

Report of: Executive Member for Housing & Development

Meeting of	Date	Ward
Executive	25 November 2021	Finsbury Park

Delete as appropriate	Exempt	Non-exempt

APPENDIX 1 TO THIS REPORT IS EXEMPT AND NOT FOR PUBLICATION**SUBJECT: Purchase of former Holloway Police Station****1. Synopsis**

- 1.1 The council has the opportunity to purchase the former Holloway Police Station site from The Mayor's Office for Policing and Crime (MOPAC).
- 1.2 Purchase of the site would enable the council to deliver a mixed use development, which includes at least 50% council rented accommodation, on the edge of the council's existing Andover Estate.

2. Recommendations

- 2.1 To approve the purchase of the former Holloway Police Station site for a sum as set out in the exempt Appendix.
- 2.2 To note that negotiations with MOPAC are ongoing to reach an agreed purchase.
- 2.3 To authorise the Corporate Director of Homes and Neighbourhoods in consultation with the Corporate Director of Resources to conclude the negotiation and final terms of purchase of the former Holloway Police Station site in accordance with the principles set out in the Appendix and to instruct the Director of Law and Governance to enter into all necessary legal documents to give effect to the agreed terms.

3. Background

- 3.1 The building is a former purpose-built police station with external parking areas to the rear, surrounded by a high wall. The building has been unoccupied for several years, which we understand is still the case. The whole site is within the perimeter of the council's Andover Estate, one of the council's largest and most deprived estates in the borough.
- 3.2 During 2018 the council worked up a scheme to develop a replacement facility for the neighbouring Andover Medical Centre, with residential accommodation above, on the Holloway Police Station site.
- 3.3 Detailed discussions took place with MOPAC and the GLA who advised the council to declare itself a 'Special Purchaser' whereby MOPAC would consider an off-market sale. This was based on the added value the council could provide, for example, in the additional quantum of affordable housing that could be delivered.
- 3.4 However, following the announcement of the new government's funding of 20,000 additional police officers, MOPAC notified the council at the end of January 2020 that it would be suspending the sale of the former Holloway Police Station building, pending a full asset review that was expected to take at least a year, whilst MOPAC identified suitable accommodation for its share of these additional police officers.
- 3.5 Since early 2020 contact has been maintained with MOPAC who approached the council in early July 2021 after having received approval from the Deputy Mayor for Policing and Crime to the disposal of the site, with the intention to complete a sale by the end of the current financial year.
- 3.6 MOPAC has sought confirmation the council is still willing to acquire the former Holloway Police Station.
- 3.7 This report seeks approval to purchase the site.

4. Implications

4.1 Financial implications

- 4.1.1 Financial implications are included within the Exempt Appendix 1.

4.2 Legal Implications

- 4.2.1 The council has power under section 17 of the Housing Act 1985 to acquire properties for housing purposes.
- 4.2.2 Section 120 of the Local Government Act 1972 gives the Council power to acquire land by agreement for the purposes of (a) any of the Council's functions under the Local Government Act or (b) the benefit, improvement or development of the area.
- 4.2.3 The acquisition of the site for housing will fulfil the requirements of s120 as the provision of housing is one of the council's functions. In addition, the local area will arguably benefit from the new homes, the enhanced environment and from the construction jobs created through its development.

4.2.4 Section 120(2) of the Local Government Act 1972 further provides that where land is acquired for a purpose and it is not immediately required for that purpose, it may be used for the purpose of any of the council's functions until it is required for the purpose for which it was acquired.

4.2.5 Taken together these provisions give the Council adequate legal powers to acquire the property for housing and to use it for other temporary uses in the interim period prior to construction of housing.

4.3 **Environmental Implications and contribution to achieving a net zero carbon Islington by 2030**

4.3.1 The design for a new building on the site of the former Holloway Police Station is at early stage and will be progressed further if the council is successful in acquiring the site. Its design and delivery will need to address the requirements that are common to all new council housing developments, which must be zero carbon on balance in line with the London Plan.

4.3.2 Environmental implications will include those related to demolishing the existing building (principally waste generation), the materials and energy required to construct the new building, and ongoing energy and water use by the residents of the new building.

4.3.3 As set out within our new Design Guide and new Employer's Requirements, the council's new housing developments are designed to be as low carbon as possible, both in terms of embodied energy and operational energy use. We will achieve this through:

- reducing the embodied carbon within the building structure and fabric through careful design and specification;
- following Circular Economy principles in the design of our buildings;
- achieving Passivhaus standard on the residential elements of the building, including a highly efficient thermal envelope;
- minimising the potential for overheating through careful design of windows and orientation to limit excessive solar gain;
- installing low carbon heating, hot water and lighting systems;
- maximising the amount of on-site microgeneration through the installation of photovoltaic panels on the roofs.

4.3.4 All the remaining carbon emissions will then be offset by means of a payment to Islington Council as part of the Planning approval process, the current rate of which is £95/tonne.

4.3.5 As part of the development we will also address the requirements of the London Plan and the Islington Local Plan for achieving enhanced Biodiversity and specific Urban Greening Factors, both contributing to lower carbon emissions and limiting urban heat gain. Our tree mitigation strategy and associated guidance sets out how the impact of our developments on existing trees is minimised wherever possible, and mitigated.

4.3.6 The development will be car free and it is situated on Hornsey Road which is served by the 91 bus route and is close to Seven Sisters Road bus routes. The development will also include secure cycle parking spaces for residents and visitors.

4.4 Resident Impact Assessment

- 4.4.1 The council must, in the exercise of its functions, have due regard to the need to eliminate discrimination, harassment and victimisation, and to advance equality of opportunity, and foster good relations, between those who share a relevant protected characteristic and those who do not share it (section 149 Equality Act 2010). The council has a duty to have due regard to the need to remove or minimise disadvantages, take steps to meet needs, in particular steps to take account of disabled persons' disabilities, and encourage people to participate in public life. The council must have due regard to the need to tackle prejudice and promote understanding.
- 4.4.2 A Resident Impact Assessment is included as Appendix 2 to this report and acquisition of the Holloway Police Station site will enhance the council's existing plans to develop the Andover Estate which have been underway for several years, as part of the council's plans to invest resources to meet its commitment to deliver 1,900 much needed genuinely affordable new homes by 2022.
- 4.4.3 The site is located on the edge of the Andover Estate and construction of a new building would not impact on the existing estate layout nor impact those residents with protected characteristics. The provision of a minimum of 15 new social rent homes can be prioritised for existing Andover Estate residents where their current needs are not being met by their existing homes, as well as 10% of the homes being adapted for residents with physical disabilities.
- 4.4.4 The Project Team will produce regular newsletters to Andover Estate residents which will highlight the steps taken by the Project Team and the future contractor to ensure that the needs of those with protected characteristics are considered and if necessary communicated with directly in person. The contractor will be required to provide a dedicated resident liaison officer and senior site manager who will be based on site and accessible to residents.

5. Reasons for recommendations

- 5.1 Purchase of the site would enable the council to deliver a mixed use development, which includes at least 50% council rented accommodation.
- 5.2 This approach would allow flexibility for the council to conclude a purchase within the timeframe specific by MOPAC.

Appendices

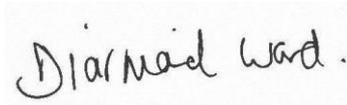
Appendix 1 – Exempt

Appendix 2 – Resident Impact Assessment

Background papers

None

Signed by:

A handwritten signature in black ink that reads "Diarmuid Ward." The signature is written in a cursive style and is contained within a light grey rectangular box.

15 November 2021

Executive Member for Housing & Development

Date:

Report Author:

Jonathan Fitch

Tel:

020 7527 4283

Email:

Jonathan.Fitch@islington.gov.uk

Financial Implications Author:

Lydia Hajimichael

Tel:

020 7527 5160

Email:

Lydia.Hajimichael@islington.gov.uk

Legal Implications Author:

Helen Coyle

Tel:

020 7527 3082

Email:

Yasmin.Khan@islington.gov.uk