

Junction Ward Partnership Meeting led by the Junction ward councillors (Janet Burgess, Sheila Chapman, Kaya Comer-Schwartz)

Thursday 17th March 2022, 7pm to 8.30pm

Girdlestone Community Centre, 151 Salisbury Walk, London, N19 5DX

Attendees

Councillor Shelia Chapman : Junction Ward Councillor

Councillor Kaya Comer-Schwartz: Junction Ward Councillor

Charlotte Glazier: Programme Manager, Greening and Public (LBI)

Lauren McSpadden: Community Safety Officer, Homes and Communities (LBI)

Karen Sullivan: Service Director, Planning and Development (LBI)

Barry Emmerson: Parks and Open Spaces Manager, Public Realm (LBI)

Shenell Vrioni-Wright: Junction Ward Partnership Coordinator (LBI) (Minutes)

In total 15 people attended the meeting.

1. Welcome, introductions and housekeeping

- Councillor Chapman – Welcome, overview of what Ward Partnership meetings are and agenda.
- Apologies from Janet Burgess.

2. Islington Greener Together Initiative

- Overview of what Islington Greener Together initiative is
- Initiative is for everyone and keen to get people's ideas e.g. planters, rain gardens
- Looking to establish these new schemes
- How green issues can be used to prevent anti-social behaviour
- Applications open until 29th April
- greenertogether@islington.gov.uk

Question 1: Will putting food planters be something that can be looked at?

Response from Charlotte: currently looking at council land, can find something with immediate facility that could work. Always apply as might find a solution.

Question 2: Will you think about replacing the planters on the estate? Have been here for a long time.

Response from Charlotte: If you put in proposal for this it can be considered, put it all in application.

Question 3: Can we put supplementary beds in on sites?

Response from Charlotte: All ideas are welcome and will be considered. We will do site visits.

3. Planning – Vorley Road

- There has been a proposal to get the buses removed from the site.
- New proposal from new build site to build new homes on site.
- Council about to go out for planning consultation.

Question 4: What does this mean?

Response from Karen: They will put in planning application and assess all documents and then will be writing to local residents. Local residents will get consulted on the planning application.

- Good practice to get thoughts over in three weeks but can sometimes take a bit longer.
- Proposal will have three separate blocks – 72 new homes, new library, and new GP practice and of the new homes, 60% of homes will be council, 40% will be private but the private will pay for the new library and the council homes.
- In terms of what happens next: looking to consult at the end of March to beginning of April, council to make decision on application in late autumn, scheme itself is likely to be completed in 2026.

Question 5: Why has it taken so long?

Response from Karen: It has taken a very long time due to design work, introduction of doctors surgery came at a late stage, council had to make sure that the scheme could fund GP, Library and 60% generally affordable council homes.

Question 6: Will priority be given to the Girdlestone tenants for the new homes?

Response from Cllr Comer-Schwartz: Those on the waiting list on the Girdlestone estate will be the first priority, then Junction, then will go out wider.

Question 7: How will this priority work for those who are looking to downsize?

Response from Karen: This is something we will look into.

Question 8: Is there a breakdown of rooms?

Action – Karen to provide breakdown of the rooms and Shenell to circulate out with minutes.

Question 9: Only giving 10% more than what Peabody was asked to give and this project never went ahead.

Response from Karen: There is a difference here due to large amount being social housing. Peabody was offering shared ownership and as a general feeling in Islington this is not affordable. 60% is all council homes where as Peabody never got anywhere near 50%.

Question 10: There are rumours about student accommodation on the site.

Response from Karen: There are proposals to put student accommodation on that site but it would have to be in line with our policies and to make generally affordable housing we do need to accept that we will have to put student accommodation on the site.

Question 11: How high are the ones in Vorley Road?

Response from Karen: 6, 8 and 13, the council's policy is that we only allow tall buildings on certain sites, it was looked at with urban design practice.

Question 12: Will we have some visualisation on plans of what these will look like and when?

Response from Karen: When application has been validated, it will then be put on the council website, plans and drawings will also be put there.

Question 13 / comment: Website is not good enough for visualisation.

Response: The councillors and Karen agreed to have consultation in person once this happens.

Councillors: not everyone has access online, responsible to have a consultation in person. Karen will ask for paper copy of plans to go into the library to ensure accessible.

Question 14: Impact of traffic coming up with the works going on, how will that affect the traffic coming through, children's centre and noise?

Karen: Development will be car free, will require construction management plan which will set out how the development will be constructed.

Cllr Chapman: plan will say you can't do work between these hours.

Question 15 / comment: Concerned about traffic and roads being narrow, population, difficult to get past due to amount of roads being used now.

Cllr Chapman: Will get a traffic officer when we do the consultation meeting who can speak to this.

Karen: Other benefit from the scheme is community levy scheme that will get invested into community (Karen to send to Shenell to circulate).

4. Green Spaces Redevelopment

- More children and residents coming into area
- Green spaces are vital to people's health and wellbeing
- As part of the redevelopment a ring fenced amount of money, section 106 allocation of £260,000 for play area. This will be used to add extra equipment, look at how children can use space, and get children engaged with nature. Ensuring right quality and standards.
- Money can only be used for the play space and ball court.
- As part of consultation will be working with the community to find out what other improvements can be made in the area, we can then look to do some of this in the future.

- Once planning application is secured for section 106 funding, we will start talking to the community through consultation process, what do we want in playground. We really want to target young people voices and ensure that they are heard and that we deliver the best possible outcomes for them.
- We'll do this through posters, leaflets and there will be some in person events too.

Question 16: Would you do anything with the green space in front of the kids' park which is very boggy?

Response from Barry: All for sorting out the basic infrastructure problems, we want to hear about all of these issues.

Question 17: Are you going to a specialist to consult with kids?

Response from Barry: We have been doing a lot of work with Islington Play Association, we use those specialists to get this information as they know the best way to communicate with them.

Cllr Chapman: When we do consultation around Vorley Road, could someone from Greenspace come along to consult on this?

Response from Barry: Happy to come along to take ideas and thoughts but there will be lag, happy to link in with this.

5. Anti-social behaviour

- Work with police, park guards, state services and councillors to tackle crime.
- Overview of reporting process (see word document for further information)
- We have been working particularly on the Girdlestone estate
- Site visit where we bring lots of different services together to look at infrastructure on the estate and how we can improve it. Currently in process of writing up this report with recommendations in.
- Putting CCTV in, will need consistent reporting from everyone to have the positive outcomes. Once reports have been made we can look at CCTV footage and take direct action.
- Will take through consultation to see if people would like permanent CCTV but would come with a cost.
- There are a wide range of measures that we are looking to introduce.

Comment: Really pleased with work done.

6. Community Plans / Projects Funded through LIF

Community Plans:

- Food co-op operating on Girdlestone - get brilliant food for a good amount of money.
- Ward councillors have a small pot of money that they can use each year (Local Initiatives Fund).
- If you have anything going on or know anyone who does, do get in contact as we would love to fund it

7. AOB

- Keep reporting anti-social behaviour, especially in 6 months when CCTV is up as we can give evidence to police, this is what residents have said and have the CCTV as the proof.

8. Addendum: Vorley Road Allocations

An addendum has been added to the minutes of the meeting to provide an overview of the Vorley Road Allocations.

Estate	Bedroom need						Total number of households on the Housing Register
	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	
Bovingdon Estate	5	0	1	0	0	0	6
Girdlestone Estate	27	14	6	6	1	1	55
Hargrave Park Estate	0	0	1	4	5	0	10
Totals	32	14	8	10	6	1	71

These minutes will be published on the [ward partnerships webpage](#) where information on other meetings can be found. The slides from this meeting (showing the agenda and extra information relating to agenda items 2, 4, 5 and 6) will be circulated to the Junction ward mailing list but will not be published on the council website for accessibility reasons. If you would like copies of the slides, please email Shenell.Vrioni-Wright@islington.gov.uk.