

# **S.77 Disposal of School Land: Shoreditch Park Primary School Consultation**

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## **Introduction**

Hackney Council is redeveloping the Britannia Leisure Centre site to deliver a new secondary school, new homes – including genuinely affordable social rent and shared ownership homes – and a new state-of-the-art leisure centre.

As a part of this project, Hackney Council is investing in Shoreditch Park Primary School, including a new early years centre attached to the school campus.

To deliver the next phase of the Britannia project, including the early years centre and affordable housing, the council is required to apply to the Secretary of State for Education to release a section of land on the existing Shoreditch Park Primary School for change of use.

## **Consultation approach**

The public consultation ran from 17 December 2019 to 21 February 2020, using an online survey on Citizen Space. The survey page contained information about the consultation and included a map of the school land to be disposed of.

Letters were distributed to the local area via door-to-door delivery service. This included 1050 properties within a half mile radius of Shoreditch Park Primary School. This included the Colville Estate, Hobbs Place, Clinger Court, Hemsworth Court, Wiltshire Row, Gospall Street and Mawson Court properties.

The letters outlined the proposal to use the school land, the consultation timelines and detailed how to provide feedback.

Letters were also distributed to parents via the school.

The consultation featured on the home page of the Council's consultation and engagement platform, on Citizenspace - [consultation.hackney.gov.uk/](https://consultation.hackney.gov.uk/).

## **Letters to local schools**

As stipulated in the obligations and duties of Section 77 of the Schools Standards & Framework Act (1998), the Secretary of State requires the council to consult local primary and secondary schools (see below) in a ½ mile and 1 mile radius, respectively. A letter was issued to each school (17.12.19) and followed up via email reminder to respond to the consultation. No responses were received by the contacted schools.

A number of these schools are situated outside of the borough of Hackney. These have been indicated in brackets.

## **Primary Schools**

- Hoxton Garden Primary School
- St John the Baptist Primary School
- Thomas Fairchild Primary School
- St Monica's Primary School
- Randal Cremer Primary School
- Shoreditch Park Primary School
- Hackney New school (Secondary & primary)
- Rotherfield Primary School (Islington)

## **Secondary Schools**

- Bridge Academy
- Haggerston School
- City of London Academy Islington
- New North Academy (Islington)

## **Survey questions**

- What is your full name?
- What is your email address?
- What is your postcode?
- Are you a parent of a pupil at Shoreditch Park Primary School?
- Do you agree/disagree with the Council's change of use proposals to deliver the next phase of the Britannia Leisure Centre, including the delivery of new homes and the early years centre?
- Do you have any comments about the change of use proposals to deliver the next phase of the Britannia Leisure Centre project, including the delivery of new housing and the early years centre?

## **Response rate**

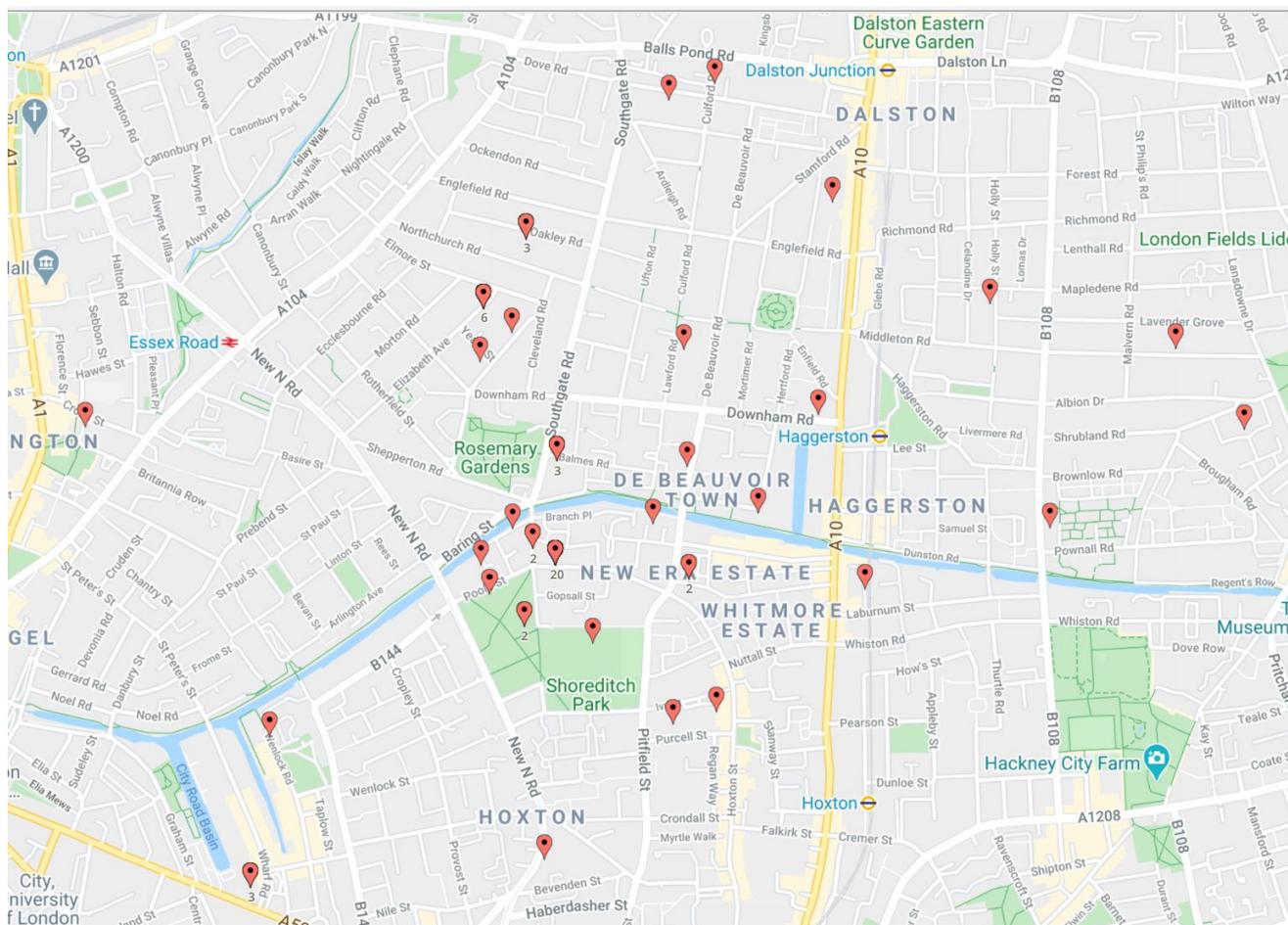
A total of 644 respondents took part in the consultation via the Council's online platform, citizenspace. However, information came to light that a software application had been used to run automated responses to the consultation. Investigations by the consultation team and the consultation platform provider, Citizenspace, uncovered that 547 responses had originated from one IP address with a clear sequencing pattern in terms of how quickly and consecutively the responses have been submitted.

Fictitious emails had also been used to fill out the survey as had emails without the knowledge or permission of the owner. The Council also received complaints from the email owners that they had not taken part in the consultation.

A further 14 responses were also received from one IP address similar to above.

Extracting the data anomalies results in 85 respondents to the consultation. The data for the total responses is detailed below followed by the data without the anomalies included.

Details of the data anomaly can be found below (page 10).



Postcode map of respondents (within the consultation area). Each point represents single entries unless stated (in figure below pin)

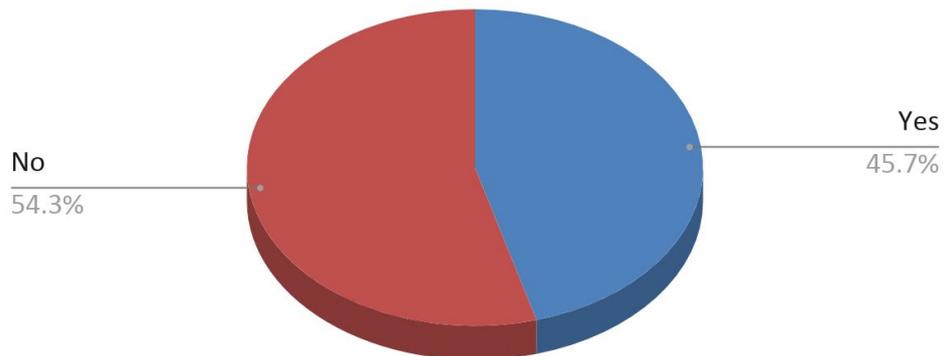
## Summary of report

### **Are you a parent of a pupil at Shoreditch Park Primary School?**

A total of 644 responses were received to this question, 85 of which can be classified as non anomalous data sets.

#### **Anomalous data**

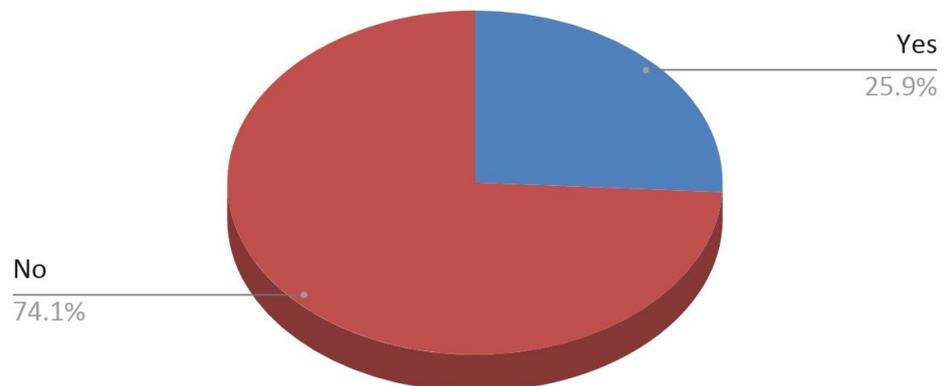
##### **Are you a parent of a pupil at Shoreditch Park Primary School?**



A total of 644 individuals provided a response to this question with under half (294) identifying as parents of children at Shoreditch Park Primary School. A further 350 (54%) were not parents of the affected school.

#### **Non anomalous data**

##### **Are you a parent of a pupil at Shoreditch Park Primary School?**

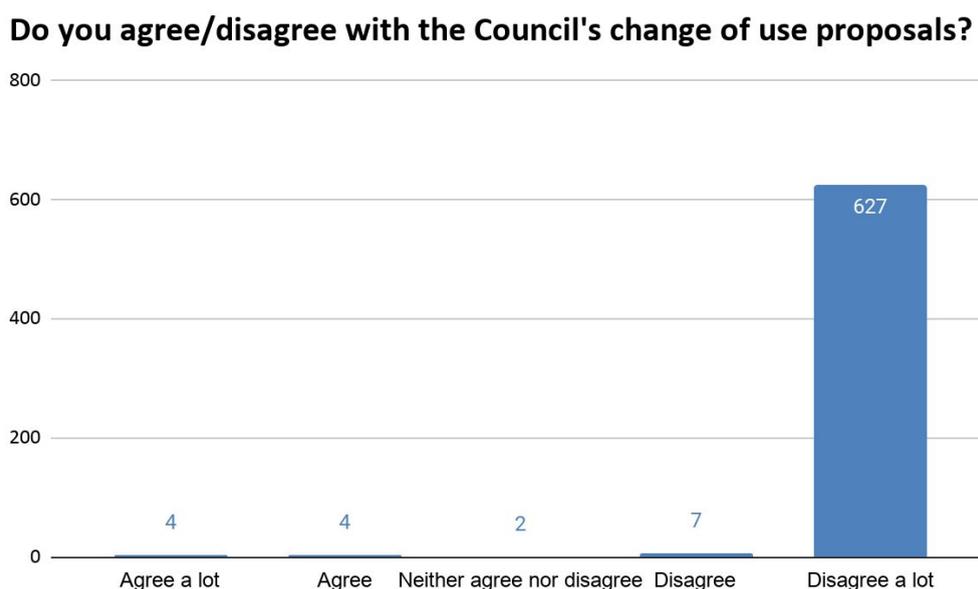


A total of 25% (22) of respondents identified as parents of children at Shoreditch Park Primary School, while 74% (63) did not.

### **Do you agree/disagree with the Council's change of use proposals to deliver the next phase of the Britannia Leisure Centre, including the delivery of new homes and the early years centre?**

A total of 644 responses were received to this question, 85 of which can be classified as non anomalous data sets.

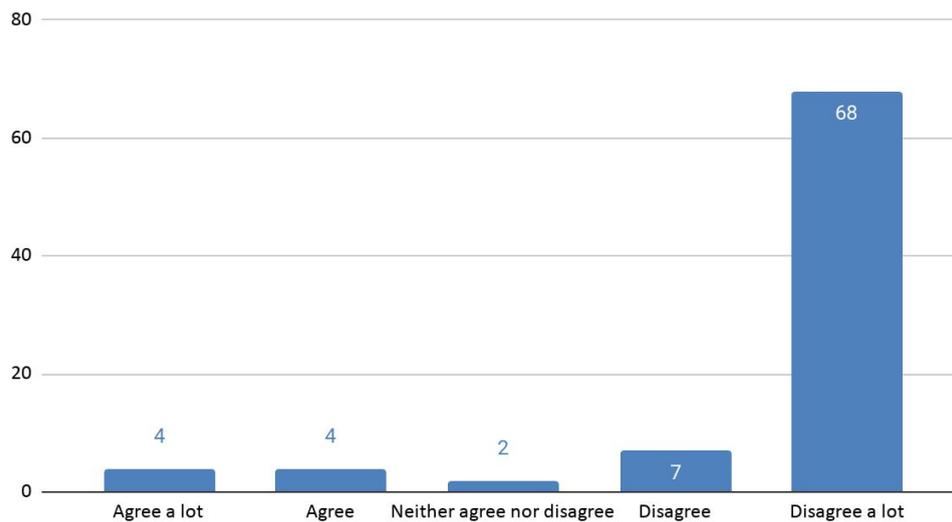
#### **Anomalous data**



In the anomalous data, a total of 627 (97%) disagreed a lot with the proposals for the change of use while a further 7 disagreed. A total of 8 either agreed (4) or agreed a lot (4) and 2 neither agreed or disagreed.

## Non anomalous data

### Do you agree/disagree with the Council's change of use proposals?



As above, a total of 8 either agreed (4) or agreed a lot (4) and 2 neither agreed or disagreed with the proposals for the change of use for part of the school playground land. In the non-anomalous data, a total of 68 (80%) disagreed a lot with the proposals for the change of use while a further 7 disagreed.

Of those who were against the proposals (disagree/disagree a lot), 21 participants identified as parents of children at Shoreditch Park Primary School. None of the participants who agreed or agreed a lot with the proposals identified as parents at the school.

## **Do you have any comments about the change of use proposals?**

A total of 644 responses were received to this question, 85 of which can be classified as non anomalous data sets. Of the 85, 71 provided comments about the proposals.

Comments about the disposal of school land proposals were largely negative. These comments focused primarily on the physical nature of any proposed or future development on the disposed site and the emotional, educational, health and wellbeing effects on local children and the wider community.

That said, nine comments were positive to some degree on the disposed land to construct an early years centre, although they raised concerns about other uses of the site, notably housing.

Many comments focused on multiple issues or slight variations of the same issue, and several concerns are raised in one comment. As such the total number of mentions in the comments do not add up to 71.

Six key themes were identified in the responses. These included:

- Objections to housing/tower blocks on the site;
- Impact of any future development on health and wellbeing;
- Loss of school land;
- Disruption of construction projects/building to the local area;
- Other local developments, including other phases of the Britannia Leisure Centre ;  
and
- General comments such as traffic, change in the area, impact on Shoreditch Park, housing costs.

### **Objections to housing/tower blocks on the site**

30 comments noted strong objections for the disposed site to be used for housing. Specifically, these comments focused on objections to increased levels of housing and tower blocks in the area, development encroaching on school land and other properties and the impact it would have. A key issue raised by participants was the lack of social housing in the proposed development on the site and were opposed to private housing.

Participants highlighted their concerns about the physical impact a future development would have such as overlooking, blocking of daylight, shadowing and, proximity to the park and other school buildings. This was directly related to the impact on school children and other residents.

*“This will be in direct eye-line of the residents of neighbouring Bridport House, adding to the two Anthology Towers that are already present. As a local resident, I understand and can see that the Anthology Towers block out sunlight to Bridport House. The proposals will*

*further affect the access to sunlight for local, existing residents, and park users. Furthermore, this planned tower on the Primary School site will lead to a loss of daylight and sunlight reducing the quality of life for the Primary School staff and most importantly, students.”*

*“The proposed location for the new housing/early years centre in the proposed location is not fit for purpose - it's too close to the school, shrinking the school playground even further, the building will tower over their existing playground, blocking light and view of the greenery of Shoreditch Park”.*

A number of comments recognised the need for more housing, but questioned whether the location and size of the available land for the early years centre and home was viable.

### **Impact of any future development on health and wellbeing**

35 comments raised concerns about the impact of the disposal of school land and any future development will have on the health and wellbeing of students at the primary school and residents in the area.

Concerns focus on the impact any future development (on the site) will have on air quality and pollution in the area, light, shadowing and impact on educational standards of children at the school. Concerns were also raised about the reduction or the lack of play spaces in the school as a result of proposals.

*“A future building will create a massive overshade to the School territory. Children will lack sun (in already not-too-sunny-London). It makes a question about privacy of pupils since anyone can watch how kids will play. It harms the safety of kids when someone will see a kid through his window and then on one day will meet in a street.”*

*“Children have a right to play, to clean air, to privacy, and to an education - all of which are likely to be compromised by this land-grab and the disruption inevitably caused by the building works.”*

*“The council are proposing to take away the football pitch and replace it with a smaller plot of land which is off the school site, does not have toilets, will not be accessible for children during their unstructured play time and requires extra staff support to allow children to use it. As a teacher I know that inevitable staff shortages and illness is likely to eat into the ability of schools to provide this support.”*

### **Loss of school land**

13 comments about the loss of school land to use other than for play. Related to the themes above, there was a general concern that the council should not be using school land to deliver other projects, calling for the space to be safeguarded. Comments identified the issue of the loss of land to housing, but a number of concerns pointed at the loss of play spaces

such as a football pitch and part of the playground and that the alternative provision is not close to the existing school.

*"I think the school's area must be saved. Because grabbing the land from kids to fill the gap of socially available homes is a way nowhere. If you will take this land, it will not solve the problem of all the people who need houses."*

A number of comments were positive about the proposals which would see a new early years centre on the site, but, as noted above, questioned whether the land should be used for housing.

### **Disruption of construction projects/building to the local area**

17 concerns were about continued disruption contractions projects are having in the area and the knock on effects this has on air quality, construction dust and noise, general pollution and quality of life. There are notable mentions of existing projects in the area such as the buildings works at the Britannia Leisure Centre, Colville Estate, (see above) and the impact this is having on the existing community.

Participants highlight that future development on the site will increase the noted issue above and impact both on pupils at the school and the wider community.

*"At the moment children are playing right next to the site of this proposed tower. Construction will take out large parts of the playground for three years. Huge cranes will be sited in the playground, and there will be noise, vibrations and dust."*

*"Our kids will suffer from constant stress at their outstanding School 5-days a week. During almost three years, hundreds of kids will spend 30% of their time next to a huge construction site. They will hear the noise of the machinery, breathing polluted air and getting an everyday dose of dust."*

### **Other local developments, including other phases of the Britannia Leisure Centre**

13 comments related to other local developments, including other phases of the Britannia Leisure Centre. This is related to the above themes, but a number of residents raised individual concerns about the impact any future development will have on families or individuals in buildings adjacent to the site such as Hoxton press and Bridport House. These concerns focused on issues raised in earlier sections such as overlooking (into private properties) and overcrowding the area, not enough services locally.

Concerns were also raised about general disquiet about the Britannia Leisure Centre project, calling for it to be scrapped by the council.

*"I live next door to the Britannia site; the current building works are a nuisance, and there is constant noise at weekends, traffic problems have increased tenfold, and work is constantly taking place 'out of hours', seriously affecting the life of the area. Are the council 100%*

*confident that building a 16 storey tower on the Shoreditch Park Primary site is an absolute necessity? "*

"From the perspective of a Hoxton Press resident, my key concern is that the apartments facing Penn Street (on both sides) will look into each other. Given how narrow Penn Street is, this will represent a total loss of privacy for residents in both developments."

### **General comments such as traffic, change in the area, impact on Shoreditch Park, housing costs**

A number of comments (34) focused on general issues relating to the proposed or future redevelopment of the disposed land. These centred mostly on issues such as human and vehicular traffic congestion, general issues around the changing nature of the area such as shifting demographics and concerns about increased costs to rents and housing. As above, people noted the impact of private housing development and called for more social housing in the area.

*"I ask that the Council seriously consider ways to mitigate the impact of construction traffic on access to the area. The closure of part of Penn Street has already proved quite inconvenient to residents in the area. "*

*"This phase and the following phase of the Britannia Project aim to deliver 400 homes for market sale, including more towers 25, 20, and 10 storeys high. These homes do not meet local housing needs and will force up local house prices even more, and therefore compel more residents on median and low incomes to leave the borough. It is disingenuous to separate this phase (phase 2a) from phase 2b, the bulk of the private housing."*

## **Data Anomalies**

### **IP addresses**

Based on the analysis of 644 responses, the count of repetitive IP addresses is as follows:

<b>IP Address</b>	<b>Count</b>
188.51.xx.xxx	547
89.35.xxx.xxx	14
156.208.xxx.xx	8
89.36.xx.xx	4
81.110.xxx.xx	3
89.32.xxx.xx	2
89.36.xx.x	2
89.34.xxx.xxx	2
89.35.xxx.xxx	2
194.169.x.xx	1

There are 59 additional IP addresses all with a count of 1, which has not been included in this table as it is not necessary.

As the table shows, there are 547 responses from the same IP address which signifies an anomaly in the data. This also is the case for those with a count of 14 and 8 above, which will be explained further below.

This all adds up to a total of 569 response anomalies.

### **Time stamps**

When looking at the date and times of when these entries were completed online, there is a clear pattern in terms of how quickly and consecutively the responses have been carried out.

2020-02-21 12:44:29	188.51.xx.xxx
2020-02-21 12:44:38	188.51.xx.xxx
2020-02-21 12:44:46	188.51.xx.xxx
2020-02-21 12:45:31	188.51.xx.xxx
2020-02-21 12:45:37	188.51.xx.xxx
2020-02-21 12:46:09	188.51.xx.xxx
2020-02-21 12:46:15	188.51.xx.xxx
2020-02-21 12:46:20	188.51.xx.xxx
2020-02-21 12:46:25	188.51.xx.xxx
2020-02-21 12:46:31	188.51.xx.xxx
2020-02-21 12:46:36	188.51.xx.xxx
2020-02-21 12:46:42	188.51.xx.xxx
2020-02-21 12:46:47	188.51.xx.xxx

2020-02-21 12:46:53	188.51.xx.xxx
2020-02-21 12:46:58	188.51.xx.xxx
2020-02-21 12:47:03	188.51.xx.xxx
2020-02-21 12:47:11	188.51.xx.xxx
2020-02-21 12:47:16	188.51.xx.xxx
2020-02-21 12:47:22	188.51.xx.xxx
2020-02-21 12:47:28	188.51.xx.xxx
2020-02-21 12:47:33	188.51.xx.xxx
2020-02-21 12:47:39	188.51.xx.xxx
2020-02-21 12:47:45	188.51.xx.xxx
2020-02-21 12:47:51	188.51.xx.xxx
2020-02-21 12:47:57	188.51.xx.xxx
2020-02-21 12:48:02	188.51.xx.xxx
2020-02-21 12:48:08	188.51.xx.xxx
2020-02-21 12:48:13	188.51.xx.xxx
2020-02-21 12:48:19	188.51.xx.xxx
2020-02-21 12:48:24	188.51.xx.xxx
2020-02-21 12:48:30	188.51.xx.xxx
2020-02-21 12:48:36	188.51.xx.xxx
2020-02-21 12:48:41	188.51.xx.xxx
2020-02-21 12:48:47	188.51.xx.xxx
2020-02-21 12:48:52	188.51.xx.xxx
2020-02-21 12:48:58	188.51.xx.xxx
2020-02-21 12:49:03	188.51.xx.xxx
2020-02-21 12:49:08	188.51.xx.xxx
2020-02-21 12:49:14	188.51.xx.xxx
2020-02-21 12:49:19	188.51.xx.xxx
2020-02-21 12:49:25	188.51.xx.xxx
2020-02-21 12:49:30	188.51.xx.xxx
2020-02-21 12:49:36	188.51.xx.xxx

The table above gives an example of 43 entries from the IP address with a count of 547.

It clearly shows that between 12:44 and 12:49, a total of 5 minutes, 43 responses were completed online. This pattern of completed entries runs throughout all 547 responses, at different times of the day, but all on 21 February 2020 (2020-02-21).

From 10:55 until 14:13 on 21 February 2020, 547 responses were completed online by the same IP address. When calculating the exact time taken to enter these responses, it works out at **1 hour and 7 seconds** in total.

499 entries were completed in **54 minutes and 18 seconds**, which indicates that this has been completed by a computer/bot system, as it is the equivalent of **7 seconds per completed survey**.

The IP addresses with a count of 14 and 8 also had consecutive entries in the same format as the 547 above.

### **Email addresses**

All of the 569 anomaly responses were completed with an “@gmail.com” email address. What is significant about this is that the 547 and 8 count of IP addresses were complete with email addresses that include a first name and surname, for example “[joe.bloggs@gmail.com](mailto:joe.bloggs@gmail.com)” or “[jane.doe@gmail.com](mailto:jane.doe@gmail.com)”.

The count of 14 IP addresses were completed mainly with just one name, for example “[jspringer@gmail.com](mailto:jspringer@gmail.com)” or “[dtrump@gmail.com](mailto:dtrump@gmail.com)”, and 2 email addresses using the first name and surname as above.

The consultation team also received a number of email complaints from individuals stating that they had not filled out the online survey.

### **Comments**

The same comments have been repeated throughout the anomaly responses for the 547 and 8 count of IP addresses, and the table below shows the comments and the count of how many times it was entered:

<b>Comment</b>	<b>Count</b>
Our kids, who are current and future pupils of our outstanding School, should not be the victims of the growing demand for housing, paying with their health, development, privacy and childhood.	61
Our kids will suffer from constant stress at their outstanding School 5-days a week. During almost three years, hundreds of kids will spend 30% of their time next to a huge construction site. They will hear the noise of the machinery, breathing polluted air and getting an everyday dose of dust.	63
I cannot believe how short sighted this idea is. No to this ridiculous tower proposal!!!	63
We are against selling off the School Playground to build 481 flats and Early Years Centre, as the School has already had a good Nursery and Reception class facilities. Our kids, who are current and future pupils of our outstanding School, should not be the victims of the growing demand for housing, paying with their health, development, privacy and childhood.	61
Think of the kids and stop trying to line your pockets	61
No!	62
We don't need this at all	61
Stop making our kids suffer so you can make more money	61
Think first about our kids you horrible planners	61

The IP address count of 14 suggests a more manual entry, as the the time stamps indicated around 45 seconds per entry, but 11 of the comments were all the same:

***“Please, do not change the use of Shoreditch Park Primary School land.  
We must save the School Playground with a football pitch.***

***We are against selling off the School Playground to build 481 flats and Early Years Centre, as the School has already had a good Nursery and Reception class facilities.***

***Our kids, who are current and future pupils of our outstanding School, should not be the victims of the growing demand for housing, paying with their health, development, privacy and childhood.”***

There were 3 entries which were a little different to the one above, even though they were from the same IP address. 1 of those included the same comment as above, but with an additional entry of:

***“Do you know that...***

***- A 2007 Danish study showed that fresh air ventilation rates are linked to pupil performance. In a study of 2,111 Spanish schoolchildren, time spent in (not near) green spaces reduced behavioural and emotional problems, reducing hyperactivity and improving ADHD scores. A six-year American study on 905 Massachusetts elementary schools found pupils in schools with more ‘greenness’ scored higher in standardised tests.***

***- According to Tall Building Study 2018 by London Borough of Islington, "...tall buildings usually overshadow and overlook their immediate surroundings. Furthermore, wind funnelling, shadow patterns and sunlight reflection can create disturbing features and have a negative impact on the local microclimate."***

The 14 entries could signify that they may have been completed by a campaign group, but there is no firm evidence to prove this.

### **Quantitative Question**

**Do you agree/disagree with the Council's change of use proposals to deliver the next phase of the Britannia Leisure Centre, including the delivery of new homes and the early years centre?**

This question was the main quantitative question on the survey, and all 569 anomaly entries all selected “Disagree a lot”, which significantly skews the results in favour of this negative response.

REPORT END