

## **Annual Report to the November 11 Community Plan for Holloway Board AGM in preparation for the 2021 Annual Return of the Report and Accounts to Companies House**

### **Summary Introduction**

The Community Plan for Holloway (CP4H) is a dynamic coalition of individuals and community organisations with a vision for the former Holloway Prison site to become a place where residents and service-users flourish.

We have worked with the local community in Covid-safe ways to ensure its views shape the Holloway development, especially those most in need of social housing, green spaces and services.

CP4H is guided by a fortnightly Board meeting. Working groups are managed by our two part-time staff members who drive forward the operations of the organisation. We have created a transparent structure involving the community at every level, successfully engaging hundreds of local people so far.

We have successfully advocated for 42% of homes to be built at social rents, opportunities for women in construction and a substantially larger women's building than was originally planned - although we are pressing for more space.

Now, as the project moves into the planning application stage and beyond, this is the crucial time to ensure the community views are further amplified.

CP4H is now in a unique position as a collaborative community body amplifying the views of the community, recognising that the demands of different parts of the community will need to be negotiated and balanced.

As a key central participant in this process, CP4H has developed the necessary relationships with Peabody and Islington Council.

The Board, and the wider volunteer base, share skills and knowledge, as well as experience gained, including criminal justice, women's services, community engagement and organising, financial management, fundraising, media and communications, illustration and graphic design, video and photography, planning, housing, architecture and environment.

### **In 2021**

In 2021, the Community Plan for Holloway (CP4H) has continued to play a leading role in ensuring that the voice of the different communities have been heard as Peabody Housing Association has developed its plans for the Holloway site.

All Board members have been active in promoting community voice and the range of different views that are present in the local community about the plans offered by Peabody and have endeavored to ensure these views have been presented to Peabody, Islington Council and the Mayor of London, who, in addition to the local community, are the other key stakeholders in the development of the Holloway site.

**The focus of this report to the AGM is on the work of the CP4H Board.**

At the AGM we will also hear briefly from the following working groups that have a specific focus on different aspects of the Holloway site development.

Architecture and Environment Working Group  
Co-housing Working Group  
Social Housing Working Group  
Women's Building Working Group

A synopsis of these reports will be added to this Annual Report when it is completed and forwarded to Companies House.

It should also be noted that a Campaign Group, Communications Group and Fundraising Group meet on a regular basis to ensure these aspects of CP4H's work are managed outside of the Board meetings.

The Board extends its thanks and appreciation for all the voluntary contributions made by campaigners and the community over the year.

**Board Meetings**

For most of 2021, the CP4H has met fortnightly to discuss an agenda that focuses on both governance, finance and staffing, and matters brought to its attention by individual Board members, the Working Groups and other stakeholders.

CP4H aims to be a decentralised community campaign with initiatives taken by different working groups who speak with their own voice. The views of the CP4H as a whole are represented by Board statements, annual reports and overarching responses to each new iteration of Peabody's Plan for the site. The most recent example being the overarching CP4H Vision Document for the site, published in late October 2021.

**The key aspects of the work carried out by the Board in 2021 are:**

A) Moving progress on the creation of a charity registered with the charity commission. An application, drawn up by Board member Nick Wakeling and agreed by the Board, was submitted in the summer to the Charity Commission. CP4H is awaiting a reply from the Commission.

B) Advertising, interviewing and employment of a new staff member, Melissa Herman. The Board would like to thank her predecessor Debbie Humphry for all of the hard work she carried out while employed by the Community Plan.

C) A renewed search for new Board members to represent the diversity of the community. A new advert for Board members was issued in October 2021 and interviews are planned for applicants in November 2021.

#### D) Finance and Fundraising

A financial report for 2021 is contained below. Fundraising is led by a group composed of Board Members Alexandra Lilley, Marjorie Mayo and Will McMahon and staff member Melissa Herman.

The main focus of the work in 2021 has been to obtain renewed funding from The Community Fund, Trust for London and The Tudor Trust for London. The Board is grateful for the support given by these funders over the last three years. The Board would like to record its thanks to Richard Hope for managing the finances and reporting required.

#### E) Responses to Peabody's plans for the Holloway site

The Board brought together the broad range of views from the community and submitted replies to the two consultation processes carried out by Peabody in July and October 2021. The first response represented a wide-ranging critique of Peabody's plans. The October response focused on a reiteration of CP4H's long-standing criticism of Peabody's method of consultation and its approach to working with community groups and, in particular, the Community Plan for Holloway.

F) Regular meetings with Peabody to inform them about the views of different parts of the community with regard to both Peabody's consultation process and more general views about Peabody's work on the site and any issues that members of the local community raised in regard to the site. These meetings became less frequent from the end of May as Peabody in effect refused to meet on a regular basis.

G) A series of meetings with key figures in the council including the new leader of the Council Kaya Comer-Schwartz, the deputy leader and housing policy lead, Diarmaid Ward, and lead figures in the Islington Council Planning Department.

H) Publication of the 54-page Community Voices report in March 2021. The report is based on 217 Community narratives collected on and off line. It provides valuable information on community views and aspirations and how to enable these to be articulated more effectively.

I) Drawing on the Planning Aid for London Resource through a series of events that enabled Community Plan supporters to focus on the important final stages in the planning process.

J) The establishment of the Women's Advisory Panel to draw in broader support for the campaign for an iconic and substantially larger women's building than proposed by either Peabody or Islington Council.

K) Regular communication both with the local community through the website, email bulletins and Twitter and the local media to make the case for a much better development.

L) Supporting a variety of working group initiatives as resources allowed.

M) Produce a wide range of well-designed publications and leaflets. The Board would like to record its thanks to Niki Gibbs for her pro-bono design work.

## **Board Membership**

In 2021 the Board had the following members:

Tricia Clarke  
Richard Hope  
Niki Gibbs  
Roderik Gonggrijp  
Alexandra Lilley  
Halaleh Taheri  
Will McMahon  
Lawrencia Frepong  
Nick Wakeling  
Marjorie Mayo

In August 2021 Halaleh Taheri stepped down from the Board, the Board would like to record its thanks to Halaleh for the contribution she made to the work of the Board.

The Board would also like to record its thanks to Rachel Seoighe and Pamela Windham Stewart for being temporary board members from September - October 2021.

## **Staffing**

Three staff have been employed during the course of 2021. The staff team have weekly meetings with the Board Chair and lead on reports and agenda for the Board meetings.

Mark Charlton - 3 day a week campaigns

Debbie Humpries (until March 2021)

Melissa Herman – 3 days a week community engagement (from March 2021)

- 1 day a week fundraising from May 2021

### **Registered Offices**

The Community Plan is a registered not-for-profit company (11877682) with registered offices at St George's Church, Crayford Road, Tufnell Park N7 0ND.

### **Financial Report to CP4H Board November 2021**

#### Bank

Current 408.45

Savings 42,000.00

Total 42,408.45

#### Income

Trust for London 14,750.00

Donations, interest 1,088.11

Total 15,838.11

#### Outgoings

Premises Costs 1,320.00

Administration 1,023.47

Make Space for Women 700.00

Printing, posters, banner 1,087.28

Translations 118.35

Accountant 1,501.20

Computer 500.00

Staff, etc 23,648.98

Total 29,899.28

#### Reserves

Independent report to funder

Transition to Charity

Predicted end unless funding is found: Mar-22