



# COMMUNITY PLAN FOR HOLLOWAY

## **Tenure Blind / Pepper-Potting Policy**

*Policy statement written by Community Plan For Holloway, to inform planning decisions made by Peabody Housing Association, in relation to the re-development of the former Holloway Prison site.*

### **Integration Not Segregation**

The principle is that all residents live together; united by their shared space, not divided by their different tenures.

All types of tenure are spread out equally across the site ("*Pepper-potting*"). All residents coexist, sharing communal spaces and facilities. Occupants have no way to discern the tenure of their neighbours by the look or placement of their homes ("*Tenure Blind*"), thereby discouraging stigmatisation based on wealth, which is synonymous with tenure.

The development should be built as one cohesive community, without divisions, separations, partitions or segregation. Divided communities, with ghettoization and isolation, are unacceptable.

### **No Poor Doors, No Poor Floors**

Architectural enactment of the above principle requires:

- No separate entrances/exits ("*poor doors*"), or access routes (stairs/lifts), for people with different tenures.
- No division of tenures on separated floors within the building.

- Equal distribution of aspect and daylight.
- Equal location in relation to local sources of noise and pollution.
- Equal resilience to summertime overheating.
- Equal use of high quality build materials, like insulation and cladding.

## **Shared Facilities**

All facilities and amenities in the whole development are to be shared by all residents. This includes, but is not limited to; play spaces, green spaces, parks, gardens, courtyards, lifts, stairs, entrances/exits, lobbies, parking bays, bicycle lockups, post deliveries, sports facilities, storage areas, gyms, cafes, rubbish/recycling areas, communal rooms, seating areas and access routes.

Policies need to be agreed which ensure that service charges are integrated into the overall estate costs. All residents should have a high standard of cleanliness and upkeep regardless of tenure. Building grand entrance lobbies for private residents is no justification to separate them from other people on the estate. Differences of tenure need not result in tenants paying higher service charges.

## **A vision for Holloway**

We recognise that private leaseholders and/or tenants are part of the business model which Peabody uses to build social housing in the modern day, but urge them to remember that they were established in 1859 in order to "*ameliorate the condition of the poor and needy of this great metropolis, and to promote their comfort and happiness*". Their current 'Mission, Vision and Values' document asserts they intend to "*put the most vulnerable first*" and "*design, build and maintain homes and neighbourhoods which people are proud to live in*". The above policy is in line with these aims, Poor Doors and private parks are not.

It is our assertion that the segregation or stigmatisation of those less fortunate in society, and the harm this does to social cohesion, does society at large a disservice. We need to treat people with dignity and respect, as equals. Peabody adopting this policy could act as an example, a beacon, for what ethical private/social developments should look like.

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