or at risk of overheating. The site layout is dominated by a road that cuts across the site taking space from the much needed central park.

9) The present design of the Women's Building (only two thirds of the ground floor of a residential tower, plus an overlooked garden that will not receive sunlight) is not iconic in any way and does not offer enough space to provide

the support and services needed. It is not a fitting legacy to the women who suffered, struggled and were healed at the prison.

10) The proposals make no environmental commitment or recognition of the climate emergency. As a publicly funded project, a net zero carbon pathway to 2030 should be established.

***(INSERT NAME) agrees:***

11) That in line with LB Islington's housing policy, the social housing rent and 'genuinely-affordable housing' should be equivalent to council house rents.

12) To urge Peabody to rethink the present inadequate plans, keep to their promises and loan commitments and be bold enough to listen to what the different communities in Islington are telling them and act on their many constructive proposals.

13) We do not accept a trade-off between the women's building and social housing - if more space is required the number of units for private sale should be reduced to produce a scheme that is high quality and not too dense.

***(INSERT NAME) Resolves to:***

a) Only support a final masterplan that addresses the issues outlined in points 1) to 13) above, and to call on our elected councillors to do the same.

b) Lodge objections to any plan that does not respond to the concerns in points 1) to 13) above.

c) Support the Community Plan for Holloway in its campaign to ensure that the different communities in Islington get the best possible outcome for the site.

d) Send this resolution to our elected members, those standing in the GLA elections in seats covering Islington, including the Mayor Sadiq Khan and GLA Housing lead Tom Copley, and call on them to only support a plan that represents the expressed demands of the local community as outlined above.