

# Keep Hackney Building

Developing a new programme of Council homes in Hackney

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# Introduction

## Purpose of this report

Since launching our innovative, not-for-profit Council house building approach in 2011, the Council has led the way in delivering a new generation of high-quality Council housing in Hackney. Despite the huge challenges caused by Brexit, the coronavirus pandemic, and the increased cost of building, the Council started, completed or received planning permission for 1,984 homes between May 2018 and May 2022.

Through a pioneering cross-subsidy model, more than half of the Council's new homes are for genuinely affordable Council social rent, shared ownership, or Hackney Living Rent - despite the absence of government funding. The Council is now developing plans for more new homes beyond May 2022 and wants to ensure that Hackney residents are part of this process.

This report summarises the engagement methods and feedback received during both stages of the **Keep Hackney Building** consultation, using input from local people to help shape how and where the Council brings forward plans for new homes to help ensure these benefit and have support from the local community.

The first stage of consultation was a borough-wide survey seeking feedback on the types of sites the Council should prioritise for new homes, the things the Council should consider when building, and suggestions for individual sites that the Council owns that could accommodate new homes. This ran on the Council's consultation platform Commonplace from Tuesday 1 March 2022 to Tuesday 26 April 2022. This online was engaged with by 199 participants who made 228 contributions to the survey.

The second stage of consultation was a targeted site-specific discussion with neighbours and local residents around 15 specific sites that have been identified for potential development across the borough. This consultation took the form of 12 site-specific events and an online survey that ran for just over 8 weeks from Thursday 7 July 2022 to Wednesday 7 September 2022.

# Section 1: Consultation and Engagement

## Consultation overview

The first stage of the consultation included a borough-wide survey launched on the online Commonplace platform on 28 February 2022 and closed on 26 April 2022, running for eight weeks. 199 participants made 228 contributions in this first stage, with 1,173 visitors viewing the platform page.

The second stage of the consultation focused on 15 locations across the borough and engagement with the community in the immediate area. 447 participants engaged in this stage of consultation, with 228 contributions made at a physical event and 219 online submissions through our survey platform, Citizen Space.

The breakdown of site-by-site participation can be viewed below at the top of each site's feedback section.

## Engagement methods

The consultation methods we used are set out below:

- **Commonplace:** The first stage of consultation was hosted on Commonplace. This shared information on Hackney Council's commitments to housebuilding and case studies on previous building projects. The Council asked residents for views on the principles of building new homes and suggestions on potential sites in their local area that should be considered for future housing delivery.
- **Citizen Space:** The second stage of consultation was targeted at the local community around specific locations that have been identified as potential locations for new homes. Location-specific surveys were created through Citizen Space and shared with the local community through letters and physical events.
- **Physical events:** The second stage of consultation was targeted at 15 specific locations across the borough, with physical events taking place at each of these sites for residents to have face-to-face conversations with officers and give feedback.

## Promotional material

The promotional materials we used are set out below:

- **Online:** Information on the first stage of the consultation was featured on the news section of the Council's website, and both stages of the consultation on the consultation page of the Council's website. Commonplace users who registered for notification on consultations in Hackney were also notified of the first stage via email.

- **Hackney Today:** Information on the first stage of the consultation was included in the March edition of Hackney Today, distributed to 108,000 homes and businesses in Hackney.
- **E-newsletters:** Information on the first stage of the consultation was included in Council e-newsletters distributed to more than 9,000 subscribers.
- **Social media:** Information on the first stage of the consultation was promoted through the Council's social media platforms including Facebook, Twitter, Instagram and NextDoor. Paid advertisements were taken out on Facebook and Instagram and targeted at residents, businesses or those who had logged on to local wifi networks or had tagged themselves in the locality.
- **Direct mailing:** To launch the second stage of the consultation the Council wrote to over 8,000 residents living in the areas around 15 specific locations across the borough. These letters contained information about the project and promoted the physical events that were due to take place at these locations. It also included a link to the online platform where the information from the events and an online feedback form was shown for residents to respond in their own time or if they were unable to attend the events.

## Section 2: Data Collection Methodology

### Online and physical survey responses

Data was collected through the Council's online consultation platforms, Commonplace and Citizen Space, as well as a series of in-person drop-in events in stage two.

In stage one, the Keep Hackney Building survey was hosted on Commonplace ([kephackneybuilding.commonplace.is/](http://kephackneybuilding.commonplace.is/)).

In stage two, the site-specific surveys were hosted through Citizen Space, links to these can be viewed below at the top of each location's feedback section. The information boards shared at these events can be found in the appendix.

Completed paper surveys were collected at events and input by a member of the Consultation and Engagement team.

## Section 3: Feedback

### Stage 1: Help keep Hackney building

In early 2022 the Council launched a questionnaire on the Commonplace platform to collect opinions and suggestions from residents across the borough. The survey asked a series of questions about the future ambitions of the Council's housebuilding programme and also gave an opportunity for residents to share their suggestions on locations in their local area that could be utilised in the delivery of new homes for Hackney.

The purpose of this stage was to gather Input from local people on the principles of a new housing programme to help shape how and where the Council will focus its efforts as part of a new programme, ensuring these are brought forward to benefit and with support from the local community.

We received 199 responses through the online platform. A summary of the responses received follows.

#### **How to read the data in this section**

Not every Commonplace participant provided a response to every survey question. This means that figures will not always add up to the total number of participants (199).

Some of the questions asked were multiple choice and some participants selected more choices than others so these numbers also do not equal the number of overall participants.

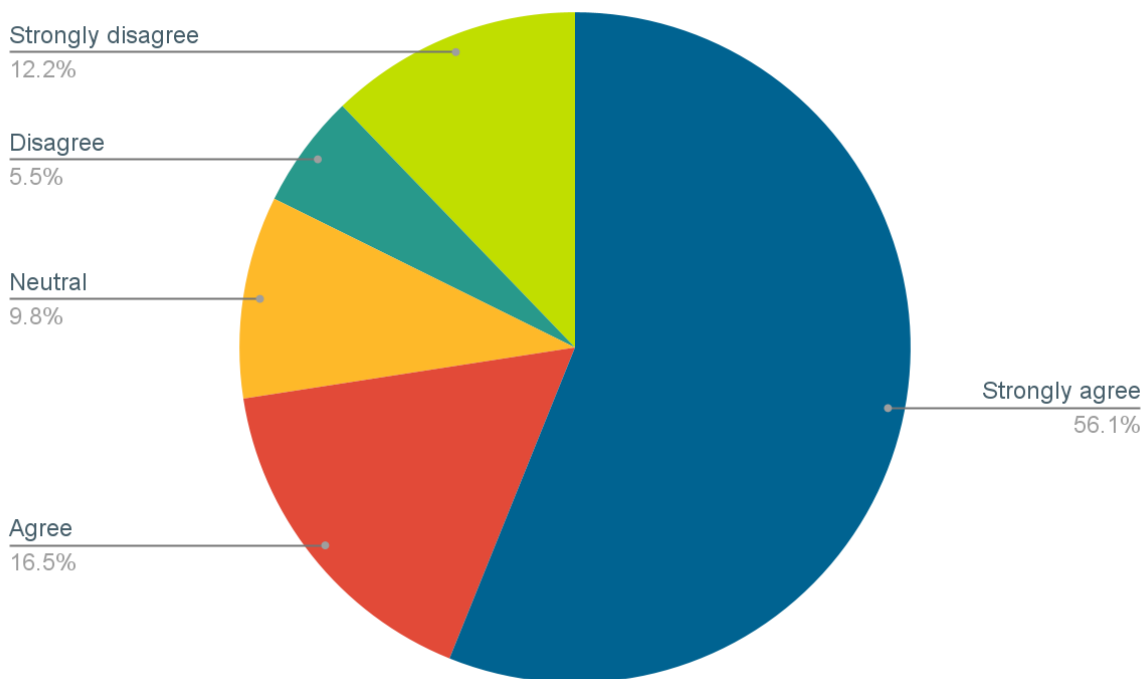
Where percentages have been used, they may not sum to 100%. This may be due to rounding, the exclusion of 'don't know' categories or blank submissions.

### The Council's commitment

The first question asked was 'The Council is committed to investing in existing Council homes alongside delivering new Council homes for local people. Do you agree or disagree with this commitment?'

The majority of participants agreed with this statement with 92 'Strongly agree' (56.1%), 27 'Agree' (16.5%), 16 'Neutral' (9.8%), 9 'Disagree' (5.5%) and 20 'Strongly disagree' (12.2%). While 35 chose not to respond to this question.

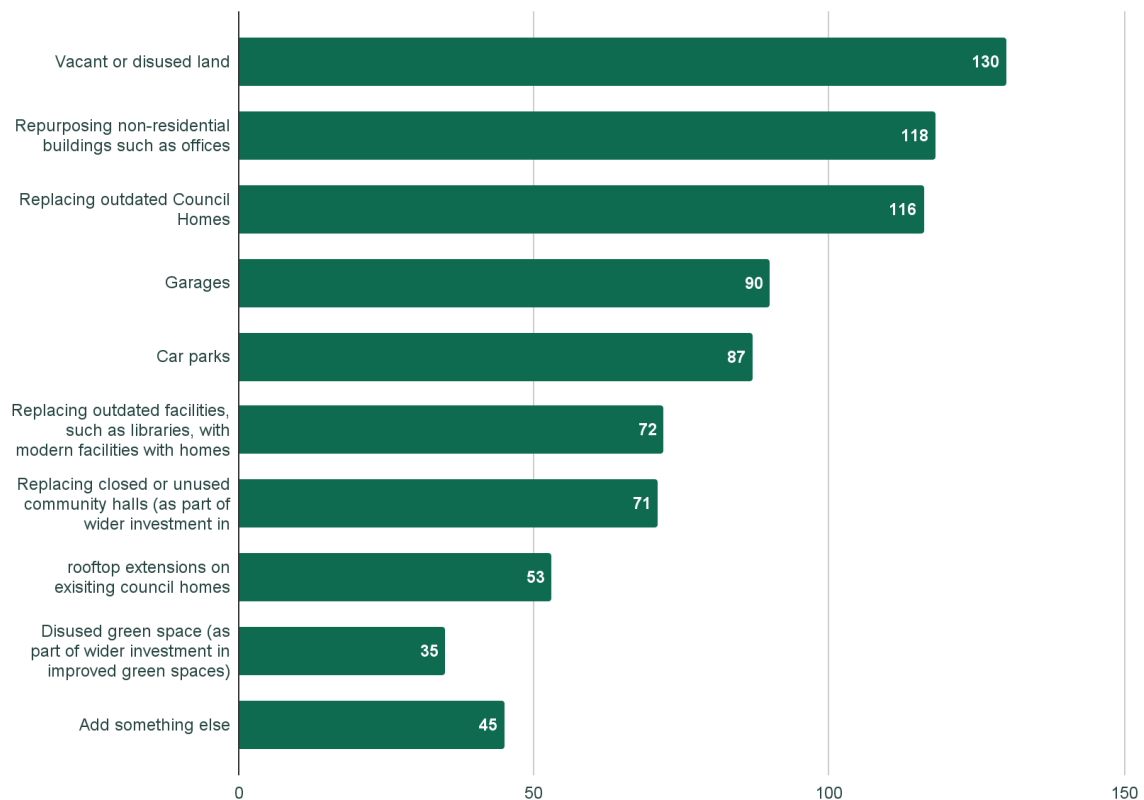




## Types of sites

The second question asked 'What kinds of sites should the Council look to build new homes on?'. The most popular choice was 'Vacant or disused land' with 62.8% of participants selecting it.

This was followed by 'Repurposing non-residential buildings such as offices' (57%), 'Replacing outdated Council homes' (56%), 'Garages' (43.4%), 'Car parks' (42%), 'Replacing outdated facilities, such as libraries, with modern facilities with homes included' (34.7%), 'Replacing closed or unused community halls (as part of a wider investment in community facilities)' (34.2%), 'rooftop extensions on existing council homes (25.6%) and 'Disused green space (as part of a wider investment in improved green spaces) (16.9%).



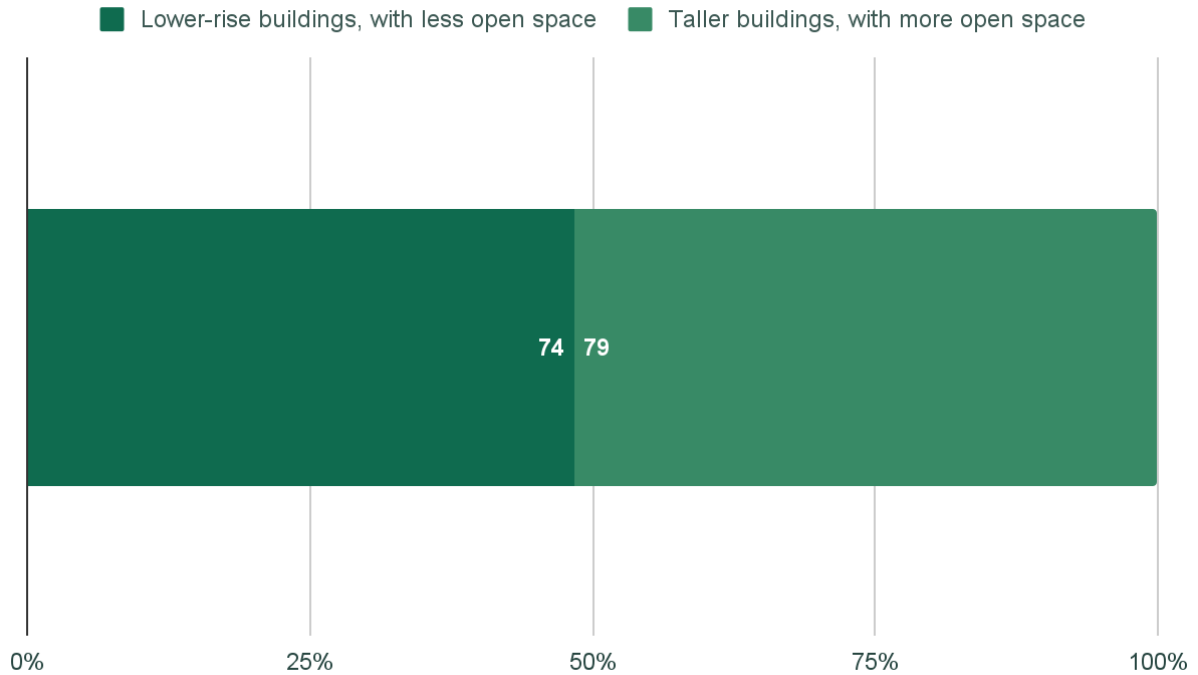
We also received 45 additional suggestions for options that included the following:

- 'Refurbishing NOT replacing outdated council homes; Building where the local community consents AND to provide social-rent housing'
- 'Reclaim the many properties lying empty in Hackney! eg 165 Queens Drive badly dilapidated as it's been left empty since 2016'
- 'Empty commercial properties'
- 'Shopping malls'
- '55 Morning Lane'
- 'You should stop "infilling" existing council estates - it leads to overcrowding buildings and taking away open space and views of the sky from existing residents. You should also stop making every part of Hackney a conservation area or similar - none of these old buildings and houses are really worth keeping'.

## Types of developments

The third question asked 'To provide the number of new homes we need should the Council build...', the options given were 'Lower-rise buildings, with less open space' or 'Taller buildings, with more open space'. There was no clear leader in the responses with a difference of only 5 participants between both options.

With 'Lower-rise buildings, with less open space' on 39.6%, 'Taller buildings, with more open space' on 37.1% and 23.1% choosing not to respond.



The fourth question asked participants to explain their previous choice. Not all participants chose to provide this information, but a summary of the reasons is below.

Lower-rise buildings, with less open space:

- Lower-rise buildings are more in keeping with the character of the borough
- People do not like living in high-rise buildings and often have less open space per resident
- Leads to more issues from a housing perspective and become dilapidated quickly
- Low rise buildings foster better communities
- Less impact on neighbouring properties in regard to daylight and sunlight
- High rises are less suitable for families.

Taller buildings, with more open space:

- Preserving open and green space should be a priority
- Hackney is an inner London borough and should address the housing crisis by maximising housing
- Tower blocks are common in the borough and shouldn't be considered a bad thing
- Low rise buildings are not a good use of the land available.

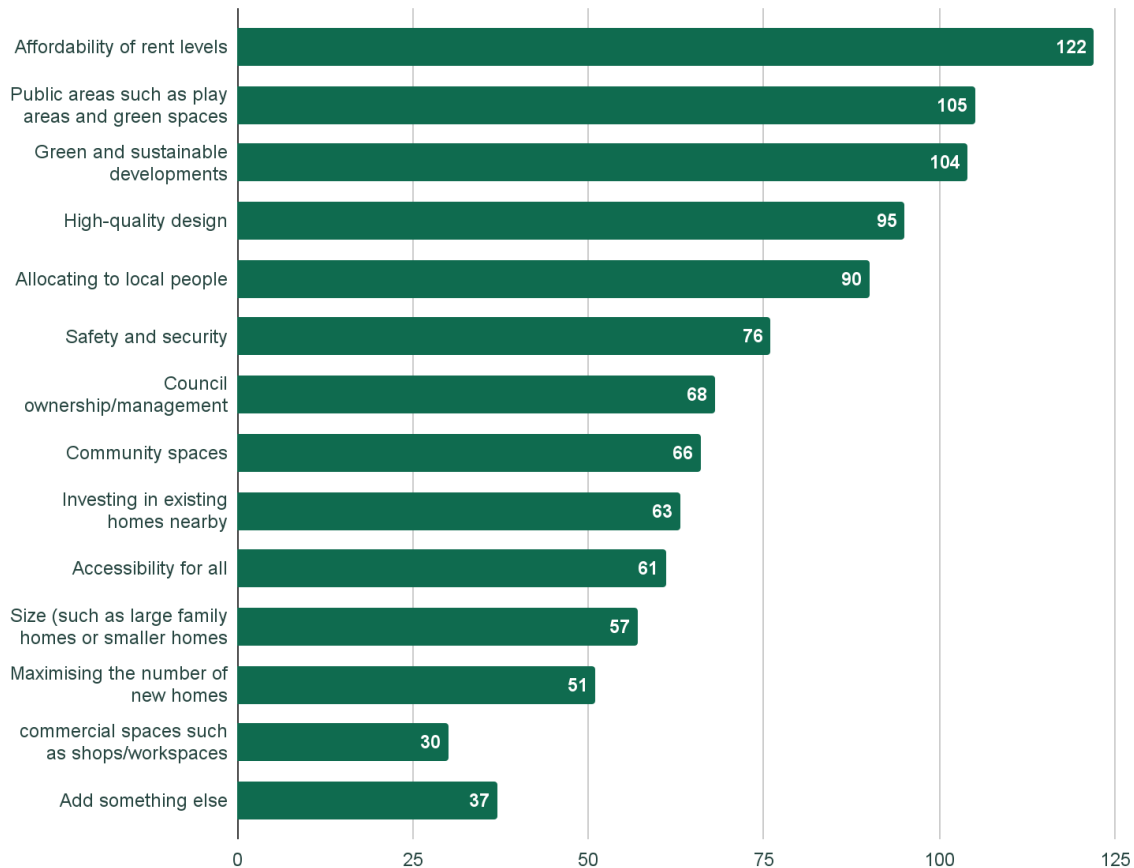
## Priorities for building new homes

The fifth question asked 'What should the Council's priorities be when building new homes?'

The most popular choice was 'Affordability of rent levels' with 58.9% of participants selecting this answer.

This was followed by 'Public areas such as play areas and green spaces' (50.7%), 'Green and sustainable developments' (50.2%), 'High-quality design' (45.8%), 'Allocating to local

people' (43.4%), 'Safety and security' (36.7%), 'Council ownership/management' (32.8%), 'Community spaces' (31.8%), 'Investing in existing homes nearby' (30.4%), 'Accessibility for all' (29.4%), 'Size (such as large family homes or smaller homes for downsizing)' (27.5%), 'Maximising the number of new homes' (24.6%) and 'Commercial spaces such as shops/workspaces' (17.8%).



We also received 37 additional suggestions for priorities that included the following:

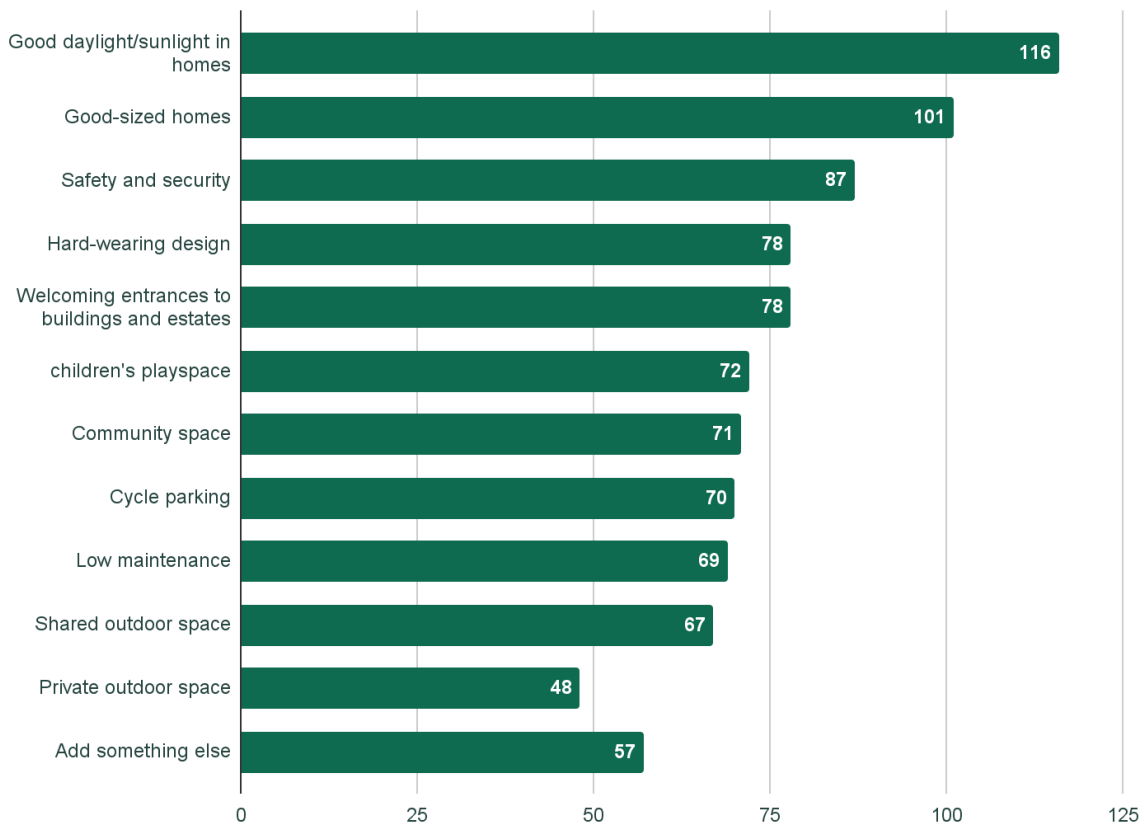
- Providing social rent housing to provide homes for people on the waiting list
- Not gentrifying Hackney
- Affordability must mean affordable
- Cycle parking and cycle storage
- Local letting should be prioritised and reducing the housing waiting list to prevent displacement and gentrification of areas
- Renovating existing council houses to maintain the housing stock.

## New home features

The sixth question asked 'What features are most important for successful new home projects?'

The most popular choice was 'Good daylight/sunlight in homes' with 56% of participants selecting it.

This was followed by ‘Good-sized homes’ (48.7%), ‘Safety and security’ (42%), ‘Hard-wearing design’ (37.6%), ‘Welcoming entrances to buildings and estates’ (37.6%), ‘Children’s playspace’ (34.7%), ‘Community space’ (34.2%), ‘Cycle parking’ (33.8%), ‘Low maintenance’ (33.3%), ‘Shared outdoor space’ (32.3%) and ‘Private outdoor space’ (23.1%).



We also received 57 additional suggestions for priorities that included the following:

- Providing social rent housing to provide homes for people on the waiting list
- Not gentrifying Hackney
- A sense of community
- Accessibility
- Car parking
- More private outdoor space as communal spaces are rarely used
- Incorporate local heritage, naming is important to reflect Hackney’s antiracist history
- Well integrated with the surrounding community
- Sizes that address local need
- Energy efficient homes.

## Location suggestions

We also asked participants to suggest locations that should be considered as part of the next stage of Hackney Council’s housing delivery programme. Below is a table of the suggestions received, along with a counter of the number of participants that submitted this site as a suggestion. Columns two, three and four show the amalgamated responses for each of the suggested sites from all participants.

	1	2	3	4
The number of times suggested	Do you have any suggestions for locations that we could consider for new Council homes?	What is the current use at the location?	Why have you suggested this location?	What would you like to see delivered at this location?
43	55 Morning Lane	Large one-storey Tesco supermarket with car park	It is already identified for development by the Council, to make better use of the site, To provide council homes on council-owned land, ample space for building up and down	Minimum of 50% social rent homes, retain the low-cost supermarket and town centre parking, Integrated open space with access for all connecting to St Augustine's and St John's churchyard
2	Millfields Cricket Pitch	Underused green space	To make better use of the space	New homes and new commercial space
2	Brownfield site at Link Street, E9 6DT in Homerton	Empty site	To make better use of the space	New homes
2	Downs Estate	Unused green space at the front of the nursery	To make it more family/child-friendly, To make it more attractive, To make it safer, To make better use of the space, We need private outdoor space such as balconies	Investment in the Downs Estate. As mentioned New balcony space.
2	Hathaway House	Council housing	Improve the estate to make it more attractive and safer	New building for existing residents with improved lifts

1	12-14 Englefield Road, N1 4LS	Disused building	To make better use of the space	Flats and development; it's depressing seeing underused space in such a busy city
1	St Leonards Hospital	Hospital with huge car park	It is a total waste of space	Partner with NHS to build new health centre and flats
1	Closed undercroft garages of tower blocks on Stanway Street and Appleby Street	Disused space	These are bricked up, could be put to better use	Artist/creative studio space
1	38 Marsh Hill, London E9 5PE	disused Family Mosaic site	To make it more attractive. To make better use of the space	New housing and a ground floor use that enhances the sense of high street created by the shops opposite
1	Millfields Waste Services Depot and car park	Electrical transmission substation, waste services depot and car park, and underutilised parks	To make better use of the space	Affordable homes, supermarkets or food store
1	Council owned land on Albion Grove	Former children's home, currently temporary accommodation	To make it more attractive. To make better use of the space, to make it safer	New homes, better public realm
1	Disused land/former school between Bakers Hill and Harrington hill	No current use	To make better use of the space	New homes, New wildlife habitats

1	Clapton Community Seventh Day Adventist Church	Vast site with derelict land	Underused	New homes
1	31 Trehurst Street	Council estate blocks with huge areas of green space and under used garages	Underused	New homes
1	Wally Foster Community Centre	Community centre	used only occasionally	New homes, community space, retail use
1	Kings Mead Estate	Housing estate	Areas around the estate could be put to better use	New homes
1	Fellows Court car park	Estate parking	Underused space	New homes
1	Garages on Penshurst Road for Banbury Estate	Garages are rented out, often for storage to non-council tenants	Need new homes locally	New homes
1	Christopher Addison House	Council building	underused	New homes
1	Disused space on Haberdasher Estate	Old playground	To make better use of the space	New homes
1	Jack Dunning Estate	Small houses	To make better use of the space	New homes
1	Kingsland shopping Centre	Single use shopping arcade	To make better use of the space,	New homes, improved retail offer, improve permeability
1	Manor House	Old and low rise buildings	To make better use of the space	New homes, greenspace, children's play areas, cycle storage, basement garages



1	Frampton Park Estate	Old and low rise buildings	To make better use of the space	New homes, greenspace, children's play areas, cycle storage, basement garages
1	Hackney Downs Estate	Old and low rise buildings	To make better use of the space	New homes, greenspace, children's play areas, cycle storage, basement garages
1	Hackney town hall car park	Car park	To make better use of the space	Low level new homes
1	Old pub on corner of Church Crescent	Currently empty	To make better use of the space	New homes
1	Aske House on Fanshaw Street	Old undersized housing	To make it more family/child-friendly. To reduce anti-social behaviour. To make it more accessible. To make better use of the space. To make it safer, To make it more attractive	
1	Southern area of Kingsland road	Empty boarded up shops	To make it more attractive. To make better use of the space	Terraced homes
1	Communal facility block on Mayfield Close Estate	Estate cleaners storage	To make it more attractive. To make better use of the space	New homes and Community space
1	165 Queens Drive	Old empty Victorian villas	To make it safer. To reduce anti-social behaviour. To make better use of the space. To get some action from	Restored to match the character of the area

			Hackney Council which continues to stress housing shortages	
1	St Mary's Estate, E2 8PA	Old housing estate	To see new three bedroom social housing homes	New homes
1	Somerville Estate	Housing estate	To make better use of the space	New design and higher rise
1	Portland Rise Estate	Housing estate	To make it more attractive. To make it more accessible. To make better use of the space	New homes, community facilities, shops, cafe
1	Car park at Daubeney Road	Car park	To make better use of the space	Homes, workspace
1	Opposite 12-14 Caldecott Way	Car park/garages	To make better use of the space	Homes, workspace
1	Pond Farm Estate	Empty space	To make better use of the space	Homes, workspace

## Stage 2: Location-specific consultation

In July 2022 we wrote to a total of 8,836 residents living nearby to the 15 sites identified as having the potential to accommodate new homes without demolishing any existing homes. These locations also had the potential to deliver improvements to the wider estate.

The letters sent to residents set out the background of the project and promoted the Citizen Space online platform and location-specific events.

The purpose of these events was to help inform any decision on whether or not to progress proposals for future development at these locations by gaining an understanding of residents' views on the location and the opportunities future development could provide.

The online platform shared further details of the Council's house building programme, the results of the first stage of consultation and details of the potential for development in the area. Each of the online consultation pages were open for over six weeks.

The letters also invited residents to a location-specific event, the details of which can be seen in the table below. Joint events were arranged where the locations identified were close together.

These events were held to give residents the opportunity to speak directly with council officers about the potential for development and get answers to any questions they may have.

<b>Event date (2022)</b>	<b>Location</b>	<b>Letter distribution numbers (links show distribution area)</b>
Thursday 7 July, 4pm - 7pm	Selman House and Wellday House garages	<a href="#">796</a>
Thursday 7 July, 4pm - 7pm	Morpeth Grove car park and garages	<a href="#">555</a>
Tuesday 12 July, 4pm - 7pm	Welshpool Street car park and depot; Orwell Court garages	<a href="#">990</a>
Tuesday 12 July, 4pm - 7pm	Blackwell Close garages	<a href="#">528</a>
Thursday 14 July, 4pm - 7pm	Nye Bevan Estate garages	<a href="#">732</a>
Thursday 14 July, 4pm - 7pm	Buckland Court garages	<a href="#">465</a>
Saturday 16 July, 11am - 2pm	Fellows Court garages; Weymouth Court garages	<a href="#">879</a>
Saturday 16 July, 11am - 2pm	Regents Court garages and car park	<a href="#">676</a>
Thursday 21 July, 4pm - 7pm	Morris Blitz neighbourhood office	<a href="#">672</a>
Thursday 21 July, 4pm - 7pm	Blandford Court garages	<a href="#">987</a>
Saturday 23 July, 11am - 2pm	Cropley Court garages	<a href="#">584</a>

Thursday 28 July, 4pm - 7pm	Wayman Court car park; 161 Graham Road	<a href="#">972</a>
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Below is a summary of the feedback received at each of these events along with the online feedback forms that were completed. The main objective of this survey was to learn more from residents about what they like about where they live and if there was anything that they would like to see improved in their local area. This was undertaken to better understand the surrounding area and the local assets that needed to be protected, as well as understand any improvements that could potentially be delivered alongside any new homes.

We included three open questions to give participants an opportunity to tell us their views and ideas. The questions were:

- What do you think works well in the area?
- What would you like to see change or improve?
- Where do you think are the best places to build new homes in this area?

We received 447 feedback submissions both at the physical events and online, a breakdown of these submissions can be seen in the site feedback summaries below. The report includes quotes and direct comments from both the feedback forms and in-person events to give further insights and provide more detailed context to the responses.

## Location-specific feedback

### Selman House and Wellday House garages

#### About the location

- The garage block and car park at Selman House and Wellday House is one of the 15 locations in Hackney that has been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces around the blocks.
- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

#### Distribution

- 796 letters were sent to the surrounding area ([see distribution area](#)).

#### Engagement

- Engagement took place between Monday 27 June 2022 and Wednesday 7 September 2022.
- An event was held on Thursday 7 July in the car park adjacent to Selman House and Wellday House.
- An online survey was hosted for the duration of the engagement period.
- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

#### Responses

- 20 feedback forms were received, including 18 at the event and a further two online.
- Around 30 local residents attended the event.

#### General feedback

- The overall feedback from the engagement suggests there are relatively few concerns about the prospect of building homes on the site, with little concern about the loss of garages and a strong desire for the location to be improved.

#### Specific issues raised

- A few attendees shared concerns over the loss of car parking, but this was not shared for the garages. While others expressed their concerns about parking in the car park, as it was prone to thefts and vandalism.
- Several attendees were older residents looking to downsize, but unable to find suitable options.
- Concerns were shared by attendees from Selman House over the fire escape being blocked by belongings. Concerns over dampness and drainage were also shared.

## Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas, and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

*What do you think works well in the area?*

- Two participants stated that **the playgrounds and access to parks** were local assets. **Good neighbours and the local community** were also mentioned by two participants, with specific mentions of a 'Sharon with community lunches' helping to break down isolation and loneliness for local residents.

*What would you like to see change or improve?*

- 14 participants raised housing repair concerns, these included; **leaking/flooding roof** on Wellday House, **fire doors blocked/locked** in Selman House, **out-of-service lifts/poor lift maintenance**, **estate cleaning insufficient**, **fire safety of existing balconies**, **leak concerns relating to existing balconies** and **damp repairs and black mould concerns** in all areas.
- Eight participants stated that it was **difficult to get hold of housing officers**, some stated they had **no idea who the officer for the estate was**, and the need for an **estate survey to capture all repair needs** was frequently suggested. A number of these participants asked for regular housing officer meetings on the estate to be restarted.
- Five participants discussed the **need for better greenspace**, with specific reference to the **need for better maintenance of greenspace** by Selman House, and a request to see **play areas and allotments delivered on the car park space**. Four participants mentioned **anti-social behaviour in the area**, but with no specifics. CCTV was suggested as a solution.
- 11 participants discussed the **needs of current residents for better homes**, the **need to downsize** and a number of these **suggested the existing buildings should be demolished and redeveloped**.

*Where do you think are the best places to build new homes in this area?*

- Six participants suggested some **former play space on Heartlake Road**. Nine participants stated they would **support development in the area of the garages**, with some requesting that existing buildings be included in the redevelopment. Three participants stated they were **against any development** with opposition based on **not wanting to lose light or views**.

## Morpeth Grove car park and garages

### About the location

- The garage block and car park on Morpeth Grove are one of a number of locations in Hackney that has been identified as an option to accommodate new homes. This is because the land could be better used, providing much needed new homes and to improve the public spaces in the surrounding estate.
- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

### Distribution

- 555 letters were sent to the surrounding area ([see distribution area](#)).

### Engagement

- Engagement took place between Monday 27 June 2022 and Wednesday 7 September 2022.
- An event was held on Thursday 7 July in the open space adjacent to the car park and sports cage.
- An online survey was hosted for the duration of the engagement period.
- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

### Responses

- 34 feedback forms were received, including 23 at the event and a further 11 online.
- Around 50 local residents attended the event.

### General feedback

The overall feedback from the engagement suggests there is a split between support and opposition to the proposed development, with 11 stating support and 9 stating opposition in feedback forms. Overall the protection of the MUGA space was essential if any development was to be brought forward.

### Specific issues raised

- The MUGA is well-used and loved by residents. It is used by a variety of age groups.
- Some attendees shared concerns over the loss of parking.
- Some attendees said that garages are used to charge electric scooters.
- Existing greenspace is well-used by residents.



## Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

*What do you think works well in the area?*

- 20 participants stated that the **MUGA/sports pitch is a well-loved space** by all the community, “The basketball pitch is really good as it is a safe place for kids of all ages to play”. It was also noted that the wider areas of the estate were a **safe space to allow children to play unsupervised**.
- Eight participants discussed **the sense of community** as a good point. Four participants discussed **feeling safe on the estate**, and support for the **security doors was specifically mentioned**.
- **Low traffic levels in the area** and the **ability to cycle around freely** were discussed by eight participants. Parking was also discussed by eight of the participants, with some explaining that **parking in the wider area was limited** and that estate parking is needed.

*What would you like to see change or improve?*

- Eight participants mentioned that they would like to see additional parking on the estate due to the limited availability in the local area. Eight participants discussed **more greening in the area**, such as **planting trees** and more **communal green space**. Six participants requested more **children's play space**.
- Seven participants raised **concerns over the maintenance and cleaning** of the common areas on the estate, as well as reports of **littering, fly-tipping and dog mess**. **Bin collection** was also discussed by one participant who stated that litter is often left behind on collection day.
- Four participants requested more support for **greener transportation** options including cycle storage and car charging points. A few attendees noted the high volume of traffic around Morpeth Grove and requested traffic calming measures.

*Where do you think are the best places to build new homes in this area?*

- Some specific suggestions were made, including; **Hackney Marshes, Homerton Hospital area, the old laundry site, 16 Rutland Road and Hackney Wick**. Three participants described the borough as already too densely populated and development outside of the area/London was the only way to address housing needs.

- 11 participants were **supportive of development on the site**, with a majority of them stating **the community space needed to be protected**, specifically the MUGA. Nine participants were **opposed to development of the space**, with most stating the area was already overcrowded.

## Welshpool Street car park & depot and Orwell Court garages

### About the location

- Welshpool Street depot and car park, and Orwell Court garages, are two of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces in the immediate area.
- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

### Distribution

- 990 letters were sent to the surrounding area ([see distribution area](#)).

### Engagement

- Engagement took place between Friday 1 July 2022 and Wednesday 7 September 2022.
- An event was held on Tuesday 12 July in the open space adjacent to the Orwell Court garages.
- An online survey was hosted for the duration of the engagement period.
- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

### Responses

- 56 feedback forms were received, including 40 at the event and a further 16 online.
- Around 100 local residents attended the event.

### General feedback

- The overall feedback from the engagement suggests there was more support for the development of the Orwell Court location than the Welshpool Street car park. During the event, a petition was shared and signed by 35 Welshpool House residents, stating opposition to any development.

### Specific issues raised

- Orwell Court garages are used by local residents for parking, as parking in the area is difficult. Some non-estate residents also rent garages for storage.
- Attendees from Welshpool House were against any loss of car parking.

- A certain amount of animosity from residents towards the Broadway Market, with road closures, anti-social behaviour, late-night noise and the impact of deliveries to the market area being raised.
- Attendees felt that the Council prioritised the market over local residents.
- Broadway Market brings a lot of anti-social behaviour to the area, with drunks and late-night noise. This was put down to licensing changes in the area.

## Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

*What do you think works well in the area?*

- 14 participants were positive about **Low Traffic Neighbourhoods (LTNs), pedestrian access** and **cycle infrastructure**. Some participants commented that residential areas need to be separated and protected from the Broadway Market area, particularly the night-time impact of local pubs and bars, including late noise, taxi drop-offs and problems with drinkers urinating near homes.
- **12 participants listed greenspace and playspace** as positive local assets, the **football pitch, skate parks and children's play spaces at London Fields** were mentioned specifically.
- Broadway Market was discussed by nine participants, with five stating it had a **positive impact** and four stating it was **taking away space from local residents**. Many participants celebrated the market's diversity, however, requests were made for **residential spaces to be given more protection from the noise**, and for measures to minimise the parking impacts of visitors and tourists to the area, particularly on market days and at night.

*What would you like to see change or improve?*

- 17 participants discussed **local infrastructure and community needs**, many of these suggested that the area's **schools and medical services were overstretched** and had **not kept up with the area's population growth**. Others focused on the area **being busy with tourists**, and stated that the frequency of **litter and rubbish collection was not sufficient to meet the need**. Four of these participants also asked for **better facilities for older children and teenagers**, such as youth clubs and outdoor gyms.
- 21 participants discussed traffic-related concerns such as **congestion, parking and road access**, with **16 participants requesting resident-specific parking facilities**.

Seven attendees raised concerns about emergency access to the residential blocks due to the market, road closures and congestion in the area.

- **15 participants voiced support for resident-specific green spaces, more accessible community spaces, and better maintenance and upkeep in existing spaces** to cope with the number of visitors.
- 14 participants also discussed **anti-social behaviour issues** ranging from **drug use in the garage area and around Welshpool Street**, as well as the impact on **residents from late-night licensing** including noise, public urination and violence.
- Four participants discussed the **need for storage in the area** and explained that the garages are used for this. Four participants also raised concerns over **overcrowding in the area**, both from residents and tourists, using the same spaces.

*Where do you think are the best places to build new homes in this area?*

- A number of participants made suggestions including; a **derelict/disused gas tank area along the canal, building around the railway arches, Laburnum Street, Wick Road, Duncan Road**, and the corner of **Dericote Street and Cranston Street**. The **Suffolk Estate TMO office**, which forms part of the Welshpool Street location, was also suggested.
- Overall, 18 participants **shared their support for the development** of the proposed sites, with 11 **supportive of the Orwell Court site** specifically, two **supportive of the Welshpool Street location and five supportive of both**. 13 participants **opposed the development in the area**, with four **against any form of development at all**, seven **opposed to the Welshpool site only** and two **opposed to Orwell court being developed**.

## Blackwell Close garages

### About the location

- The garages at Blackwell Close are one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces in the surrounding estate.
- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

### Distribution

- 528 letters were sent to the surrounding area ([see distribution area](#)).

### Engagement

- Engagement took place between Friday 1 July 2022 and Wednesday 7 September 2022.
- An event was held on Tuesday 12 July in the open space adjacent to the garages.
- An online survey was hosted for the duration of the engagement period.
- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

### Responses

- Five feedback forms were received, including three at the event and a further two online.
- Around 10 local residents attended the event.

### General feedback

- The overall feedback from the engagement suggests there are relatively few concerns over the prospect of future development, with three participants stating their support. Further investment in community facilities in the area is desired, with the possible addition of sports or community facilities.

### Specific issues raised

- Attendees stated that more housing was needed locally, with an acknowledgement that the site could be better used.
- The garages are currently used as a playspace for ball games.
- The community garden is only used by a small number of residents.

## Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

*What do you think works well in the area?*

- Three participants stated that the area had a **good community** and was a **peaceful area**. One participant put this down to the area being **diverse** and **full of multi-generational families** with **good youth clubs**. **Good access to public transport** and **available green spaces** was also discussed by one participant.

*What would you like to see change or improve?*

- Four participants asked for a **variety of community facilities** such as **sports areas**, **play equipment** and **community centres**. One participant requested additional **lighting in the area to improve safety**. Another participant raised concerns about drainage and flooding in the local area.

*Where do you think are the best places to build new homes in this area?*

- No specific suggestions were made through the feedback forms, but three participants did state their **support for the development of the garage space**. One participant suggested **building in disused buildings that have no community benefit**.

## Nye Bevan Estate garages

### About the location

- The garage blocks at Nye Bevan Estate are one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces in the surrounding estate.
- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

### Distribution

- 723 letters were sent to the surrounding area ([see distribution area](#)).

### Engagement

- Engagement took place between Monday 4 July 2022 and Wednesday 7 September 2022.
- An event was held on Thursday 14 July in the open space adjacent to the Nye Bevan tower.
- An online survey was hosted for the duration of the engagement period.
- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

### Responses

- 32 feedback forms were received, including 30 at the event and a further two online.
- Around 50 local residents attended the event.

### Feedback

#### General feedback

- The overall opinion was split on possible future development. The loss of parking and the security of garages was a concern raised. Those in support stated they would not like to see a tall building on this site.

#### Specific issues raised

- Several attendees shared concerns over the loss of car parking if the garages were removed. Issues of damage to cars and car thefts locally, and garages offer additional security.
- Some attendees discussed concerns over the height of any new development 'hemming in' existing buildings.
- A number of attendees hoped that any new development would deliver larger homes to address local overcrowding needs.



## Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

*What do you think works well in the area?*

- 12 participants were positive about **access to greenspace**, specifically the green space around the estate and Hackney Marshes.
- **Eight participants stressed the importance of the estate's sense of community, activities on offer and diversity.** The **garages were stated as well used** by local residents and an **important asset** by eight participants. **Three participants expressed that the parking was important to them.**
- Participants also spoke positively of the **transport links**, the **height of the existing buildings** and the **overall feeling of safety in the area.**

*What would you like to see change or improve?*

- Nine participants raised concerns about the overall **security and frequency of anti-social behaviour in the area.** Those who stated this as a concern listed **drug use, vandalism, public urination** and **car theft** as the most common anti-social behaviour in the area.
- Nine participants discussed specific housing services concerns relating to the existing homes. These complaints included; poor **estate lighting**, with a number of bulbs out, poor **maintenance of shared spaces**, such as entrances and broken lifts.
- One participant stated that the **TMO was poor at responding to repair** requests and another participant noted that the **security of the estate has become worse since the concierge was removed.**

*Where do you think are the best places to build new homes in this area?*

- Several suggestions were made that included: **Clapton Park garages, the community hall, disinfecting station building on Millfields Road, Hackney Downs** and **Overbury Street garages.**
- **Opinion was split on the development** of the garages, as five participants supported it and another four were against it. Those against did not want **overcrowding in the area** or **to lose the garages**, and those in support said they would **support it if not a high-rise building.**

## Buckland Court garages

### About the location

- The garages at Buckland Court are one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces in the surrounding estate.
- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

### Distribution

- 465 letters were sent to the surrounding area ([see distribution area](#)).

### Engagement

- Engagement took place between Monday 4 July 2022 and Wednesday 7 September 2022.
- An event was held on Thursday 14 July in the open space adjacent to the garages.
- An online survey was hosted for the duration of the engagement period.
- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

### Responses

- 22 feedback forms were received, including 19 at the event and a further three online.
- Around 35 local residents attended the event.

### General feedback

- The overall feedback from the engagement suggests there are a number of housing maintenance-related concerns in the area, with little opposition to development shared by participants, but some anxiety was shared over the potential density and height of any development.
- Nine participants stated their **support for development, but shared concerns over density and loss of privacy**, while four participants stated their **opposition to it**.

### Specific issues raised

- **Vermin was raised as a big issue across the estate**, suggesting that hollow spaces are being used as nests for rats following the installation of district heating works.

- Attendees from Cranston Estate stated they would like **access to the Buckland Court resident garden**.
- Concerns about the **height of any development were shared** by many attendees, as well as the loss of storage space.
- Buckland Court attendees stated **improvements were needed in communal areas**. **Maintenance issues in flats** were raised by residents of Cranston Estate.
- **Anti-social behaviour and security concerns** were also discussed by attendees, these related to a number of recent burglaries.

### Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

*What do you think works well in the area?*

- Nine participants were positive about the **community feel and neighbourliness of the area**. Seven participants also mentioned the quality of **green space and public space** as an asset of the area.
- Three participants praised **access to public transport** as a good local asset. Three other participants also stated that the **TMO was good**. One participant said that the **pram shed** was useful, another praised the proximity of **local schools** and one also listed the diversity of the area as a positive.

*What would you like to see change or improve?*

- Seven participants stated that the lack of **green space and the maintenance of the current greenspace is a concern and naming tree pruning, fly-tipping, and lack of planting as** specific issues. Six participants from Cranston Estate complained about the **problem of rats living around the blocks**.
- Seven participants requested more **community facilities such as a community centre, community outdoor spaces, storage space, more playspace and food shops**. The **security of homes and the wider area was raised** by five participants, with requests for CCTV and better lighting.

*Where do you think are the best places to build new homes in this area?*

- Participants suggested **De Beauvoir Square, the old Iceland site and disused business space** in the Old Street areas. Four participants suggested **rooftop extensions** to help meet local housing need.

- Nine participants stated their **support for development, but shared concerns over density and loss of privacy**, while four participants stated their **opposition to it**. Opposition was based on the area being **overcrowded and parking issues** when a reason was given.

## Fellows Court garages and Weymouth Court garages

### About the location

- Fellows Court and St Mary's estate are in one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces in the surrounding estate.
- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

### Distribution

- 879 letters were sent to the surrounding area ([see distribution area](#)).

### Engagement

- Engagement took place between Wednesday 6 July 2022 and Wednesday 7 September 2022.
- An event was held on Saturday 16 July in the open space adjacent to the garages.
- An online survey was hosted for the duration of the engagement period.
- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

### Responses

- 14 feedback forms were received, including 10 at the event and a further four online.
- Around 45 local residents attended the event.

### General feedback

- The overall feedback from the engagement suggests there are a number of significant issues related to housing services repair work on the estate. Support for the potential development was mixed in the feedback received, with concerns for overcrowding and oversubscribed local services given as reasons for opposing the idea.

### Specific issues raised

- Most attendees **supported the delivery of new homes** in the car park.
- Some attendees stated that there was a **lack of local facilities** such as GPs, shops and libraries. Some residents **expressed a desire to see these delivered alongside any future development**.
- **A number of the garages are being used for parking and not just as storage.**

- Several attendees expressed **concern over any development, due to the impact of construction** and of **delivering homes on a confined site**.
- A number of attendees noted a **level of disrepair in Fellows Court**, with specific mention of **cladding being missing from communal space** and not yet replaced.

### Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

*What do you think works well in the area?*

- Three participants explained that they are garage users and are keen that these are kept. One stated that parking on the street is difficult so the **estate parking is a benefit**. Two participants praised the area for being **friendly and family orientated**.
- Two participants were positive about the **green space between buildings**, but suggested it needed to be better looked after and utilised. **Local shops, cleanliness of the area** and **regular bin collection** were each mentioned by one participant as good things in their area.

*What would you like to see change or improve?*

- 10 participants listed a range of **maintenance or repair issues**, this included; poorly kept **corridors at Fellows Court on the 13th floor**, out-of-service **lifts**, **major leaks** in homes, **corroded pipes**, and **blocked baths and hand basins** in flats. Most of these participants requested these works be completed before any redevelopment takes place.
- Four participants stated **concerns about anti-social behaviour** in the area, one of which mentioned drug use in the building. Two participants believed **signage on the estate was insufficient** and that the **numbering system was confusing for delivery drivers**. One participant requested that **housing officers needed to visit the estate and engage better with residents**.

*Where do you think are the best places to build new homes in this area?*

- **London Fields park** and an unspecified '**play space**' on **Hackney Road** were suggested as possible sites. **Opinion was split on the development** of the garages, as four participants supported it and another four were against it.

## Regents Court garages and car park

### About the location

- The garages and car park at Regents Court are one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces in the surrounding estate.
- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

### Distribution

- 676 letters were sent to the surrounding area ([see distribution area](#)).

### Engagement

- Engagement took place between Monday 4 July 2022 and Wednesday 7 September 2022.
- An event was held on Saturday 16 July in the open space adjacent to the children's play area.
- An online survey was hosted for the duration of the engagement period.
- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

### Responses

- 73 feedback forms were received, including 27 at the event and a further 46 online.
- Around 75 local residents attended the event.

### General feedback

- The overall feedback from the engagement suggests there was little support for development at Regents Court, with 18 stating their opposition in the feedback. While only six supported the development, those that opposed it outlined concerns about overcrowding, impact on local infrastructure and the need for parking locally as their reasons for opposing.
- During the event a petition was shared and signed by 91 residents, stating opposition to any development. The cover letter for this petition seems to contain a number of misleading points concerning what is being proposed. This cover letter can be seen [here](#).

### Specific issues raised

- Attendees that use the car park **did not want to see parking reduced**, as it is difficult to find on-street parking. **Parking restrictions were requested for Pownall Road** to prevent market users and tourists from parking there.
- Some attendees, from the 6-storey element of the estate, were **concerned about the loss of light**.
- Attendees wanted **assurances of the protection of the green space, play space and sports court**, both during any construction and for the long-term benefit of residents.
- Many attendees **raised concerns over dampness and mould** in existing blocks.
- **Rooftop development on top of the existing 4-storey block was suggested by several attendees** instead of the proposed site.

### Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

*What do you think works well in the area?*

- 24 participants answered that they appreciated the **open space at the centre of the estate** that includes the **MUGA, children's play and green space as a community asset**, and that it gives the area a focal point for community activities.
- Eight participants listed the **sense of community and safety of the estate** as a benefit of the area, with most mentioning that the **children's play space and MUGA are always busy** for both residents on the estate and nearby. The same number of participants discussed the **openness of the area due to the canal** as a great asset.
- Eight participants voiced opposition to **any development** and raised concerns ranging from **impact on the density of the area, loss of parking, loss of light, overcrowding** and the **loss of community space**. Three residents shared support for development, however expressed concerns over the loss of light and views.
- One participant mentioned **good public transport, cycling provision and greening efforts** in the neighbourhood.

*What would you like to see change or improve?*

- 20 participants raised **concerns over the general maintenance and cleanliness of the estate**. Within this, some specific complaints were raised regarding the **lifts being out of service** regularly, **fly-tipping in communal spaces, windows and**



**doors needing replacing** in the existing blocks, **leaks in flats** that have led to **dampness and mould issues**, as well as poor **heating** and **ventilation**.

- 10 participants discussed the need for **more parking** and **better enforcement of parking restrictions**, with specific requests made for an **extended CPZ** and **traffic havens needed on Pownall Road** to secure resident parking, particularly on Broadway Market days.
- Two participants noted a **lack of cycle lanes** and requested **more cycle storage**. 10 participants discussed **public realm improvements**, with three participants asking for **more seating in communal spaces**, and two for **more trees and better landscaping**.
- **Five participants raised security concerns** around the estate and the need for **CCTV and lighting improvements**. **Anti-social behaviour** was raised by three participants, with specific concerns over **drug taking and public urination** in communal spaces.
- Three participants stated they were **against any development in the area**, while four participants said they **would support the delivery of new homes if the design was right**.

*Where do you think are the best places to build new homes in this area?*

- 18 participants stated their **opposition to development in the area**, giving reasons of **overcrowding, impact on local infrastructure, need for parking, and loss of light**. Four of these participants also **suggested sites in less densely populated areas** should be pursued.
- Six participants were in **support of development**, stating the **need for housing** and the **disrepair of existing garages**. Six participants also **suggested rooftop extensions** as a solution for housing need.
- Other sites that were suggested for new homes included **Marlborough Avenue, sites around Broadway Market, space opposite Haggerston Park on Queensbridge Road, Hillman Street Council Building, Orwell Court street garages and Scribbers Street**.

## Morris Blitz neighbourhood office

### About the location

- The disused neighbourhood office at Morris Blitz Court is one of a number of locations in Hackney that has been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces in the surrounding estate.
- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

### Distribution

- 672 letters were sent to the surrounding area ([see distribution area](#)).

### Engagement

- Engagement took place between Monday 11 July 2022 and Wednesday 7 September 2022.
- An event was held on Thursday 21 July in the open space adjacent to the disused neighbourhood office.
- An online survey was hosted for the duration of the engagement period.
- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

### Responses

- Nine feedback forms were received, including seven at the events and a further two online.
- Around 10 local residents attended the event.

### General feedback

- The overall feedback from the engagement was supportive of development on the site of the neighbourhood office. There was a desire to see the building used for something, as well as an appetite for investment in the open space around the estate for the benefit of residents.

### Specific issues raised

- Attendees noted that the disused **neighbourhood office was an eyesore and should be redeveloped**. One attendee asked for the neighbourhood office to be **redeveloped into a community space**.

- It was noted that only one of the garages was used by residents, and the other undercroft areas could be used to **deliver alternative community benefit or workspace** so the area was better used.
- A majority of attendees discussed the **greenspace and landscaping around the estate** and noted it **could be put to better use and made more accessible to residents**.
- Several attendees expressed an **interest in establishing a TRA**.

### Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

*What do you think works well in the area?*

- Four participants stated that **the community feeling in the area** was the best thing about living here, “The neighbours are amazing, so many things to do with the children”. Three participants described **nearby parks and greenspaces as local assets**. Participants also noted **shops, schools, and links to local transport** as positive aspects.

*What would you like to see change or improve?*

- Four participants stated that the maintenance of the **communal space could be better**, with specific reference to a **vermin issue in the bin storage areas and neighbouring residents using the bin storage**.
- Three participants mentioned the overall **security of the estate** and raised concerns about drug use around the garages. Two of the participants suggested CCTV to help mitigate the issue.
- Two individuals requested **space for children to play on the estate** and one participant requested a **community garden in some of the green space**. One resident also noted that **pigeons were a continuing issue for residents on higher floors**. Other items requested by one individual include better **recycling bins, bicycle storage, better energy efficiency in existing homes, more biodiversity across the estate, and solar panels being installed on the roof**.

*Where do you think are the best places to build new homes in this area?*

- Four participants **agreed with the development of the neighbourhood office**, with one suggestion that the **entire estate needed to be rebuilt**.

## Blandford Court garages

### About the location

- The garages at Blandford Court are one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces in the surrounding estate.
- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

### Distribution

- 987 letters were sent to the surrounding area ([see distribution area](#)).

### Engagement

- Engagement took place between Monday 11 July 2022 and Wednesday 7 September 2022.
- An event was held on Thursday 21 July in the open space adjacent to the disused neighbourhood office.
- An online survey was hosted for the duration of the engagement period.
- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

### Responses

- 32 feedback forms were received, including 24 at the events and a further eight online.
- Around 50 local residents attended the event.

### General feedback

- The overall feedback from the engagement was mixed in regard to the potential development of the garage area. Opinion in the feedback was split equally, with supportive comments reliant on the proposed density of the new building and also the possible retention of some parking in the area. Opposition to the proposal was based on the impact on current residents' quality of life through loss of light and privacy, and disruption from construction.

### Specific issues raised

- A majority of attendees **raised concerns over anti-social behaviour**, with specific **issues with drug taking and vandalism** in the area discussed. As well as **unauthorised access to buildings**.

- Several attendees from Blandford Court stated there was **disrepair in and around their home that needed to be addressed**.
- In relation to any new homes in the area, **attendees expressed concerns about loss of light, proximity to existing homes and impact on privacy**. Proximity to the main road was also discussed as less than ideal.

## Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

*What do you think works well in the area?*

- 10 participants praised the **sense of community and neighbourly feel of the estate**.
- Seven participants mentioned that the parking at Blandford Court was something they wouldn't want to lose as "**Parking in the car park feels safer than on the local streets**". Parking spaces were also noted as needed by residents with accessibility issues and for those that receive regular visitors.
- One resident noted they were still **waiting for a video doorbell** that was promised by housing services and not yet installed. The **management of the local area, cleaning and maintenance was raised** by three participants as **needing improvement**. Four participants noted **the area was improving over time**, with one stating this has happened since the London Olympics.
- Five participants listed the **open and green spaces as assets of the area**, with three of these praising the **children's playspace as being good and safe enough for children to play unsupervised**.
- Three participants stated they **did not think there was anything good about the area**. One also stated they had **concerns over drug dealing, muggings, drunks and other anti-social behaviour**.
- **Three participants stated they would be against any development** on the site discussed, while **two participants supported new homes** on the site.

*What would you like to see change or improve?*

- **Anti-social behaviour was the most discussed response**, with 18 participants sharing their concerns. These concerns related to **drug use in and around the estate**, with one participant stating '**lots of drug addicts on open staircases**'. 14 participants raised **concerns over the safety and security of the area**, with two mentioning **video doorbells** and two others discussing that **new security doors**

**were promised to access the building.** Three participants also raised complaints over the lighting in communal spaces being faulty or needing improvements.

- **General maintenance and cleaning of the estate** were raised by 16 participants, with the majority noting it was not good enough. **Drainage in the estate and leaks from roofs** were also raised by four participants. The **bin storage needing fob access** was also raised by two participants.
- **Bike storage and general storage for residents** were raised by four participants as something that was needed on the estate. The **communication between the Council and residents** was raised by three participants as needing to be improved, with one noting that **works taking place on the estate were not sufficiently communicated** to residents, while another stated **reporting repairs were difficult** and often took too long with no reasoning given.

*Where do you think are the best places to build new homes in this area?*

- 11 participants stated they were **against the proposed development for a variety of reasons**. These included **disruption from construction**, preferring to have the **space deliver community green space or resident storage**, the area becoming **overpopulated and confined**, the **effect on light and privacy in existing homes**, and **changing the character of the area**.
- 11 participants shared support for the development of the site, with some noting certain conditions such as **retaining some of the parking, not building too tall, delivery of new communal spaces** with homes, and one noted that **all of Blandford Court should be redeveloped**.
- Several sites in the local area were suggested as possible locations for new homes, this included; the **triangular site on Kingsland High Road and Enfield Road**, the **Vietnamese Community Centre** and the **Old Hoxton Fire Station**.

## Cropley Court garages

### About the location

- Cropley Court garages are one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and improving the public spaces in the surrounding estate.
- This location was also identified because it could have the potential to unlock improvements to the wider estate or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

### Distribution

- 584 letters were sent to the surrounding area ([see distribution area](#)).

### Engagement

- Engagement took place between Monday 11 July 2022 and Wednesday 7 September 2022.
- An event was held on Saturday 23 July in the open space adjacent to the disused neighbourhood office.
- An online survey was hosted for the duration of the engagement period.
- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

### Responses

- Five feedback forms were received at the events.
- Around 18 local residents attended the event.

### General feedback

- The overall feedback from the engagement was that participants were not happy with the running of the TMO and were concerned about bringing in new residents to the estate. Tenure was the most important consideration for a majority of attendees at the event.

### Specific issues raised

- Attendees stated that there was an abundance of 1 bed and 2 bed properties on the estate, and there was a **need for larger homes for families**.
- We were told there are several older residents in **under-occupied homes that need to be supported in downsizing**.

- Attendees who were previously involved in the Tenant Management Organisation (TMO) noted that **any development that was not 100% social rent would not be supported locally**.
- A few attendees were **critical of the current TMO in regard to repairs and maintenance of the estate**. Some shared **concerns that any new homes would come under the same management** and cause further issues.
- **Concern over any loss of trees** was also discussed with participants.

### Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

*What do you think works well in the area?*

- Participants listed the amount of **green space on the estate, but explained that it could be better maintained and utilised**. Some participants **criticised the repair work, cleaning and maintenance of the buildings by the Tenant Management Organisation (TMO)**. The **community spirit was described as a local asset**, despite the relationship with the TMO.

*What would you like to see change or improve?*

- All participants explained that the **green space could be better used**, with suggestions of a **children's playspace, community growing space and more flowers and greenery**. Two participants noted that **safety and security in the area could be improved** and requested additional CCTV. Two participants raised concerns about **local services** (GP services, dentists, schools) **being oversubscribed**. One participant explained that **a lot of residents of the estate were in overcrowded** accommodation.

*Where do you think are the best places to build new homes in this area?*

- Two participants were supportive of the concept, but explained that the TMO needs to improve before new homes are brought to the estate. One participant asked that **local residents in need be prioritised for any new homes**. Two suggestions were made for the **Shoreditch Neighbourhood Office** and the **garages on Shaftesbury Street** as locations for possible delivery of new homes.



## Wayman Court car park and 161 Graham Road

### About the location

- The car park and garages block at Wayman Court and 161 Graham Road are two of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces in the surrounding areas.
- These locations were also identified because they could have the potential to unlock improvements to the wider area or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

### Distribution

- 972 letters were sent to the surrounding area ([see distribution area](#)).

### Engagement

- Engagement took place between Friday 8 July 2022 and Wednesday 7 September 2022.
- An event was initially planned for Thursday 19 July, but due to a red weather warning because of the heatwave, the event was postponed to Thursday 28 July. This event took place in the open space adjacent to Wayman Court. During the event, the team was informed that a number of residents were not able to attend as the school holidays had begun. A repeat event was therefore held on Tuesday 6 September for those not able to attend.
- An online survey was hosted for the duration of the engagement period.
- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

### Responses

- 143 feedback forms were received, including 20 at the events and a further 123 online.
- Around 65 local residents attended the two events held.

### General feedback

- The overall feedback from the engagement suggested that both Wayman Court and 161 Graham Road had significant opposition to the idea of new housing delivery, with 21 and 34 stating their opposition respectively.
- Wayman Court's feedback was focused on the shared community space and the impact the loss of the garages and car park, along with a new building and residents would have on the local community.

- Feedback to the 161 Graham Road proposals was largely in support of the Garden of Earthly Delights, and the opposition to proposals was focused on the garden remaining on the site.

### Specific issues raised

- A number of attendees were **against any development on the Wayman Court site**, with some **confusion over plans that were suggested 20+ years ago**.
- Neighbours on Eleanor Road had **concerns over any development's impact on their garden and boundary wall**.
- Many attendees **would not say if they supported or disagreed with a new development without some ideas of height, density and design**.
- One attendee wanted to discuss 161 Graham Road and was **keen to understand what would be brought forward for the site**.
- Issues were raised over **leaks in the Wayman Court building**, with accompanying **complaints over the management of complaints** by the Council.

### Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

#### Wayman Court

*What do you think works well in the area?*

- 60 participants mentioned **green space at Wayman Court** and a majority of participants explained they are **grateful to have open space adjacent to their homes**. 17 participants positively discussed the **sense of community**, with a number of these linking this to the shared green space at Wayman Court.
- 24 participants described the **Garden of Earthly Delights** as a community asset and 18 participants went on to discuss **local parks, the lido and tennis courts** as local benefits. 13 participants stated that the **Low Traffic Neighbourhood (LTN)** and **parklets** that have been introduced have improved the local area for residents.
- 10 participants stated that the **parking and garage space was something they appreciated**, and any changes would make parking near their homes difficult. Six participants said that public transport links were good and four participants discussed **cycle infrastructure and an increase in cycle parking** as positives.

*What would you like to see change or improve?*

- 51 participants raised the estate green space, with some asking for **more support for residents for upkeep** and improvements, an **increase in the greenspace** and **further delivery of community space**, with four participants suggesting a **community hall be delivered in the storage space on the estate**.
- **Traffic** was raised by 15 participants, with most asking for **further restrictions**. Six participants stated that **current restrictions were not properly enforced**. Two of these participants said that the **LTNs were a bad thing and needed to be removed**.
- 14 participants asked for **more storage space for residents** due to the limited availability of lockers on the estate. Six of these participants also requested **secure cycle parking**. 12 participants stated the **need for more social rent homes** in the local area, due to reasons including **overcrowding**, a **poor private rental sector** and **local people needing to stay local**.
- Nine participants stated their **support for the Garden of Earthly Delights** and requested a **permanent home in the local area** for the garden and **funding and support from the Council**. Five participants called for **better maintenance and improvements to public spaces**, and **more trees** and **greater biodiversity** were given as possible improvements.

*Where do you think are the best places to build new homes in this area?*

- Some specific suggestions were made, these included; **161 Graham Road**, **areas around the Nightingale Estate**, sites **around the De Beauvoir area**, **31 Lamb Lane**, the eastern side of rail tracks at **London Fields station**, **377 Hemsley Place**, **Tesco site at Morning Lane**, **Hackney neighbourhood office** on Well Street, **car park at the rear of the Town Hall**, **Hackney Marshes**, **bus depot in Hackney central** and **Hackney Walk shopping quarter**.
- 21 participants stated they were **opposed to any development at Wayman Court**, seven participants were **opposed to any development in the area at all**. 16 participants stated **support for the development at Wayman Court**, while two others stated they **supported the delivery of new homes on both Wayman Court and 161 Graham Road**.

#### 161 Graham Road

*What do you think works well in the area?*

- 51 participants stated that the **Garden of Earthly Delights was a community asset**. 12 of these participants stated that it has helped develop community cohesion in the area. Four participants asked that the garden be given a permanent home.
- **Access to green space** was also mentioned more generally by 26 participants, with the **greening works at the corner of Penpoll Road and Wilton Way** mentioned specifically as great things for the area.

- **Good transport links** were discussed by 11 participants and four were very supportive of the new entrance to Hackney Central station. Seven participants were positive about the **LTNs and the current efforts to calm traffic, whilst three were against LTNs.**

*What would you like to see change or improve?*

- 58 participants discussed the **work of the Garden of Earthly Delights**, with requests for **proper support and funding** for this group to expand, with some requests for the garden to be given a **permanent home, either in its current location or elsewhere**, and allowed to **alter the site for its needs.**
- **Traffic controls on Graham Road** were also discussed by 14 participants, with many stating the **congestion and pollution from this road are extreme.** LTNs were blamed for the congestion by two participants. 13 participants discussed the **greening of public spaces, with requests for more trees and better landscaping in public spaces specifically mentioned** as needed in the area.
- **The need for new homes** was discussed by 11 participants. Two discussed the need for **bigger family-sized homes in the area.** One participant stated that **privately built flats were empty in a lot of areas**, and another stated that **social rent homes should be the focus of any developments.**
- Five participants discussed the need for **community facilities in the area**, with **volunteering opportunities, educational facilities for adults, spaces for sports** to be played and **spaces for socialising** specifically mentioned.
- Public transport links were raised by five participants, with requests for a **third access point** further up Graham Road for **Hackney Central overground station, protection of the 242 bus route** and **better disabled access** to stations and routes.

*Where do you think are the best places to build new homes in this area?*

- Some specific suggestions were made, these included; the **car park and area around the Town Hall, the Tesco site at Morning Lane, office space on Wilton Way** and **empty land adjacent to the railway tracks on Navarino Road.**
- Participants also suggested the types of sites that should be looked for, including **brownfield sites, underused or abandoned buildings, underused garages or car park sites, redeveloping existing council homes** to deliver more in the same space, and **extending on rooftops** to provide more homes.
- Additional suggestions were made to address local housing need, these included; **reclaiming private developments** that have not been sold for social housing, **change of use for schools and community halls** in residential buildings and **campaigning for powers to prevent leaving homes empty** long-term by investors.

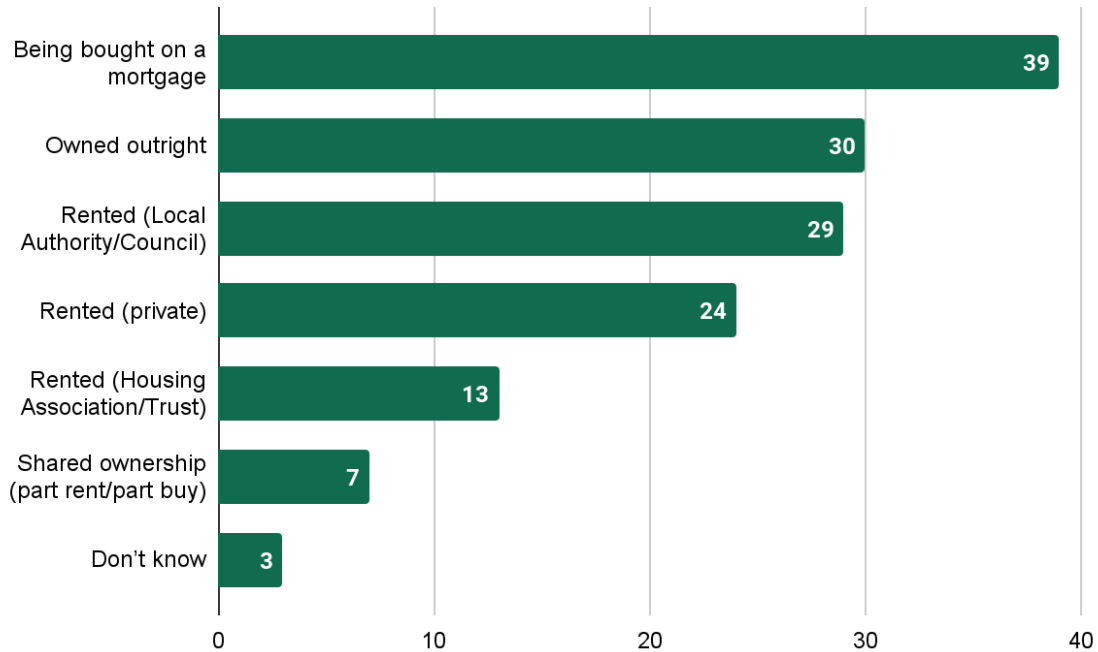
- 34 participants stated they were **opposed to any development at 161 Graham Road**, eight participants were **opposed to any development in the area at all**. Six participants stated **support for the development at 161 Graham Road**, while two others stated they **supported the delivery of new homes on both Wayman Court and 161 Graham Road**.

# Demographic data

## Stage 1: Help keep Hackney building

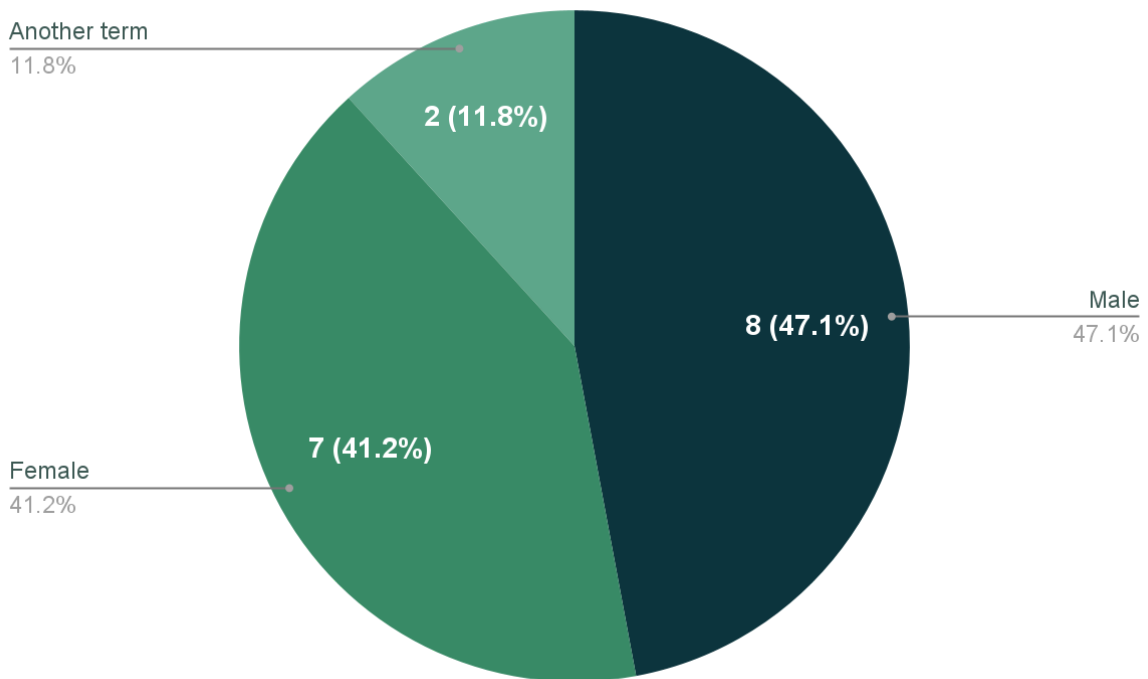
### About you

#### Housing tenure



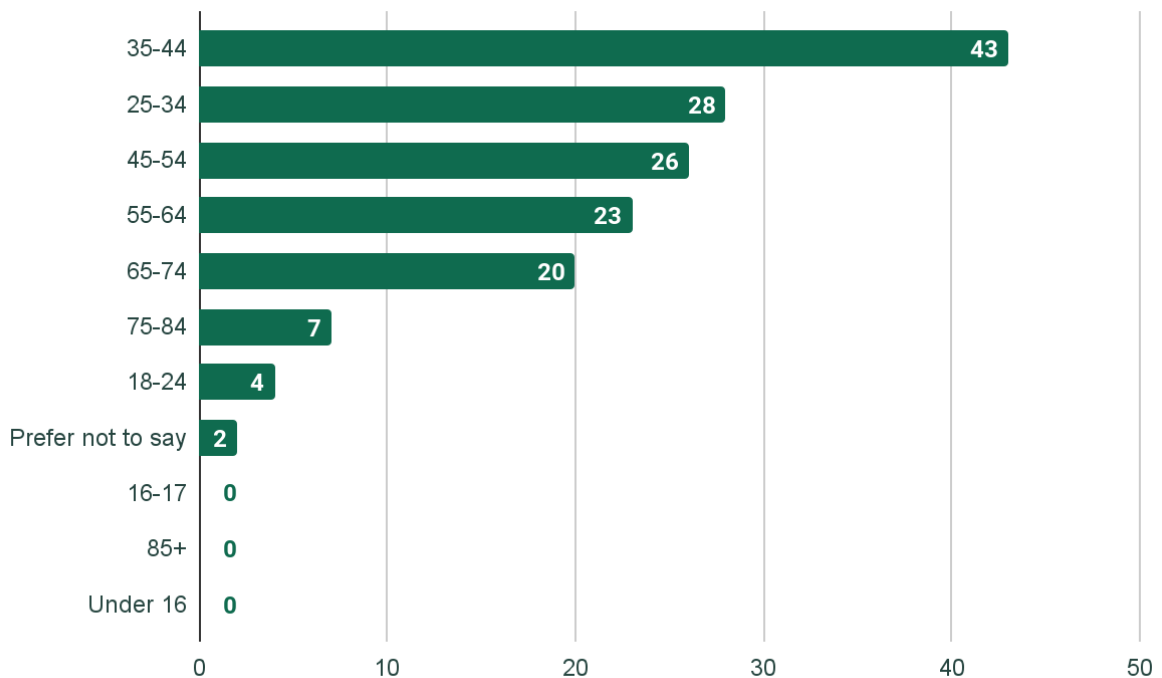
The highest percentage of respondents stated that 'Being bought on a mortgage' best described their home occupancy (26.8%). This is followed by 'Owned outright' (20.6%), 'Rented (Local Authority/Council)' (20%), 'Rented (private)' (16.5%), 'Rented (Housing Association/Trust)' (8.9%), 'Shared ownership (part rent/part buy)' (4.8%) and 'don't know' (2%). 54 participants did not respond to this question.

## Gender



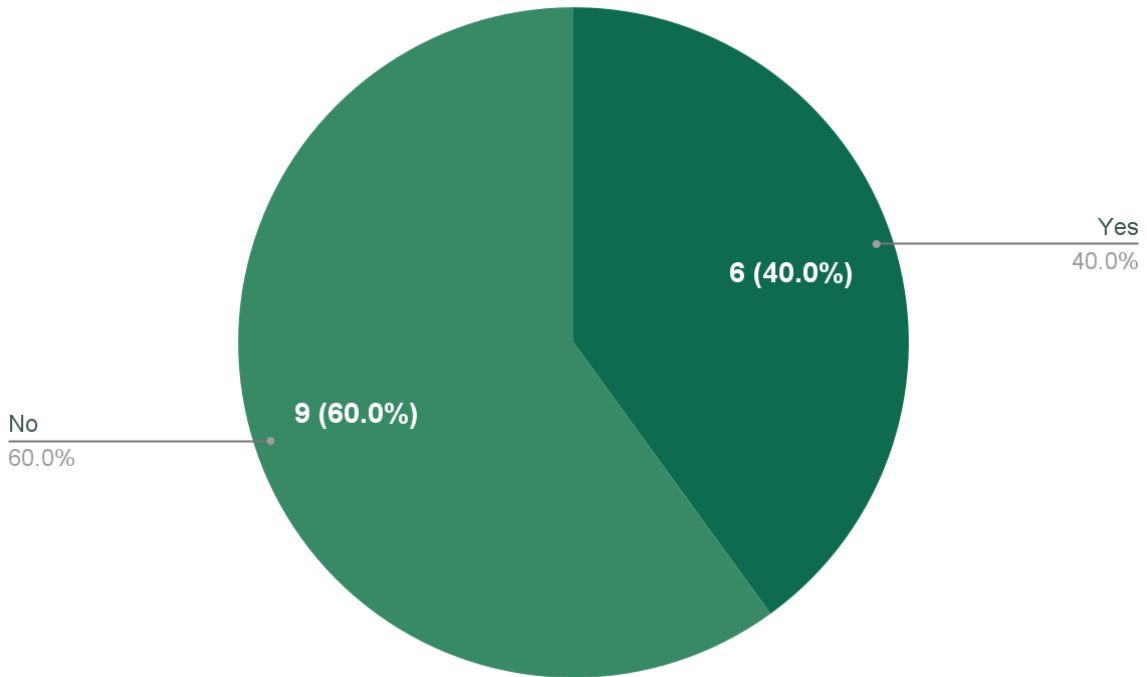
The majority of respondents were male (47.1%). This was followed by female (41.2%) and 'Other gender' (11.8%). 183 participants did not respond to this question.

## Age



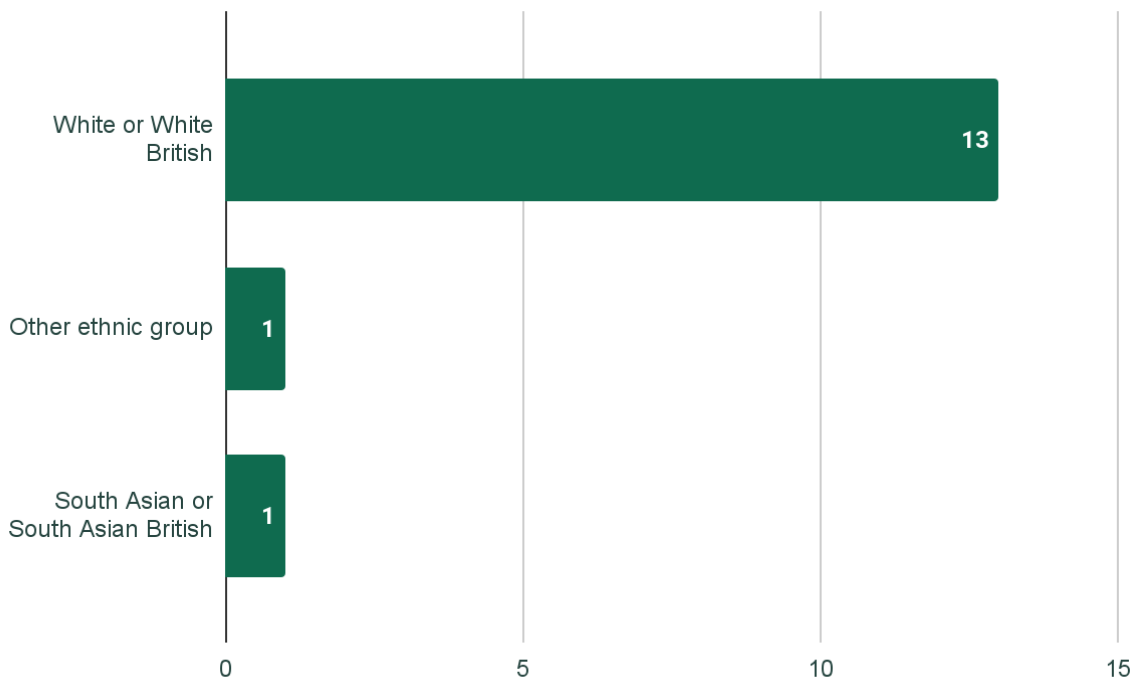
The highest percentage of respondents stated that they were aged '35-44' (28.1%). This is followed by '25-34' (18.3%), '45-54' (16.9%), '55-64' (15%), '65-74' (13%), '75-84' (4.5%) and '18-24' (2.6%) and 1.3% chose prefer not to say. 46 participants did not respond to this question.

## Disability



The highest percentage of respondents states 'No' (60%) and 40% of respondents chose 'Yes'. 184 participants did not respond to this question.

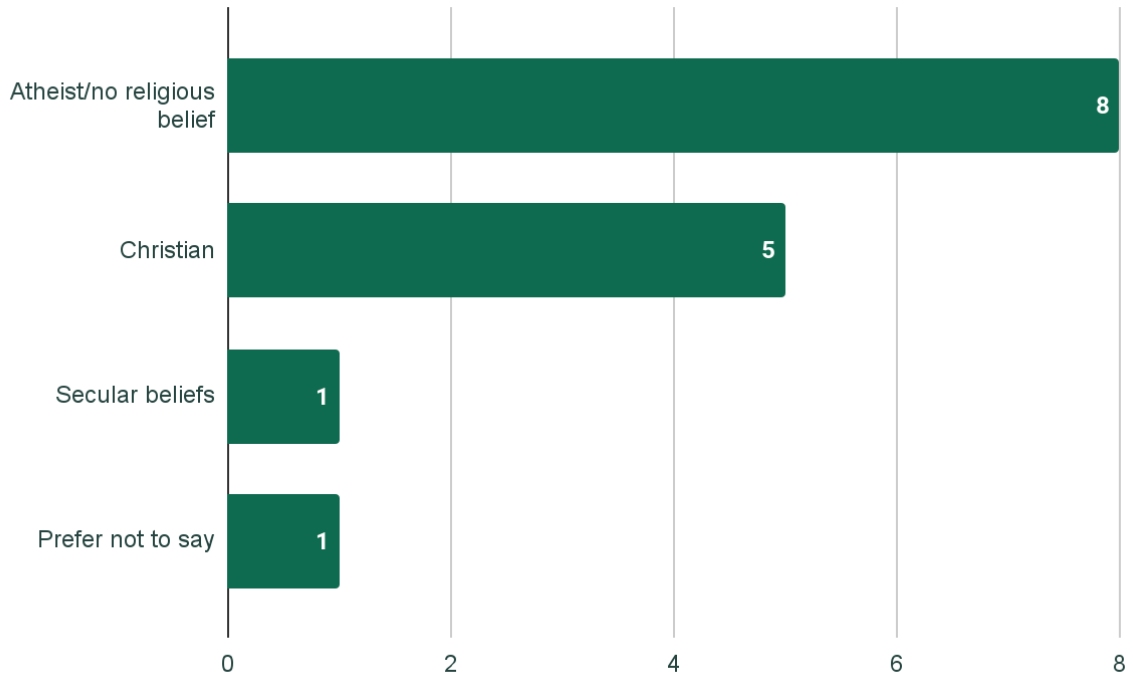
## Ethnicity



The majority of participants did not respond to this question. Of the 15 that did, the highest percentage of respondents stated they were 'White or White British' (86.6%). This is followed by 'South Asian or South Asian British' (6.6%) and 6.6% chose 'Other ethnic group'. 184 participants did not respond to this question.



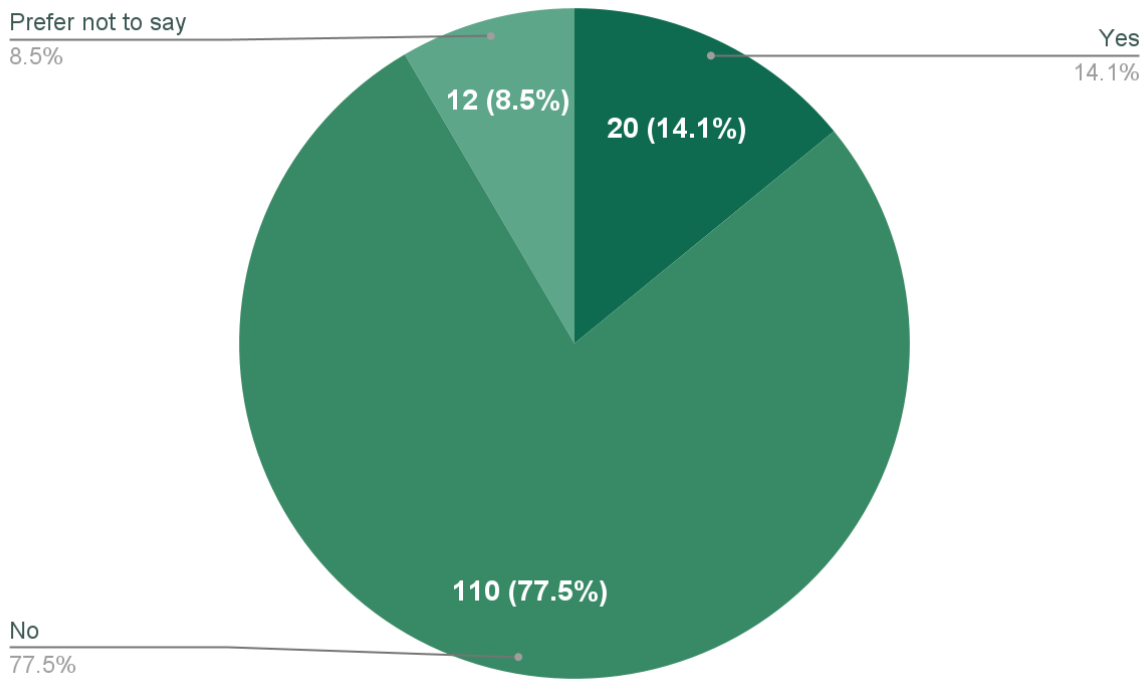
## Religious belief



The majority of participants did not respond to this question. Of the 15 that did, the highest percentage of respondents stated they were 'Atheist/no religious belief' (53.3%). This is followed by 'Christian' (33.3%) and 'Secular beliefs' (6.6%). 6.6% chose 'Prefer not to say'. 184 participants did not respond to this question.

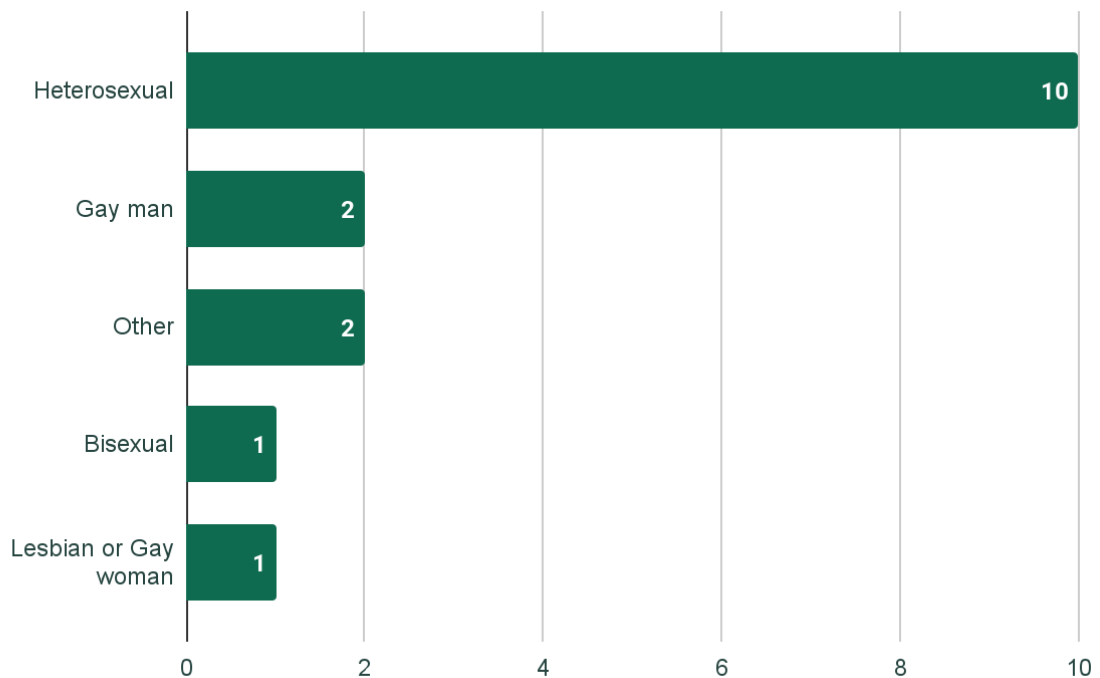
## Care provider

We asked 'A carer is someone who spends a significant proportion of their time providing unpaid support to a family member, partner or friend who is ill, frail, disabled or has mental health or substance misuse problems. Do you regularly provide unpaid support caring for someone?'



The highest percentage of respondents stated they 'No' (77.5%). This is followed by 'Yes' (14.1%) and 'Prefer not to say' (8.5%). 57 participants did not respond to this question

### Sexual orientation

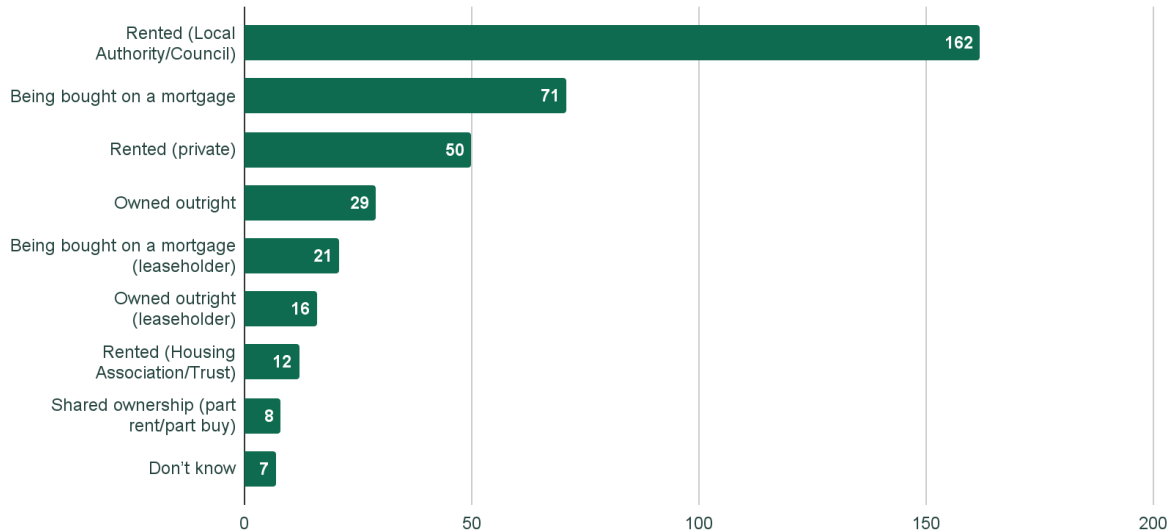


The majority of participants did not respond to this question. Of the 16 that did, the majority of respondents stated 'Heterosexual' (62.5%) when asked their sexual orientation. Followed by 'Gay man' (12.5%), 'Other' (12.5%), 'Bisexual' (6.2%) and 'Lesbian or Gay woman' (6.2%). While 183 participants did not respond to this question.

## Stage 2: Site-specific consultation

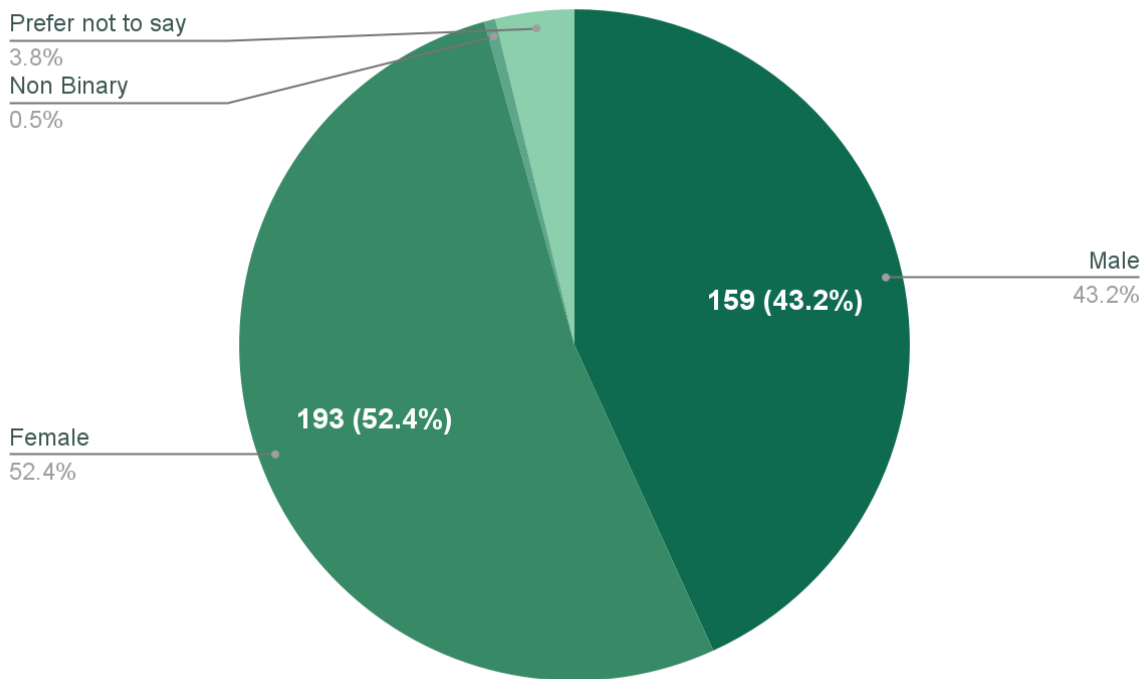
### About you

#### Housing tenure



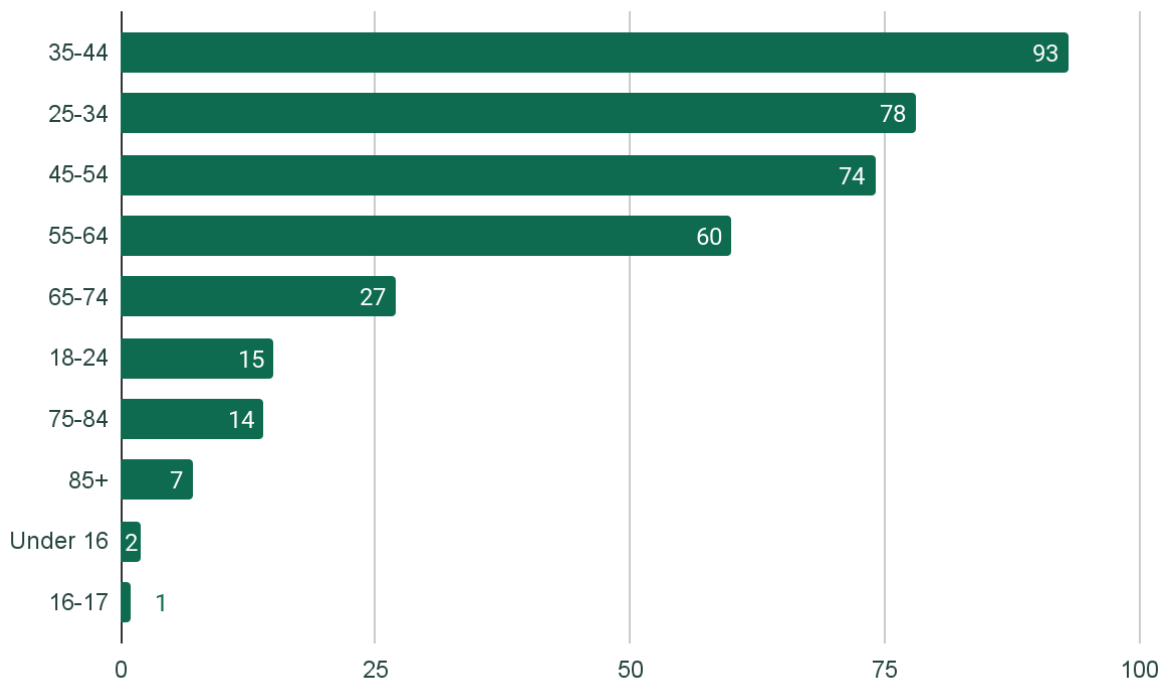
The highest percentage of respondents stated that 'Rented (Local Authority/Council)' best described their home occupancy (43%). This is followed by 'Being bought on a mortgage' (18.8%), 'Rented (private)' (13.2%), 'Owned outright' (7.7%), 'Being bought on a mortgage (leaseholder)' (5.5%), 'Owned outright (leaseholder)' (4.2%), 'Rented (Housing Association/Trust)' (3.1%) and 'shared ownership (part rent/part buy)' (2.1%). 71 participants did not respond to this question.

## Gender



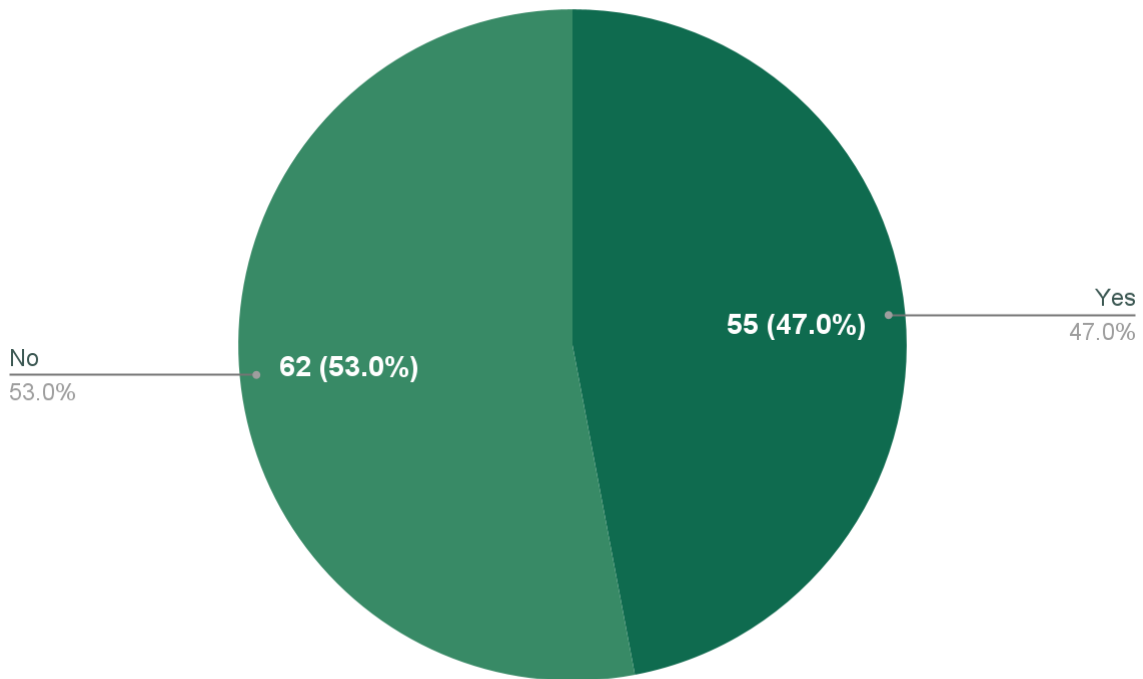
The majority of respondents, Just over half, were female (52.4% - 193). 43.2% of respondents were male (159), 3.8% preferred not to say (14) and 0.5% were non binary (2).

## Age



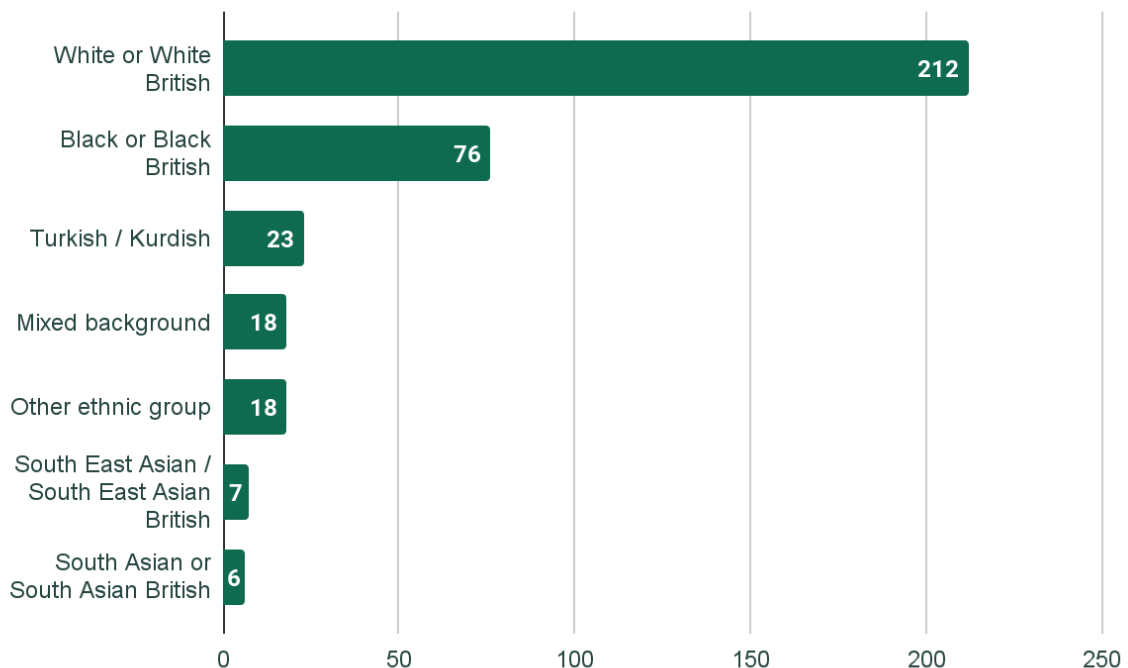
The highest percentage of respondents stated that they were aged '35-44' (25%). This is followed by '25-34' (21%), '45-54' (19.9%), '55-64' (16.1%), '65-74' (7.2%), '18-24' (4%), '75-84' (3.7%), '85+' (1.8%), 'under 16' (0.5%) and '16-17' (0.2%). 76 participants did not respond to this question.

## Disability



The majority of participants did not respond to this question, of the 117 that did, Just over half, stated 'No' when asked if they considered themselves disabled (53%). 47% of respondents stated 'Yes' when asked.

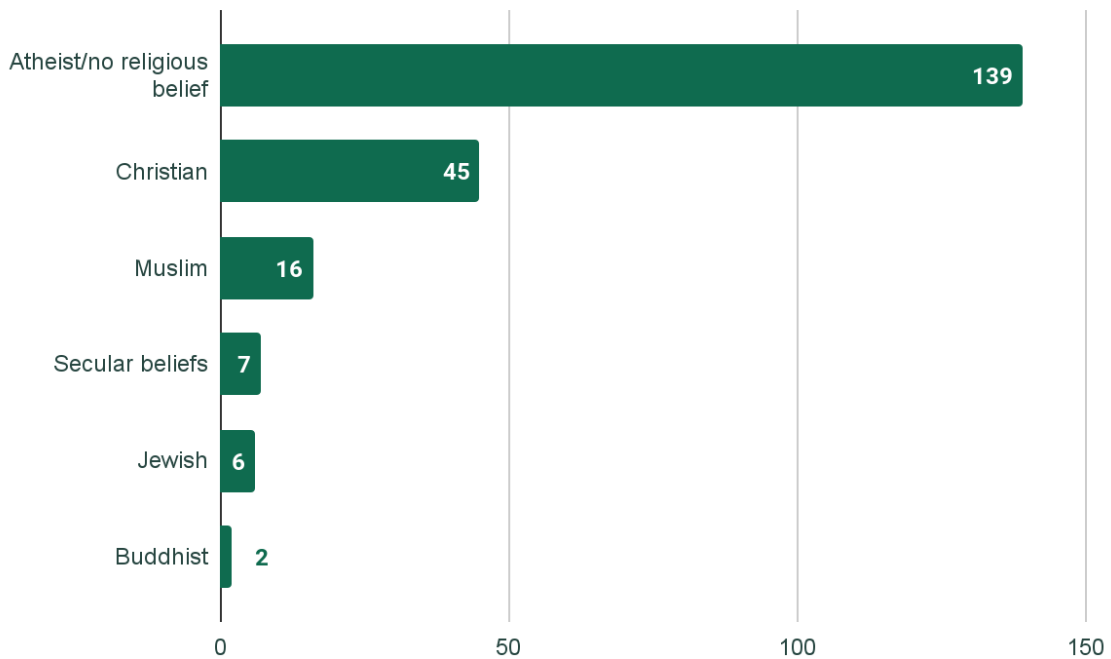
## Ethnicity



The highest percentage of respondents stated they were 'White or White British' (58.8%). This is followed by 'Black or Black British' (21.1%), 'Turkish / Kurdish' (6.3%), 'Mixed background' (5%), 'South East Asian / South East Asian British' (1.9%), 'South Asian or South Asian British' (1.6%) and 5% chose 'Other ethnic group'. Of these, four provided their

own responses that included: White Ashkenazi Jewish, Caribbean Indian, Chinese and White Irish. 87 participants did not respond to this question.

### Religious belief

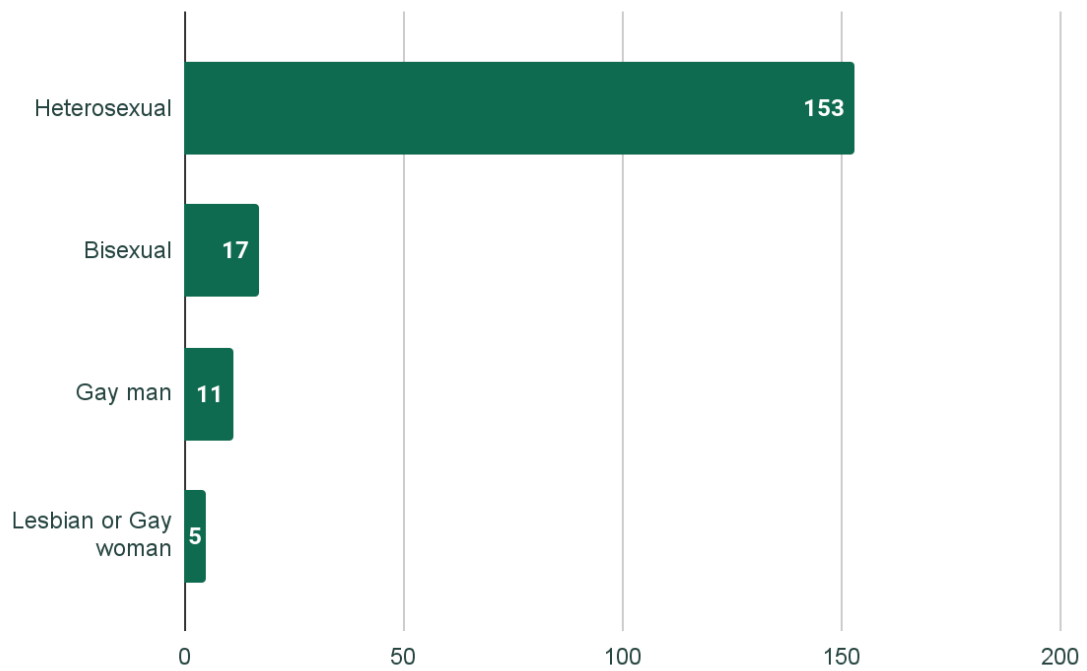


The highest percentage of respondents stated they were 'Atheist/no religious belief' (64.6%). This is followed by 'Christian' (20.9%), 'Muslim' (7.4%), 'Secular beliefs' (3.2%), 'Jewish' (2.7%) and 'Buddhist' (0.9%). 232 participants did not respond to this question.

### Care provider

We received only five responses to this question with three responses indicating 'Yes' and 2 responses indicating 'No'. With the remaining 442 not responding.

## Sexual orientation



The majority of respondents stated 'Heterosexual' (82.2%) when asked their sexual orientation. Followed by 'Bisexual' (9.1%), 'Gay man' (5.9%) and 'Lesbian or Gay woman' (2.6%). While 261 participants did not respond to this question.

# Appendix

## Appendix A



# HACKNEY IS BUILDING

Since launching our innovative, not-for-profit Council housebuilding approach in 2011 we've led the way in delivering high-quality Council housing in Hackney – a model we're now seeing followed by councils across London.

Since May 2018, we've completed or started more than 1,500 homes, despite the challenges caused by Brexit, the coronavirus pandemic and the continued absence of government funding.

More than half the homes the Council builds are for genuinely affordable Council social rent, shared ownership or Hackney Living Rent.

## BEYOND HOUSING

- Over 20 housing and architecture awards.
- Training and apprenticeship programmes for local people.
- Greater investment in public spaces, including play equipment, outdoor seating or planting areas.
- Three brand new secondary schools and a state-of-the-art new Britannia Leisure Centre.

**#HACKNEYISBUILDING**



Over 1,500  
new homes since  
May 2018



New community  
and retail space



More trees  
and improved  
landscaping



Modern, energy  
efficient homes





# HOW HACKNEY IS BUILDING



Our house building programme isn't about luxury flats or overseas investors – it's about building genuinely affordable homes for those most in need of somewhere to live, with priority going to local people first.

We know you'll judge us by what we actually do. That's why our Residents' charter sets out the promises the Council will make to you, and the rights and guarantees you are entitled to if new homes are to be built where you live.

The charter outlines sets out the promises to local residents and ensures that existing residents are aware of their rights and guarantees.

Read the full Residents Charter online at [hackney.gov.uk/resident-charter](http://hackney.gov.uk/resident-charter)

## COUNCIL-LED

Hackney is building without private developers or selling off Council land. Our homes and developments are built, owned and managed by the Council, and prioritising Council homes for social rent.

## COUNCIL LAND

Hackney is building on Council-owned sites to make the most of public land to help tackle the housing crisis.

## NOT FOR PROFIT

With little government funding for social housing, we only build homes for outright sale to help pay for these. We never sell homes to make a profit.

## WORKING TOGETHER

Hackney is building together with the local community. All our projects are delivered through close collaboration with local residents from start to finish.

## FIRST DIBS FOR LOCAL PEOPLE

Hackney is building for local people, so it's only fair that those who are most affected by the changes taking place are the first to benefit.

That's why we always put local people first in our new developments, which means current residents with established housing needs would get first preference for new Council rented homes, with any homes for sale marketed to local people.



**#HACKNEYISBUILDING**

# WHY HACKNEY IS BUILDING

Hackney is facing an unprecedented housing crisis. Today there are thousands of families waiting for a Council home. More than 3,000 households are living in hostels and other unsuitable temporary accommodation.

Another 34,000 households are part of the borough's ever-growing number of private renters, where rents have increased by more than a third since 2011.

Buying a home, for those who can afford it, now costs seventeen times the average household income.

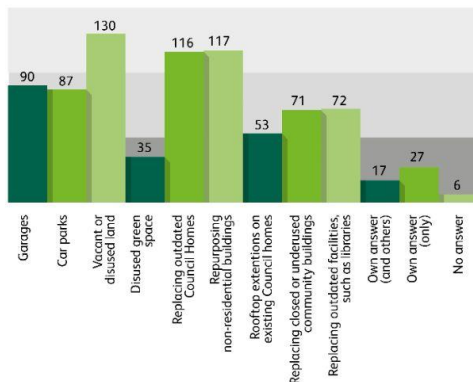
That's why we'll continue to take advantage of every opportunity to increase the number of the homes we build that are genuinely affordable, find innovative ways to increase housing supply, and put measures in place to ensure that more of the homes built by other developers are affordable to local people.

**Every new home that Hackney is building is an opportunity for a local family to have safety, security and long-term roots in the borough, keeping it a place for everyone.**

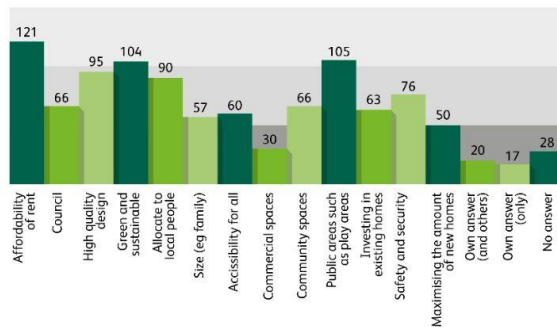
## WHAT'S NEXT?

At the start of this year we began talking to local residents about the future of our housebuilding programme and where we should build next. It provided us with valuable insight into how you felt about regeneration and what you want to see next.

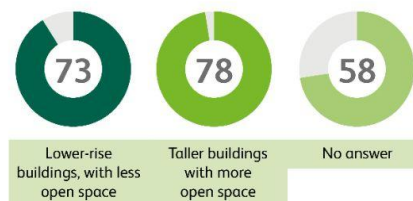
### What kinds of sites should the Council look to build new homes on?



### What should the Council's priorities be when building new homes?



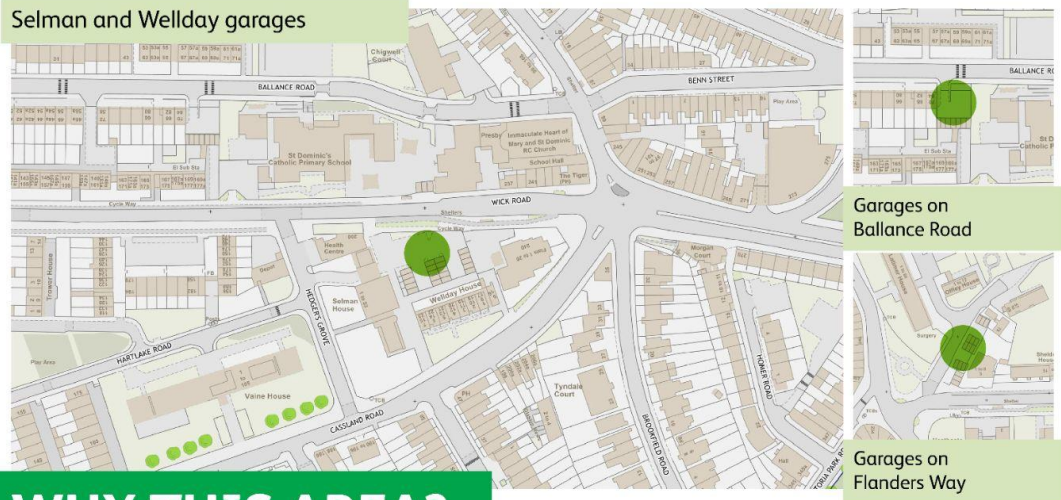
### To provide the number of new homes, should the council build



**#HACKNEYISBUILDING**

Event-specific boards:

# OPPORTUNITIES FOR NEW HOMES



## WHY THIS AREA?

The garages block and car park at Selman House and Wellday House is one of a number of locations in Hackney that has been identified as an option to accommodate new homes. This is because the land could be better used providing much needed new homes and to improve the public spaces around the blocks.

## TELL US...

★ Agree      ★ Disagree

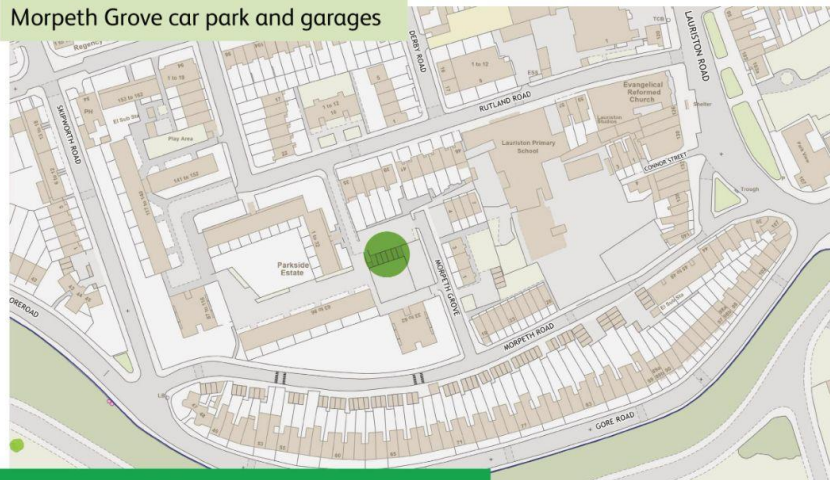
What are the problems?	What would you like to see?
Need for larger homes	Improved public areas and greenery
Feeling of safety in the estate	Improved lighting and visibility
Existing housing buildings	Improved walking and cycling routes
Communal spaces	Garage block removed
Antisocial behaviour	New homes on garage / car park area
	Improvements to existing buildings

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

## #HACKNEYISBUILDING

# OPPORTUNITIES FOR NEW HOMES

Morpeth Grove car park and garages



New homes at Frampton Park



Garages at Banbury Road

## WHY THIS AREA?

The garages, car parking and sports court at Morpeth Grove is one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because we think the garages and car park land has the potential to be better used to provide much needed new homes with improvements to the open spaces on Parkside estate, with the sports court reprovided.

## TELL US...

★ Agree

★ Disagree

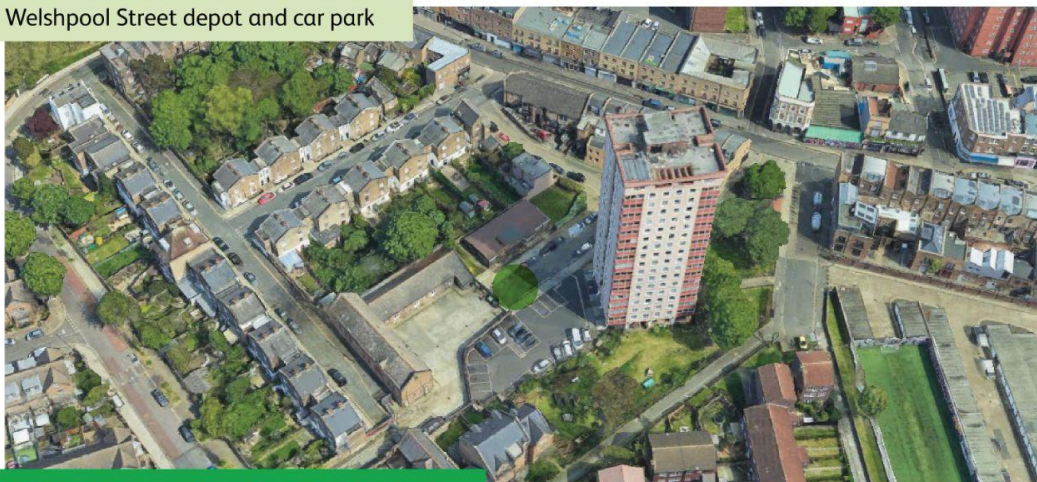
What are the problems?	What would you like to see?
Public areas	Improved public areas and greenery
Existing housing buildings	Improved visibility and safety
Communal spaces	Improved walking and cycling routes
Sports court	New homes on garage / car park area
Car park	New sports court or children's play space

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

**#HACKNEYISBUILDING**

# OPPORTUNITIES FOR NEW HOMES

Welshpool Street depot and car park



## WHY THIS AREA?

Welshpool Street depot and car park, and Orwell Court garages, are two of a number of locations in Hackney that have been identified as possible locations for new homes. This is because we think the underutilised depot building could be transformed into much needed new homes and improved public routes. The garages land at Orwell Court could be better used providing homes, new public spaces and facilities.

Orwell Court garages



**#HACKNEYISBUILDING**

# OPPORTUNITIES FOR NEW HOMES

Locations near Broadway Market



## WHY THIS AREA?

The garages block and car park at Selman House and Wellday House is one of a number of locations in Hackney that has been identified as an option to accommodate new homes. This is because the land could be better used providing much needed new homes and to improve the public spaces around the blocks.

## TELL US...

★ Agree      ★ Disagree

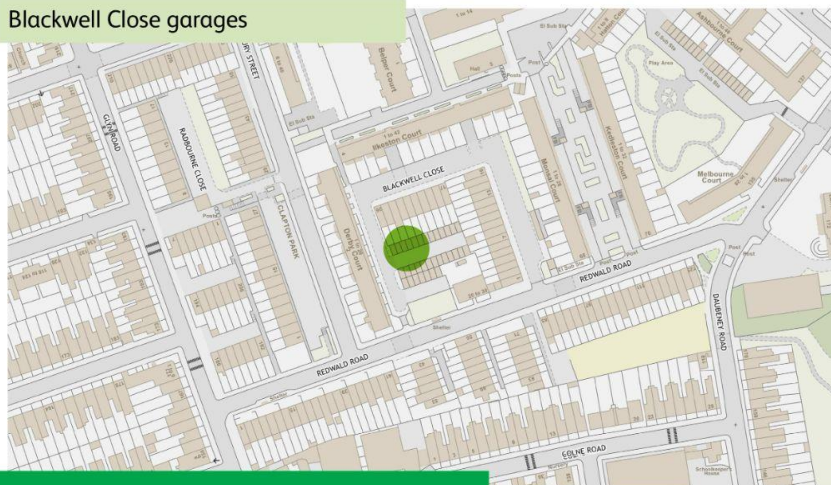
What are the problems?	What would you like to see?
Public areas	New and improved pedestrian and cycle routes
Existing housing blocks	Improve existing buildings
Underused buildings / spaces	New homes on underused spaces
Unattractive appearance	Improved public areas
Ageing facilities	Improved sports court
Anti-social behaviour	Better lighting

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

**#HACKNEYISBUILDING**

# OPPORTUNITIES FOR NEW HOMES

Blackwell Close garages



Pedro Street project



Daubney Road project



Garages at Nye Bevan Estate

## WHY THIS AREA?

The garages at Blackwell Close is one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because we think the land has the potential to be better used to provide much needed new homes and to improve the public spaces and routes around the blocks.

## TELL US...



Agree



Disagree

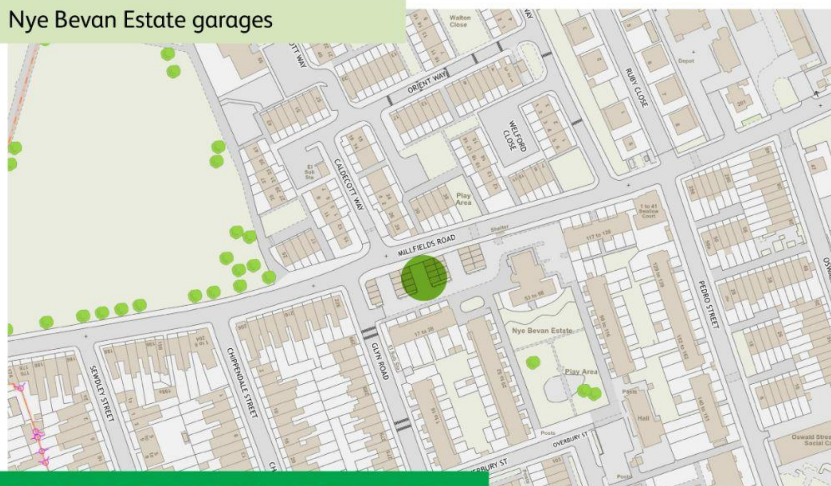
What are the problems?	What would you like to see?
Public areas	New and improved pedestrian and cycle routes
Existing housing blocks	Improve existing buildings
Underused buildings / spaces	New homes on underused spaces
Unattractive appearance	Improved public areas
Ageing facilities	Improved sports court
Anti-social behaviour	Better lighting

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

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# OPPORTUNITIES FOR NEW HOMES

Nye Bevan Estate garages



Pedro Street



Garages at Blackwell Close

## WHY THIS AREA?

The garage blocks at Nye Bevan Estate is one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because we think the land has potential to be better used to provide much needed new homes and to improve the public spaces and communal parts of Nye Bevan Estate.

## TELL US...

★ Agree

★ Disagree

What are the problems?	What would you like to see?
Public areas	Improved public areas and greenery
Road safety	Greening of Millfields Road
Existing housing blocks	Improved cycle and pedestrian connection
Communal spaces	New homes on garage area
Fly-tipping or antisocial behaviour	Improved visibility and safety

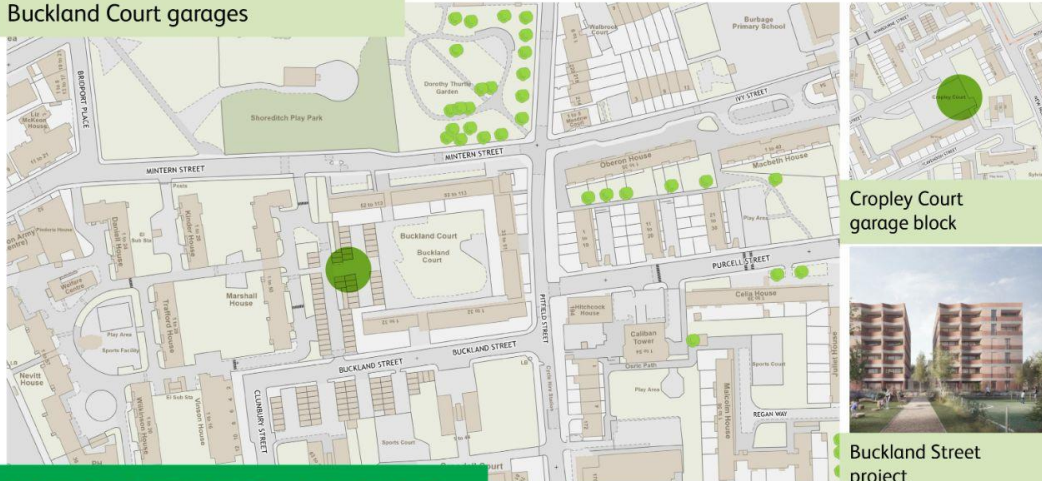
If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

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# OPPORTUNITIES FOR NEW HOMES

Buckland Court garages



Cropley Court garage block

Buckland Street project

## WHY THIS AREA?

The garages at Buckland Court is one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because we think the land could be better used to provide much needed new homes and to improve the public spaces around the blocks.

## TELL US...

★ Agree

★ Disagree

What are the problems?	What would you like to see?
Public areas	Improved public areas and greenery
Existing housing buildings	Reduce amount of vehicle routes in estate
Communal spaces	Improved walking and cycling routes
Fly tipping	New homes on garages area
Antisocial behaviour	New homes in roof extension

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

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# OPPORTUNITIES FOR NEW HOMES

Fellows Court and St Mary's Estate



Garages at Regent Court

## WHY THIS AREA?

Fellows Court and St Mary's estate are in one of a number of locations that have been identified as options to accommodate new homes. This is because we think the garages at Fellows Court and Weymouth Court have the potential to be better used to provide much needed new homes and to improve the public spaces and communal parts of estates.

## TELL US...

★ Agree

★ Disagree

What are the problems?	What would you like to see?
Public areas	Improved pedestrian and cycle routes
Existing housing blocks	Improved existing buildings
Underused buildings / spaces	New uses for underused spaces
Fly tipping and bins	Improved streets and public areas
Safety and security	Improved lighting and more activity

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

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# OPPORTUNITIES FOR NEW HOMES

Fellows Court garages



## WHY THIS AREA?

The disused garage block at Fellows Court and the garages at Weymouth Court are two locations in the area that have been identified as possible locations for new homes. This is because of the unused garage areas that could be repurposed for housing as well as improvements to public spaces around the blocks.

Weymouth Court garages



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# OPPORTUNITIES FOR NEW HOMES

Regents Court garages and car park



Orwell Court Garages

Welshpool Street depot / car park

## WHY THIS AREA?

The garages and car park at Regents Court is one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because we think there is potential for the land to be better used to provide much needed new homes and to improve the public spaces and communal parts of Regents Court Estate.

## TELL US...

★ Agree

★ Disagree

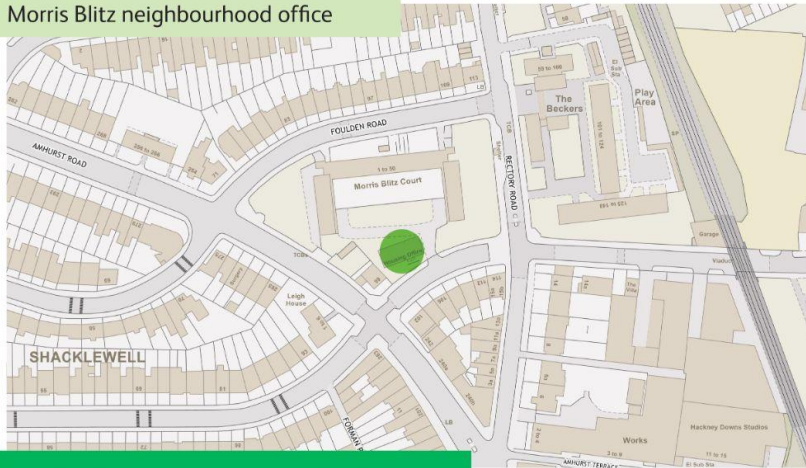
What are the problems?	What would you like to see?
Communal spaces	New community / commercial uses
Public areas	Improved play area and green spaces
Existing housing blocks	Improved energy efficiency of the blocks
Undercroft spaces on estate	Improved lighting and entrances
Anti-social behaviour	New housing on underused spaces
Shortage of homes for local people	New homes in roof extensions

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

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# OPPORTUNITIES FOR NEW HOMES

Morris Blitz neighbourhood office



Nightingale Estate new homes

## WHY THIS AREA?

The disused neighbourhood office at Morris Blitz Court is one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because we think the land could be better used to provide much needed new homes and to improve the outdoor spaces on the estate.

## TELL US...

★ Agree

★ Disagree

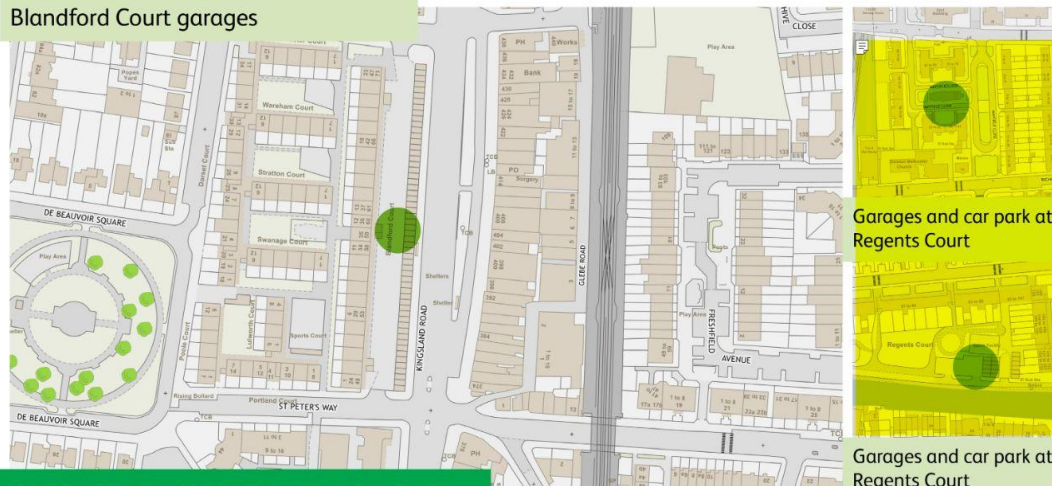
What are the problems?	What would you like to see?
Communal areas	Improved communal outdoor areas
Anti-social behaviour	Improved visibility, security or lighting
Residential blocks	Improvements to the existing block
Garage areas	More activity around the estate
Flytipping	New homes replacing the disused building

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

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# OPPORTUNITIES FOR NEW HOMES

Blandford Court garages



## WHY THIS AREA?

The garages at Blandford Court are one of a number of locations in Hackney that have been identified as an option to accommodate new uses. This is because we think the land could be better used to provide much needed new homes and high street uses, and improve the estate and high street.

## TELL US...

★ Agree

★ Disagree

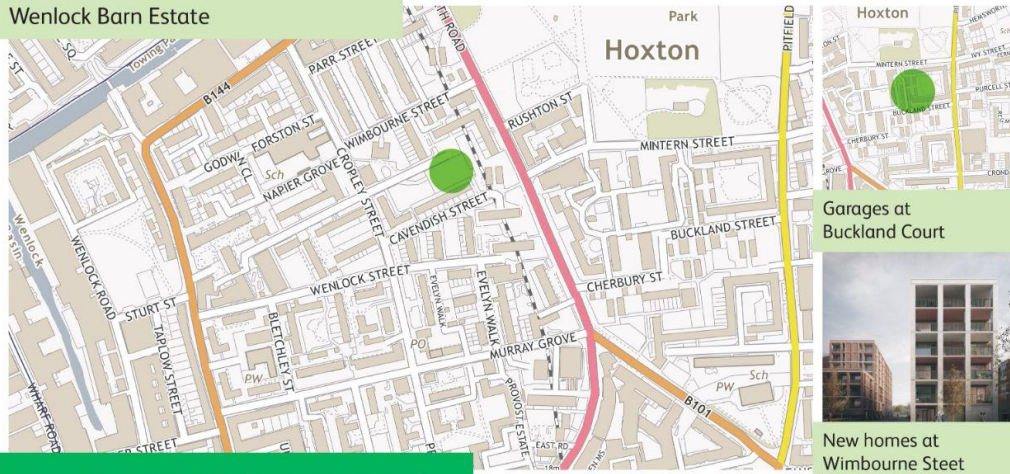
What are the problems?	What would you like to see?
Storage space	New storage space
Rat running and road safety	Improved visibility, lighting and security
Fly tipping	Improved walking and cycling routes
Feeling of safety and security	New homes
Air pollution and noise	Improved green space and public areas

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

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# OPPORTUNITIES FOR NEW HOMES

Wenlock Barn Estate



## WHY THIS AREA?

Wenlock Barn Estate is one of a number of locations that have been identified as options to accommodate new homes. This is because there are underused areas of the estate, like the disused parking block 'black square' beside Cropley Court, that we think could be better used to provide much needed new homes and to improve the public areas around the estate.

## TELL US...

★ Agree    ★ Disagree

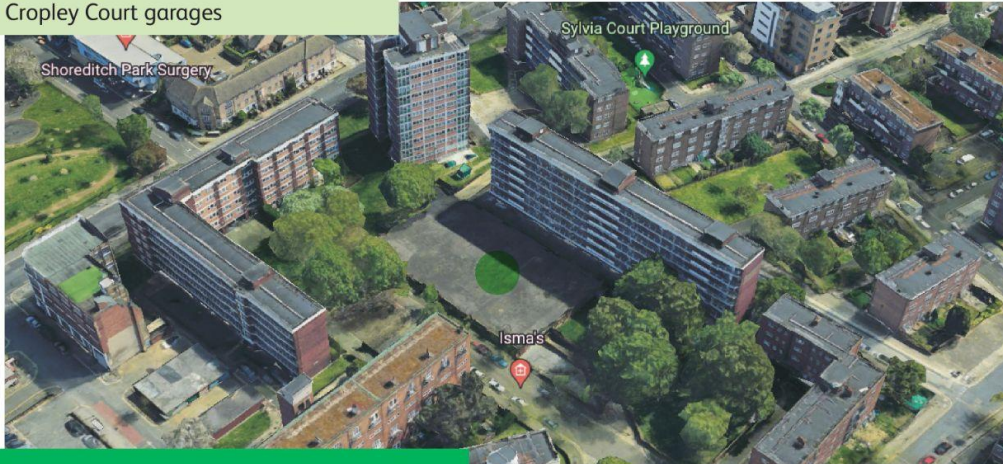
What are the problems?	What would you like to see?
Housing blocks	Improve existing buildings
Public areas	Improved and better connected public areas
Feeling of safety and security	Improved walking routes and lighting
Energy efficiency	More affordable energy bills
Lack of affordable homes	New homes on underused spaces

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

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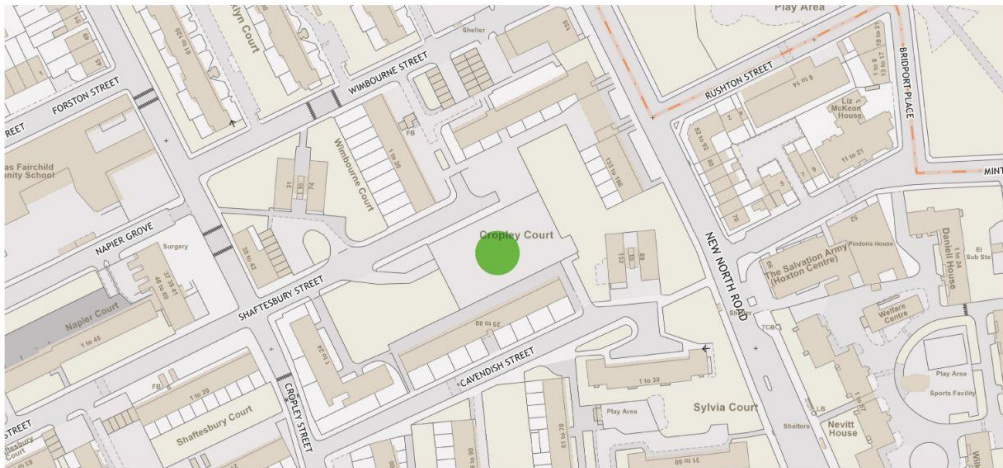
# OPPORTUNITIES FOR NEW HOMES

Cropley Court garages



## WHY THIS AREA?

Cropley Court garages has been identified as a possible location for new homes and surrounding improvements. This is because we think the garages block could be replaced with new homes which could improve the feeling of Shaftesbury Street and the walking routes around the estate.



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# OPPORTUNITIES FOR NEW HOMES

Wayman Court car park



## WHY THIS AREA?

The car park and garages block at Wayman Court is one of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because we think the land could be better used to provide much needed new homes and to improve the public spaces around the estate.

## TELL US...

★ Agree

★ Disagree

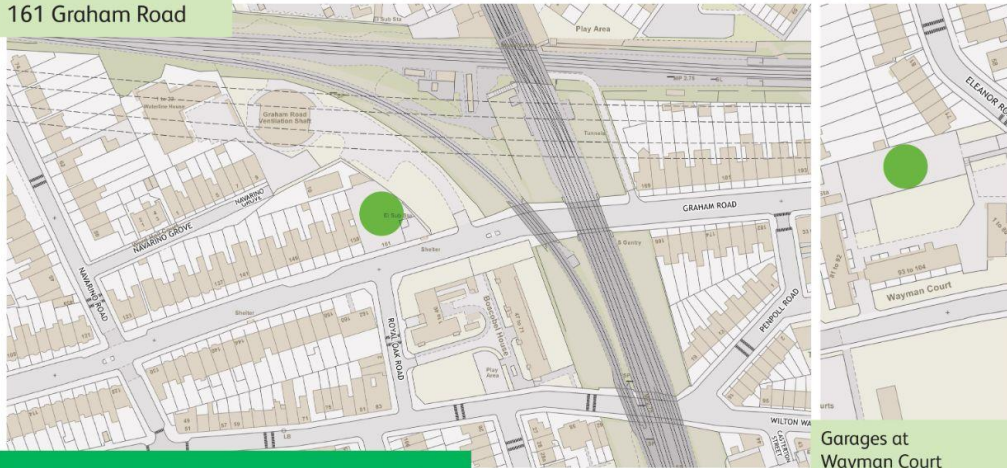
What are the problems?	What would you like to see?
Car parking	New homes replace the garages block
Locker / garage storage	Improved visibility
Bike storage	Improved cycle and pedestrian connection
Green space	Improved public areas and greenery
Anti-social behaviour	Improved security and lighting

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

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# OPPORTUNITIES FOR NEW HOMES

161 Graham Road



Garages at Wayman Court

## WHY THIS AREA?

161 Graham Road is one of a number of locations in Hackney that has been identified as an option to accommodate new homes. This is because we think it is a suitable site for much needed new homes when the time comes for the community garden to relocate to a new location locally.

## TELL US...

★ Agree

★ Disagree

What are the problems?	What would you like to see?
Lack of green space	Community garden remains in the area
Air quality or noise	Improved visibility and safety
Feeling of safety and security	Improved public areas and greenery
Lack of affordable homes	New homes
Road safety	Safer walking and cycling

If you have anything you would like to see in the area, or anything not raised on the table above, please use the post it notes provided and place them on the map!

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