

Britannia site development proposal

Consultation report, February 2017

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Introduction

This report presents the findings of a consultation on the proposed development of the Britannia Leisure Centre site. The consultation ran from **5 December 2016** to **12 February 2017**.

Background

The Council is considering whether it would be possible to build a new leisure centre to replace Britannia – which is coming to the end of its life – and a new secondary school to help meet the demand for school places for local children. This would be funded in part by the sale of housing, which would also be built on the site.

The Council is looking at the Britannia site, in Hyde Road and bordering Pitfield Street, because it is a large site in Council-ownership.

Over the summer, the Council commissioned a feasibility study to identify the options available to build a new leisure centre, six form of entry secondary school and co-located housing on the Britannia site. The study took account of the lack of central government funding to build a new leisure centre, the limited funds for building a new school, the desire for the current leisure centre to remain operational during the build period and also whether it would be beneficial to rebuild Shoreditch Primary School elsewhere on the site. All this would be achieved whilst retaining the land in the Council's ownership.

The consultation questionnaire invited residents and stakeholders to feed back their views on the feasible options. The consultation made it clear that as the programme progresses, residents will be able to get involved in more detailed consultations on the design options for specific elements of the scheme; for example, the facilities for the leisure centre.

Consultation approach

The public consultation ran for 10 weeks from **5 December 2016** until **12 February 2017**.

Distribution

A development proposal and questionnaire was sent by Royal Mail to all 6,535 households in Hoxton East and Shoreditch, the ward in which the Britannia site is located.

Copies of the development proposal and questionnaire were also made available at Hackney Town Hall, Hackney Service Centre and Britannia Leisure Centre for the duration of the consultation period.

An online version of the questionnaire was made available on Hackney's dedicated consultation website (<http://consultation.hackney.gov.uk>) and featured on the homepage for the duration of the consultation. Residents were also able to download .pdf versions of the development proposal and questionnaire on the website.

The Britannia Leisure Centre webpage on the Hackney Council website (<http://hackney.gov.uk/britannia-leisure-centre>) featured information about the consultation and a link through to the online questionnaire.

An email was sent by Greenwich Leisure Limited (GLL) to members and groups regularly booking Britannia Leisure Centre on 13 December 2016, publicising the drop-in events organised at the centre, the link to the online questionnaire and raising awareness of paper copies of the consultation that were available for collection from the Britannia Leisure Centre reception.

Copies of the development proposal and questionnaire were also distributed directly to parents of pupils at Shoreditch Park Primary School via book bags on 27 January 2017.

Posters promoting the consultation and drop-in events were distributed to and displayed at key locations on and around the site including Britannia Leisure Centre, Shoreditch Park Primary School, Shoreditch Park, Colville estate and Mawson Court estate.

Events

A permanent exhibition about the proposed development was on display at Britannia Leisure Centre from 15 December 2016 until the end of the consultation period.

Drop-in events were also held, providing an opportunity to ask officers any questions relating to the consultation. These took place as follows:

- Shoreditch Park Primary School, 13 December 2016, 15.30-16.30 (parents of Shoreditch Park Primary School pupils only)
- Shoreditch Park Primary School, 13 December 2016, 17.00-19.00
- Britannia Leisure Centre, 15 December 2016, 8.45-12.00
- Britannia Leisure Centre, 17 December 2016, 12.00-14.00
- Colville Estate Community Hall, 5 January 2017, 18.00-20.00
- Shoreditch Park Primary School, 10 January 2017, 15.30-16.30 (parents of Shoreditch Park Primary School pupils only)
- Shoreditch Park Primary School, 10 January 2017, 17.00-19.00
- Hackney Service Centre, 11 January 2017, 10.00-12.00
- Britannia Leisure Centre, 12 January 2017, 17.00-21.45
- Hackney Service Centre, 18 January 2017, 14.00-16.00

Media coverage

The consultation featured as a front page article in Hackney Today on 12 December 2016 (issue 393). A reminder was also included in the 'Have your say' section on 16 January 2017 (issue 394). A full page advert was featured in Hackney Today on 30 January 2017 (issue 395). The consultation was also featured in regeneration news updates for the Colville estate (December 2016 issue).

The consultation featured in Hackney Citizen ("Council makes a splash with Britannia Leisure Centre plans", 6 December, online) and Hackney Gazette ("Mayor

of Hackney says Britannia Leisure Centre must be rebuilt to secure its future”, 6 December, online).

Summary of results

The public consultation received 479 responses in total via the online and paper completion surveys. The majority of responses, 349, were received via paper completions, 130 were completed online.

Ten drop-in sessions were held to promote the consultation, which were attended by approximately 130 people in total.

Four additional stakeholder responses to the consultation were received.

Interpretation of the data

Percentages in a particular chart will not always add up to 100%. This may be due to rounding, or because each respondent is allowed to give more than one answer to the question. Differences between sub-groups will not always be statistically significant. We need to exercise appropriate caution where a small group of self-selected respondents has been analysed.

Unless otherwise stated, no responses (where no response has been provided for a question) have been suppressed.

The questionnaire consisted of 21 questions, inclusive of the equalities monitoring questions. Please see Appendix A for details of all the questions asked.

The analysis of qualitative information includes comments from those that had agreed or strongly agreed with the proposals, rather than just those who had disagreed or strongly disagreed (as the questions outlined).

The question on feasible options (no question number assigned) uses a ranking feature on Citizen Space. The ranking is calculated as follows:

First, a weight is assigned to each possible ranking position. Each of the three feasible options for the respondent is presented and the respondent is invited to rank them in order of preference. The first place (number 1 in the dropdown list) will be given a weight of 3, the second place will be given a weight of 2, and the third place a weight of 1. The weighted average score for each item is then calculated.

Executive summary

The public consultation received 479 responses in total via the online and paper completion surveys. The majority of responses, 349, were received via paper completions, 130 were completed online.

Four stakeholder responses to the consultation were received.

Do you agree with the Council's proposal to replace Britannia Leisure Centre with a brand new leisure facility?

The majority of respondents, 59.7% (282), agreed or strongly agreed with the proposal, 26.5% (125) disagreed or strongly disagreed and 13.8% (65) neither agreed nor disagreed. 159 of those who responded to this question explained their reasons in the comment box, whilst 7 did not provide a response to the question.

The analysis considered responses by postcode area. Of those that indicated that they lived in the postcode area, N1 – the area in which Britannia is situated – 65.2% (206) agreed or strongly agreed with the proposal, 20.6% (65), disagreed with the proposal and 14.2% (45) neither agreed nor disagreed with the proposal. These results indicate a higher level of support for replacing the Britannia Leisure Centre with a brand new leisure facility amongst residents in close proximity to the site.

Overall, respondents that disagreed or strongly disagreed with the proposal to replace Britannia Leisure Centre with a brand new leisure facility indicated a preference for the centre to be refurbished rather than rebuilt. Respondents also questioned the costs outlined and stated the money spent (approx. £300,000) on a recent refresh of Britannia. Some of the respondents stated a low quantity/ratio of affordable housing in the proposal.

Overall, respondents that agreed or strongly agreed with the proposal to replace Britannia Leisure Centre with a brand new leisure facility indicated concern that existing facilities would not be replicated at a new leisure centre. Some of the respondents acknowledged the state of repair of facilities at the existing leisure centre, demonstrating a need for a new centre.

Do you agree with the proposal to build some private housing on the site as a means of funding the new leisure centre and the secondary school?

A large proportion of respondents, 47.8% (224), agreed or strongly agreed with the proposal, 38.2% (179) disagreed or strongly disagreed and 14.1% (66) neither agreed nor disagreed. 202 of those who responded to this question explained their reasons in the comment box, whilst 10 did not provide a response to the question.

The analysis considered responses by postcode area. Of those that indicated that they lived in the postcode area, N1 – 51.1% (161) agreed or strongly agreed with the proposal, 33.3% (105), disagreed with the proposal and 15.6% (49) neither agreed nor disagreed with the proposal. These results indicate a higher level of support for

building some private housing on site amongst residents in close proximity to the site.

Overall, respondents that disagreed or strongly disagreed with the proposal to build some private housing on the site as a means of funding the new Leisure centre and the secondary school indicated a concern that building private housing would not directly benefit the local population. Respondents also challenged the quantity/ratio of affordable housing to private housing outlined in the proposal. Some of the respondents also stated that the proposed development would create a division in the community between existing and new residents.

Overall, respondents that strongly agreed or agreed with the proposal to build some private housing on the site as a means of funding the new Leisure centre and the secondary school indicated concern about the quantity/ratio of affordable housing to private housing outlined in the proposal. Some of the respondents referenced overbuilding in the area.

Do you agree with the proposal to provide affordable housing on the site?

The majority of respondents, 62.0% (289), agreed or strongly agreed with the proposal, 23.2% (108) disagreed or strongly disagreed and 14.8% (69) neither agreed nor disagreed. 158 of those who responded to this question explained their reasons in the comment box, whilst 13 did not provide a response to the question.

The analysis considered responses by postcode area. Of those that indicated that they lived in the postcode area, N1 – 61.9% (195) agreed or strongly agreed with the proposal, 21.6% (68), disagreed with the proposal and 16.5% (52) neither agreed nor disagreed with the proposal.

Overall, respondents that disagreed or strongly disagreed with the proposal to provide affordable housing on the site indicated a concern that building affordable housing would not necessarily be affordable to residents. Respondents also challenged the quantity/ratio of affordable housing to private housing outlined in the proposal. Some of the respondents also stated that affordable housing would not directly benefit the local population. Respondents also stated the increase in population density.

Overall, respondents that agreed or strongly agreed with the proposal to provide affordable housing on the site questioned whether the flats would be genuinely affordable to residents and indicated concern about the quantity/ratio of affordable housing to private housing outlined in the proposal. Some of the respondents stated that the development would not directly benefit the local population.

Do you agree that the Council should continue to provide secondary school places in the borough in line with increasing parental demand?

The majority of respondents, 72.3% (340), agreed or strongly agreed with the proposal, 11.3% (53) disagreed or strongly disagreed and 16.4% (77) neither agreed nor disagreed. 90 of those who responded to this question explained their reasons in the comment box, whilst 9 did not provide a response to the question.

The analysis considered responses by postcode area. Of those that indicated that they lived in the postcode area, N1– 72.5% (229) agreed or strongly agreed with the proposal, 11.4% (36), disagreed with the proposal and 16.1% (51) neither agreed nor disagreed with the proposal.

Overall, respondents that disagreed or strongly disagreed with the proposal to provide secondary school places in the borough in line with increasing parental demand stated a lack of evidence for demand in the local area. Respondents also stated a preference for other local schools expanding rather than a new school opening.

Both respondents that disagreed and agreed with the proposal stated a lack of clarity in the phrasing of the question.

Do you agree with the proposal to provide additional secondary school places by building a mixed, nondenominational (accepting people of all faiths) secondary school on the Britannia site at Hyde Road?

The majority of respondents, 58.7% (272), agreed or strongly agreed with the proposal, 21.8% (101) disagreed or strongly disagreed and 19.4% (90) neither agreed nor disagreed. 118 of those who responded to this question explained their reasons in the comment box, whilst 16 did not provide a response to the question.

The analysis considered responses by postcode area. Of those that indicated that they lived in the postcode area, N1– 58.9% (185) agreed or strongly agreed with the proposal, 20.7% (65), disagreed with the proposal and 20.4% (64) neither agreed nor disagreed with the proposal.

Overall, respondents that disagreed or strongly disagreed with the proposal to provide additional secondary school places by building a mixed, nondenominational (accepting people of all faiths) secondary school on the Britannia site at Hyde road stated a preference for leisure facilities to be prioritised over the school.

Respondents also expressed concern that the development would encroach on Shoreditch Park. Respondents indicated a concern about the size of site to support a school. Some respondents also stated a preference for other schools expanding rather than a new school being built. A number of respondents also stated a preference for nearby schools expanding rather than building a new school.

Overall, respondents that strongly agreed or agreed with the proposal to additional secondary school places by building a mixed, nondenominational (accepting people of all faiths) secondary school on the Britannia site at Hyde Road stated a positive effect this type of school would have on the community. Some respondents also specified a preference for the school to be maintained by the Council as opposed to an academy.

Do you agree that Shoreditch Park Primary School, should remain in their current site, at Hyde road?

The majority of respondents, 61.4% (286), agreed or strongly agreed with the proposal, 3.9% (18) disagreed or strongly disagreed and 34.8% (162) neither agreed nor disagreed. 49 of those who responded to this question explained their reasons in the comment box, whilst 13 did not provide a response to the question.

The analysis considered responses by postcode area. Of those that indicated that they lived in the postcode area, N1– 65.1% (205) agreed or strongly agreed with the proposal, 3.5% (11), disagreed with the proposal and 31.4% (99) neither agreed nor disagreed with the proposal. These results indicate a slightly higher level of support for Shoreditch Park Primary School remaining in their current site amongst residents in close proximity to the site.

Overall, respondents that disagreed or strongly disagreed with the proposal that Shoreditch Park Primary School, should remain on its current site, at Hyde Road stated a preference for housing to be prioritised over keeping the school on its current site.

Overall, respondents that strongly agreed or agreed with the proposal that Shoreditch Park Primary School should remain on its current site, at Hyde Road stated concern regarding the funding model for the development. Respondents also expressed concerns about the proposed development encroaching on the playground of Shoreditch Park Primary School.

Support for feasible options

Respondents were asked to rank the three feasible options from 1 to 3 with 1 indicating the most preferred option and 3 the least preferred option. The ranking was then calculated. The highest rank option was 'Approximately 480 housing units, of which 80 are affordable homes'. The ranking results are shown in the table below.

Feasible option	Ranking
Approximately 480 housing units, of which 80 are affordable homes	1.57
Approximately 440 housing units, of which 40 are affordable homes	1.45
Approximately 400 housing units, with no affordable homes on site	0.94

If you currently use Britannia Leisure Centre, what facilities do you use?

The main swimming pool was the most popular facility, used by 38.2% (183) of respondents. This was followed by the fitness gym, used by 30.3% of respondents. 14.4% (69) respondents used the sports hall and 14.4% (69) used the exercise studios.

If you don't use Britannia Leisure Centre, what would encourage you to use it?

155 responses were received for this question. The key themes that emerged included a new swimming pool, improved gym and studio and lower membership/facilities cost.

Stakeholder responses

In addition to the online and paper consultation submissions, 4 responses were received from stakeholders:

Anthology

Letter received on 10 February 2017 from Adam Gaymer, Executive Director of Anthology, who are currently working with Hackney Council to redevelop the Colville estate.

Shoreditch Park Primary School

Letter received on 1 February 2017 from teachers at Shoreditch Park Primary School.

Hoxton Citizens Charter

The Charter was launched at the inaugural meeting of Hoxton Citizens on 28 January 2017. Hoxton Citizens group includes representatives from St Anne's Church Hoxton, St John's Hoxton, St Monica's Church, Hackney Community College, St John the Baptist School, Randal Cremer Primary School and St Monica's Roman Catholic Primary School.

Save Britannia Leisure Centre petition

Prior to the consultation period, a petition was started on Change.org to halt the Britannia development. The petition gained a total of 2,913 supporters, 2,500 of which signed before the development proposal document and consultation were launched on 5 December. The petition was presented to the Council on 11 February 2017.

Profile of respondents

Respondents were asked to indicate the first part of their postcode. 95.4% (457) of respondents provided a Hackney postcode. Of these, the majority of respondents, 70.2% (321) were from N1, the area in which the Britannia site is located. This was followed by E8, 8.5% (39) and E2, 4.4% (22).

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Respondents were asked to indicate their interest in the consultation. The majority indicated they were a local resident 79.3% (363). This was followed by respondents that indicated they were a current member of Britannia Leisure Centre 40.4% (185) and park users 34.7% (159).

Over half of the respondents indicated that they were not members of Britannia Leisure Centre 58.7% (276). 41.3% (194) indicated that they were a member of Britannia Leisure Centre. Of the respondents that indicated that they were not members of Britannia Leisure Centre, 54.0% (148) indicated that they did not currently use Britannia Leisure Centre. 46.0% (126) indicated that they did currently use Britannia Leisure Centre.

Gender

More women than men responded to the questionnaire. Women made up 56.5% (261) of respondents, compared to men at 43.5% (201) of respondents.

Gender identity

The majority of respondents had the same gender identity to the sex they were assigned at birth 97.3% (363). 2.7% (10) of respondents had a different gender from the sex they were assumed at birth.

Age

A large proportion of the respondents 31.0% (144) were aged 35 to 44. The next highest age group was those aged 25 to 34 with 22.0% (102) of respondents, followed by those aged 45 to 54, which represented 19.0% (88) of the total sample.

Ethnicity

The majority of respondents 74.4% (323) identified as White or White British. This was followed by Black or Black British 8.5% (37).

Religion or belief

The largest proportion of respondents indicated that they held Atheist/no religious belief 42.9% (169). This was closely followed by those that indicated that they held Christian beliefs 39.8% (157).

Caring responsibilities

The majority of respondents indicated that they did not regularly provide unpaid support caring for someone 88.2% (380). 11.8% (51) of respondents indicated that they did regularly provide unpaid support caring for someone.

Disability

The majority of respondents did not consider themselves to be disabled 91.0% (392). 9.0% (39) of respondents indicated that they did consider themselves to be disabled.

Sexual orientation

The majority of respondents indicated that they were heterosexual 88.5% (300). 6.5% (22) indicated they were a gay man, 3.5% (12) indicated that they were bisexual and 1.5% (5) indicated that they were a lesbian or gay woman.

Overall results analysis

Do you agree with the Council's proposal to replace Britannia Leisure Centre with a brand new leisure facility?

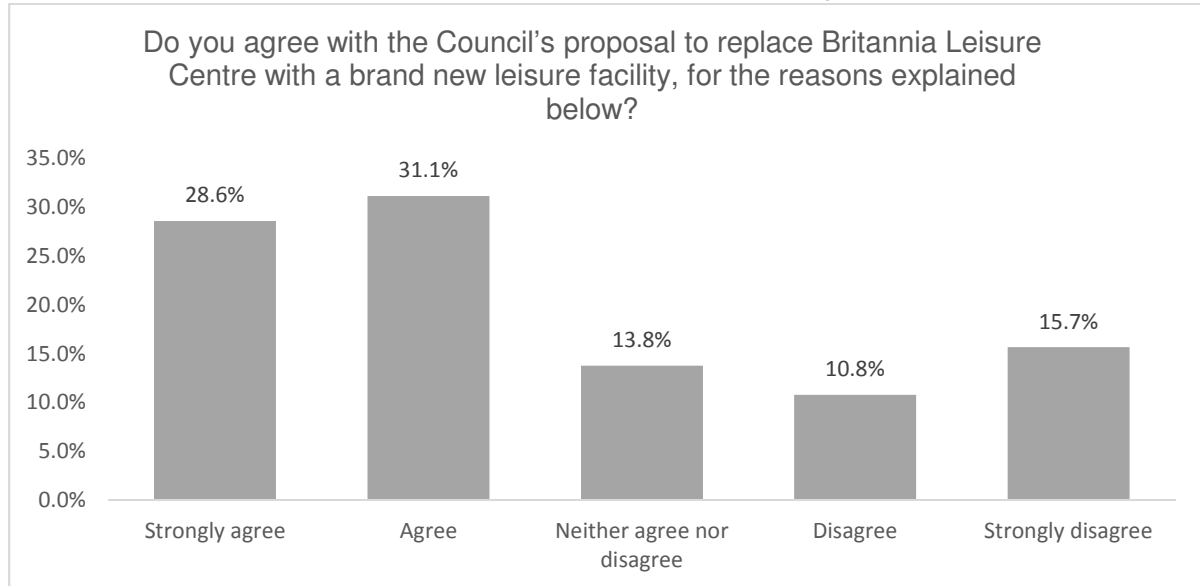


Figure 1 Base (472): All respondents

As Figure 1 above shows, the majority of respondents, 59.7% (282), agreed or strongly agreed with the proposal, 26.5% (125) disagreed or strongly disagreed and 13.8% (65) neither agreed nor disagreed. 159 of those who responded to this question explained their reasons in the comment box, whilst 7 did not provide a response to the question.

The analysis considered responses by postcode area. Of those that indicated that they lived in the postcode area, N1 – the area in which Britannia is situated – 65.2% (206) agreed or strongly agreed with the proposal, 20.6% (65), disagreed with the proposal and 14.2% (45) neither agreed nor disagreed with the proposal. These results indicate a higher level of support for replacing the Britannia Leisure Centre with a brand new leisure facility amongst residents in close proximity to the site.

The questionnaire gave respondents the opportunity to outline their reasons for disagreeing or strongly disagreeing with the proposal. 108 respondents did so. Content analysis was performed on the comments to identify salient themes. Those that arose from respondents who disagreed or strongly disagreed with the proposal included:

- A preference for the leisure centre to be refurbished rather than rebuilt (41)
- Querying the costs outlined/noting the money spent on a recent refresh of Britannia/funding model for the development (27)
- The quantity/ratio of affordable housing outlined (24)
- Specific comment on facilities at Britannia Leisure Centre (21)
- Concern that a new leisure centre would not cater for established community clubs and groups (18)

- Concern that the development would not be designed with local residents in mind (13)
- Concern the development would encroach on Shoreditch Park (12)

Some quotes from the respondents on the key common themes emerging:

"I'm not against a new leisure centre but why has Britannia just undergone improvements (major) which would have cost tens of thousands recently and in the recent past. Furthermore, this isn't about a new leisure centre but making money on the site."

"The ratio of luxury apartments vs affordable housing is unacceptable."

"I'd like the evidence for these costs to be made public. How do we know they are not inflated to support the case?"

"I think it will disrupt the area, destroy the park, and lead to circumstances that favour overdevelopment, and reduce affordable housing"

"Overpriced luxury housing in the place of a well used and well loved community centre is indicative of a wider social issues that are ebbing away at the sense of belonging and culture within Hackney and the wider East London area."

While the questionnaire did not ask for respondents that strongly agreed or agreed with the proposal to give their reasons, 25 respondents did so. A content analysis was performed on the comments to identify salient themes. Two themes that emerged from those that strongly agreed or agreed with the proposal were:

- Concern that specific facilities will not be available in the new leisure centre (10)
- Noting the state of disrepair of the existing leisure centre (4)

Some quotes from the respondents on the key common themes emerging:

"Whilst I agree that the Britannia is old and needs work or replacing, the current plans do not replace the leisure centre with like-for-like or an improved facility. For example there are no plans to include a tennis court or climbing wall or parking for the new leisure centre."

"Agree only on the premise that the leisure facilities (including pool) remain at this location"

"All of the facilities are heavily used and it is very difficult to get a place in the exercise classes or book a court. We love having the centre but it really needs an update. The plans are exactly what is required to enhance the facilities to cope with the demand of the local people."

Overall, respondents that disagreed or strongly disagreed with the proposal to replace Britannia Leisure Centre with a brand new leisure facility indicated a preference for the centre to be refurbished rather than rebuilt. Respondents also questioned the costs outlined and stated the money spent on a recent refresh of Britannia. Some of the respondents stated a low quantity/ratio of affordable housing in the proposal.

Overall, respondents that agreed or strongly agreed with the proposal to replace Britannia Leisure Centre with a brand new leisure facility indicated concern that existing facilities would not be replicated at a new leisure centre. Some of the respondents acknowledged the state of repair of facilities at the existing leisure centre, demonstrating a need for a new centre.

Do you agree with the proposal to build some private housing on the site as a means of funding the new Leisure centre and the secondary school?

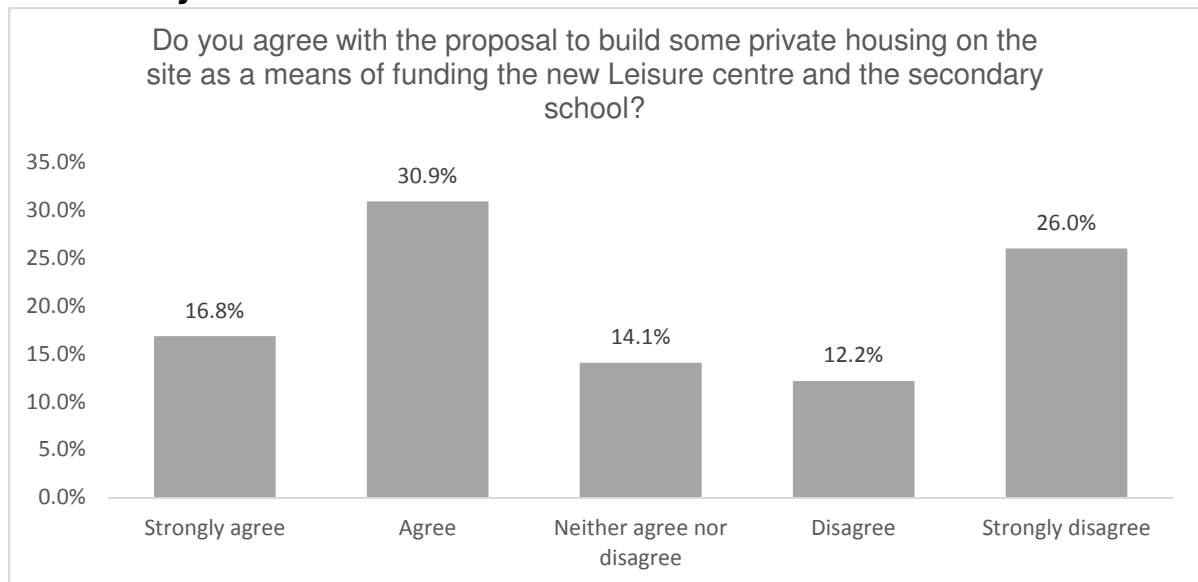


Figure 2 Base (469): All respondents

As Figure 2 shows, a large proportion of respondents, 47.8% (224), agreed or strongly agreed with the proposal, 38.2% (179) disagreed or strongly disagreed and 14.1% (66) neither agreed nor disagreed. 202 of those who responded to this question explained their reasons in the comment box, whilst 10 did not provide a response to the question.

The analysis considered responses by postcode area. Of those that indicated that they lived in the postcode area, N1 – 51.1% (161) agreed or strongly agreed with the proposal, 33.3% (105), disagreed with the proposal, and 15.6% (49) neither agreed nor disagreed with the proposal. These results indicate a higher level of support for building some private housing on site amongst residents in close proximity to the site.

The questionnaire gave respondents the opportunity to outline their reasons for disagreeing or strongly disagreeing with the proposal. 153 respondents did so. Content analysis was performed on the comments to identify key themes. Themes that emerged from those that disagreed or strongly disagreed with the proposal were:

- Building of private housing would not directly benefit the local population (51)
- The quantity/ratio of affordable housing to private housing outlined (47)
- The development would create a division in the community between existing and new residents (29)
- Questioning the costs outlined/funding model for the development (26)
- Overbuilding in the area (22)
- Increasing population density (20)
- Concern about the height of the residential tower blocks (16)
- Concern the develop would encroach on Shoreditch Park (15)
- Pressure on local infrastructure (11)

Some quotes from the respondents on the key common themes emerging:

“Housing should be affordable for common people and not to be sold to rich people who are not interested in Hackney and residents anyway. There are enough expensive homes in London. These flats don't solve the problem of homelessness.”

“If the land is publicly [sic] it should be used for local people who need housing, not as a means for private companies to make a profit.”

“The private housing will result in a “clearance”. In a short time, only wealthy people will get to send their kids to the proposed school. People who live locally will have been moved out.”

“I feel the area is already over-built - there are already 3 massive apartment buildings currently being built in the Bridport Place end of the area.”

“The area is overcrowded as it is and I certainly oppose building more adjacent to the park. Especially so if it's a private development.”

“The area is too over populated. Local residents appreciate the park and surrounding area”

“I strongly disagree with high rise developments in a totally residential area. This will blight the area and sight lines for local people, particularly in light of the other two high rise towers currently being built (without any consultation with local residents).

“Also where is the infrastructure support for the many new people that will live in the area - doctors, shops, etc.?”

“As a local resident I feel that we already are overcrowded and the sewage system would not cope.”

While the questionnaire did not ask for respondents that strongly agreed or agreed with the proposal to give their reasons, 25 respondents did so. Content analysis was performed on the comments to identify key themes. Themes that emerged from those that agreed or strongly agreed with the proposal were:

- The quantity/ratio of affordable housing to private housing outlined (4)
- Overbuilding in the area (4)

Some quotes from the respondents on the key common themes emerging:

"I don't think that building some private housing is a good way to finance this project. There is already too many new private housing sites in around our ward - Hoxton East and Shoreditch - we need more social council housing."

"As long as it is NOT classed as luxury housing and can accommodate families."

"I agree with the use of vacant land to help fund community enhancing projects. However, I am concerned with the use of non-vacant land that is home to buildings and spaces that hold strong community value. Additionally, it may de-merit the wider Colville Estate regeneration masterplan."

Overall, respondents that disagreed or strongly disagreed with the proposal to build some private housing on the site as a means of funding the new Leisure centre and the secondary school indicated a concern that building private housing would not directly benefit the local population. Respondents also challenged the quantity/ratio of affordable housing to private housing outlined in the proposal. Some of the respondents also stated that the proposed development would create a division in the community between existing and new residents.

Overall, respondents that strongly agreed or agreed with the proposal to build some private housing on the site as a means of funding the new Leisure centre and the secondary school indicated concern about the quantity/ratio of affordable housing to private housing outlined in the proposal. Some of the respondents acknowledged overbuilding in the area.

Do you agree with the proposal to provide affordable housing on the site?

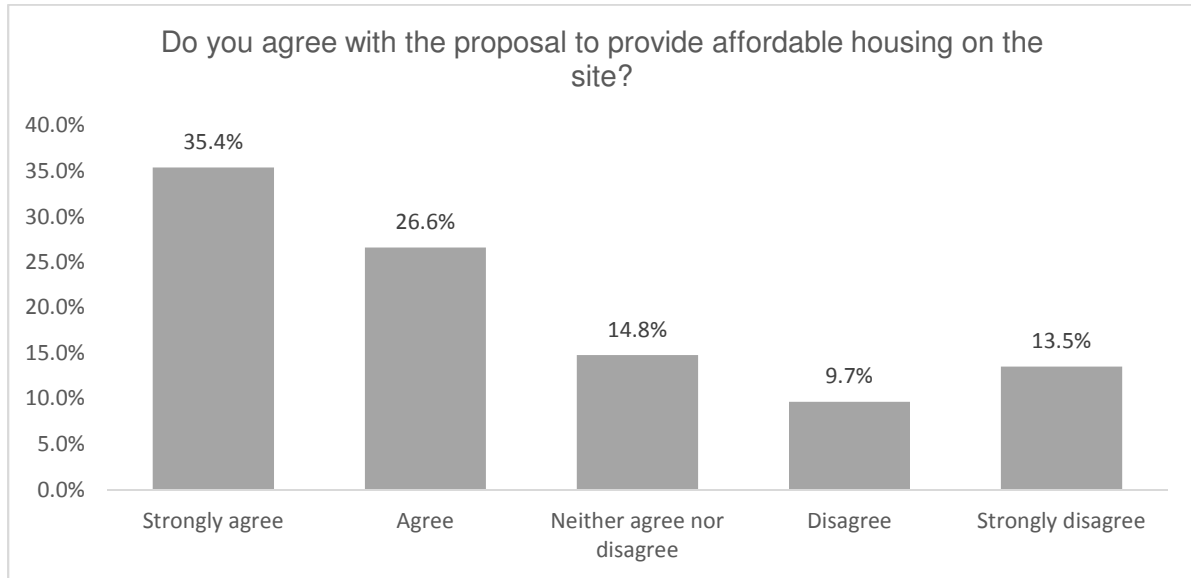


Figure 3 Base (466): All respondents

Figure 3 shows the majority of respondents, 62.0% (289), agreed or strongly agreed with the proposal, 23.2% (108) disagreed or strongly disagreed, and 14.8% (69) neither agreed nor disagreed. 158 of those who responded to this question explained their reasons in the comment box, whilst 13 did not provide a response to the question.

The analysis considered responses by postcode area. Of those that indicated that they lived in the postcode area, N1 – 61.9% (195) agreed or strongly agreed with the proposal, 21.6% (68), disagreed with the proposal and 16.5% (52) neither agreed nor disagreed with the proposal.

The questionnaire gave respondents the opportunity to outline their reasons for disagreeing or strongly disagreeing with the proposal. 88 respondents did so. Content analysis was performed on the comments to identify key themes. Themes that emerged from those that disagreed or strongly disagreed with the proposal were:

- Querying whether affordable housing would be affordable to residents (30)
- That there is already enough affordable housing locally/no need for further affordable housing locally (19)
- Building affordable housing would not directly benefit the local population (15)
- Increasing population density (11)

Some quotes from the respondents on the key common themes emerging:

"Affordable housing" it's a joke. This is not an affordable option to many local people. There is a project in Bow which is affordable and fair for residents - it means that housing is not priced way above salaries."

“Affordable housing is not affordable to the people who we need to live locally i.e. essential services personnel.”

“There is already a lot of affordable housing in the area.”

“The Colville Estate regen is enough for this. Private sales will achieve the funding with less accommodation needing to be built, this way you can reduce the size of the blocks and length of time it takes to build.”

“Because affordable doesn’t mean affordable it means 20% cheaper than full market rates. This is unaffordable to all office art working class and middle class workers and professionals in Hackney. It should be social rented homes to actually benefit the people of the borough. This is the only type of housing the council has any business building.”

“Build affordable housing on a less populated area.”

“We are being consulted on whether to ADD 40 or 80 'affordable homes. That is the Council will only develop these by further densifying the area. The consultation doesn't define what it means by 'affordable' anyway. The people of Hackney deserve better than this. Therefore I oppose the development of 'affordable' housing on the Britannia site under the proposal.”

While the questionnaire did not ask for respondents that strongly agreed or agreed with the proposal to their reasons, 42 respondents did so. Content analysis was performed on the comments to identify key themes. Three themes that emerged from those that agreed or strongly agreed with the proposal were:

- Querying whether affordable housing would be affordable to residents (15)
- The quantity/ratio of affordable housing to private housing outlined (15)
- Building of affordable housing would not directly benefit the local population (9)

Some quotes from the respondents on the key common themes emerging:

“But it needs to be realistically affordable! And the ratio of affordable to non needs to be massively in favour of affordable, 50% +”

“I strongly agree with any affordable housing, but again, "affordable" is subjective. Affordable to whom? Council tenants? What are the exact figures? I wish the survey would be clearer about what they mean. It is impossible to have an opinion about vague propositions.”

“We need as many of these council homes as the finances of the scheme can afford.”

“I agree that there should be some. But I disagree strongly with the small amount of affordable flats. It should be a lot more of them in comparison with expensive ones.”

“If as long as local people get first option to buy houses and affordable price/discount”

“Hackney is being socially cleansed and housing is totally unaffordable for normal people. There needs to be far more genuinely affordable housing. Affordable must mean affordable for the average person. The proposal has far too little affordable housing it should be at least 50%”

Overall, respondents that disagreed or strongly disagreed with the proposal to provide affordable housing on the site indicated a concern that building affordable housing would not necessarily be affordable to residents. Respondents also challenged the quantity/ratio of affordable housing to private housing outlined in the proposal. Some of the respondents also stated that affordable housing would not directly benefit the local population. Respondents also stated the increase in population density.

Overall, respondents that agreed or strongly agreed with the proposal to provide affordable housing on the site questioned whether the flats would be genuinely affordable to residents and indicated concern about the quantity/ratio of affordable housing to private housing outlined in the proposal. Some of the respondents stated that the development would not directly benefit the local population.

Do you agree that the Council should continue to provide secondary school places in the borough in line with increasing parental demand?

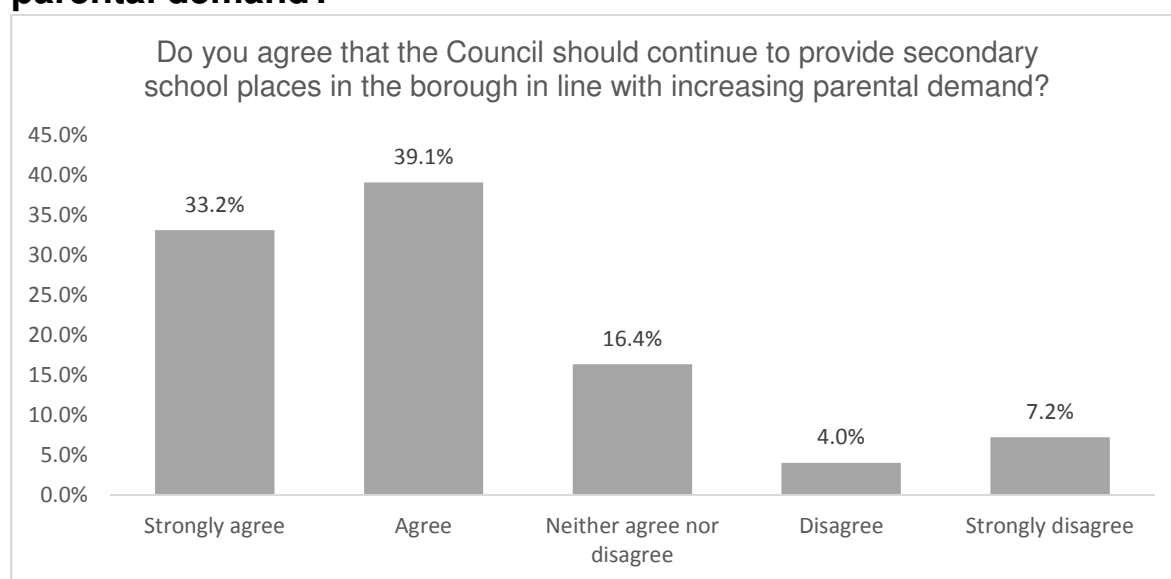


Figure 4 Base (470) All respondents

As figure 4 shows, the majority of respondents, 72.3% (340), agreed or strongly agreed with the proposal, 11.3% (53) disagreed or strongly disagreed and 16.4% (77) neither agreed nor disagreed. 90 of those who responded to this question explained their reasons in the comment box, whilst 9 did not provide a response to the question.

The analysis considered responses by postcode area. Of those that indicated that they lived in the postcode area, N1– 72.5% (229) agreed or strongly agreed with the

proposal, 11.4% (36), disagreed with the proposal and 16.1% (51) neither agreed nor disagreed with the proposal.

The questionnaire gave respondents the opportunity to outline their reasons for disagreeing or strongly disagreeing with the proposal to provide secondary school places in the borough in line with increasing parental demand. 40 respondents did so. Content analysis was performed on the comments to identify key themes. Themes that emerged from those that disagreed or strongly disagreed with the proposal were:

- Lack of evidence of demand in the local area (11)
- Preference for other local schools expanding rather than a new school opening (7)

Some quotes from the respondents on the key common themes emerging:

“There is no need for a secondary school because there are many secondary schools close by the people can send their children to.”

“There is no guarantee that local children will get these extra school places, despite your policy. Where will these children live when they are adults as there is little affordable housing available? I have not seen proof that these school places are need in the south of the borough. In fact the Council's own figures show they are needed in the north of the borough.”

“Do we really need more secondary places? Do the figures add-up? Where was the forward thinking / future planning in this. A perfectly good secondary school was demolished in Pitfield Street which is now a student accommodation. Why was the site of Hackney Community College not considered / or was it? They have now amalgamated with Tower Hamlets.”

“There are schools in other areas and boroughs that are under subscribed. These spaces should be used first.”

“There is no need for a secondary school because there are many secondary schools close by the people can send their children to”

While the questionnaire did not ask for respondents that strongly agreed or agreed with the proposal to their reasons, 29 respondents did so. A content analysis was performed on the comments to identify key themes. One key theme emerged from those that agreed or strongly agreed:

- Local access to the school (3)

Some quotes from the respondents on the key common themes emerging:

“Secondary school places is needed. Reason is parents would prefer to have children going to school near home.”

Respondents that both agreed and disagreed with this proposal also remarked on the lack of clarity in the question. A total of 12 respondents stated this in their written responses:

Quotes from the respondents on lack of clarity in this question:

"It's not clear what is meant by 'parental demand'. If there are more secondary-aged children than available places within a reasonable distance of their homes, then I agree the council should provide more places."

"The wording in this consultation is a disgrace... Of course people agree that the council should continue to provide secondary school places in the borough. If they tick strongly agree... does that count as 'partial agreement' to your proposals. We are not idiots Hackney Council... credit it us with more please intelligence."

"The council has a legal obligation to provide school places and it's not appropriate to ask if the council should want to meet its obligation in a consultation on covering the costs of the leisure refurbishment"

Overall, respondents that disagreed or strongly disagreed with the proposal to provide secondary school places in the borough in line with increasing parental demand stated a lack of evidence for demand in the local area. Respondents also stated a preference for other local schools expanding rather than a new school opening.

Overall, respondents that strongly agreed or agreed with the proposal to provide affordable housing on the site stated a preference for the local residents to have access to the school.

Both respondents that disagreed and agreed with the proposal stated a lack of clarity in the phrasing of the question.

Do you agree with the proposal to provide additional secondary school places by building a mixed, nondenominational (accepting people of all faiths) secondary school on the Britannia site at Hyde road?

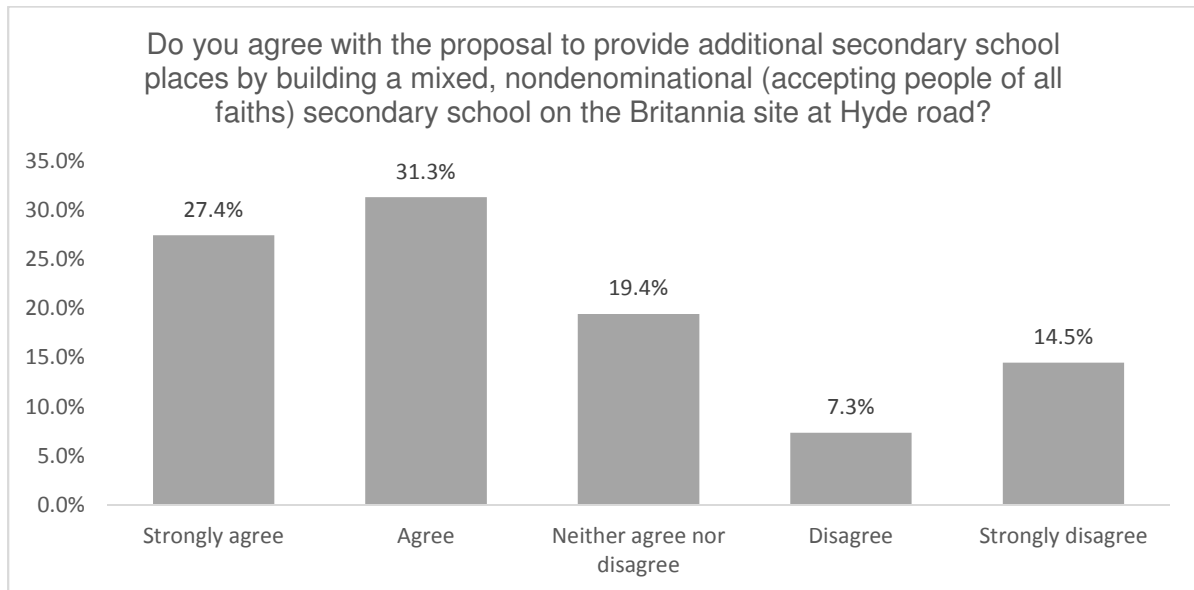


Figure 5 Base (463): All respondents

Figure 5 shows the majority of respondents, 58.7% (272), agreed or strongly agreed with the proposal, 21.8% (101) disagreed or strongly disagreed and 19.4% (90) neither agreed nor disagreed. 118 of those who responded to this question explained their reasons in the comment box, whilst 16 did not provide a response to the question.

The analysis considered responses by postcode area. Of those that indicated that they lived in the postcode area, N1 – 58.9% (185) agreed or strongly agreed with the proposal, 20.7% (65), disagreed with the proposal and 20.4% (64) neither agreed nor disagreed with the proposal.

The questionnaire gave respondents the opportunity to outline their reasons for disagreeing or strongly disagreeing with the proposal. 74 respondents did so. A content analysis was performed on the comments to identify key themes. Themes that emerged from those that disagreed or strongly disagreed with the proposal were:

- Leisure facilities should be prioritised over the school (17)
- Concern the development would encroach on Shoreditch Park (11)
- Lack of space on the site for a development of this size (10)
- Preference for other local schools expanding rather than a new school opening (9)
- Lack of evidence of demand in the local area (9)

Some quotes from the respondents on the key common themes emerging:
"It should be kept as a leisure centre; other schools should be enlarged"

"I do not want to lose the leisure centre, it should be the priority as the borough depends on it. I think we need more schools but this is clearly not the driving force here. It's just cashing in the local assets for property developers and landlords who are nothing to do with Hackney. The proposed social housing is a negligible part of the proposal."

"We don't need to lose a leisure facility and park space to accommodate this"

"Not to the detriment of leisure facilities, community amenities and outdoor space that all can enjoy. Given that young families are being priced out of the borough there will be less children in any event"

"There are several schools in the borough providing excellent facilities. There is not room for a secondary school on this site, which allows the same facilities as the existing leisure centre."

"The site is not large enough to build new private houses as well as new schools. A lot of the greenery will be lost on this site and the site will be cramped- having a large block (tall block) of private flats and school will not blend in with the park next to Britannia Leisure Centre."

"A new secondary school has recently been provided on Kingsland Road, at the junction with Downham Road. The proximity of the site seems too close to justify introducing another secondary school on the Britannia site. By providing the new Leisure facilities, both schools and housing on the site, it appears that the site will need to encroach onto Shoreditch Park, which currently provides popular green open space in the area. I oppose the loss of green open space. Has an option of just providing the Leisure facility and housing on the site been considered, remaining within the existing developed footprint?"

While the questionnaire did not ask for respondents that strongly agreed or agreed with the proposal to their reasons, 19 respondents did so. A content analysis was performed on the comments to identify key themes. Two key themes emerged from those that agreed or strongly agreed:

- Positive effect of this type of school on the community (6)
- A preference for the school to be a maintained school rather than an academy (4)

Quotes from the respondents on the key common themes emerging:

"Agreed, but I would want it to be local authority, and therefore accountable, target than a for profit, non accountable academy"

"Yes, I don't like single sex or faith schools. All children need to interact with each other and learn to respect each others differences."

“Mixed, non-denominational schools reduce discrimination and encourage use by local people.”

Overall, respondents that disagreed or strongly disagreed with the proposal to provide additional secondary school places by building a mixed, nondenominational (accepting people of all faiths) secondary school on the Britannia site at Hyde road stated a preference for leisure facilities to be prioritised over the school.

Respondents also expressed concern that the development would encroach on Shoreditch Park. Respondents indicated a concern about the size of site to support a school. Some respondents also stated a preference for other schools expanding rather than a new school being built. A number of respondents also stated a preference for nearby schools expanding rather than building a new school.

Overall, respondents that strongly agreed or agreed with the proposal to additional secondary school places by building a mixed, nondenominational (accepting people of all faiths) secondary school on the Britannia site at Hyde road stated a positive effect this type of school would have on the community. Some respondents also specified a preference for the school to be maintained by the Council as opposed to an academy.

Do you agree that Shoreditch Park Primary School, should remain in their current site, at Hyde road?

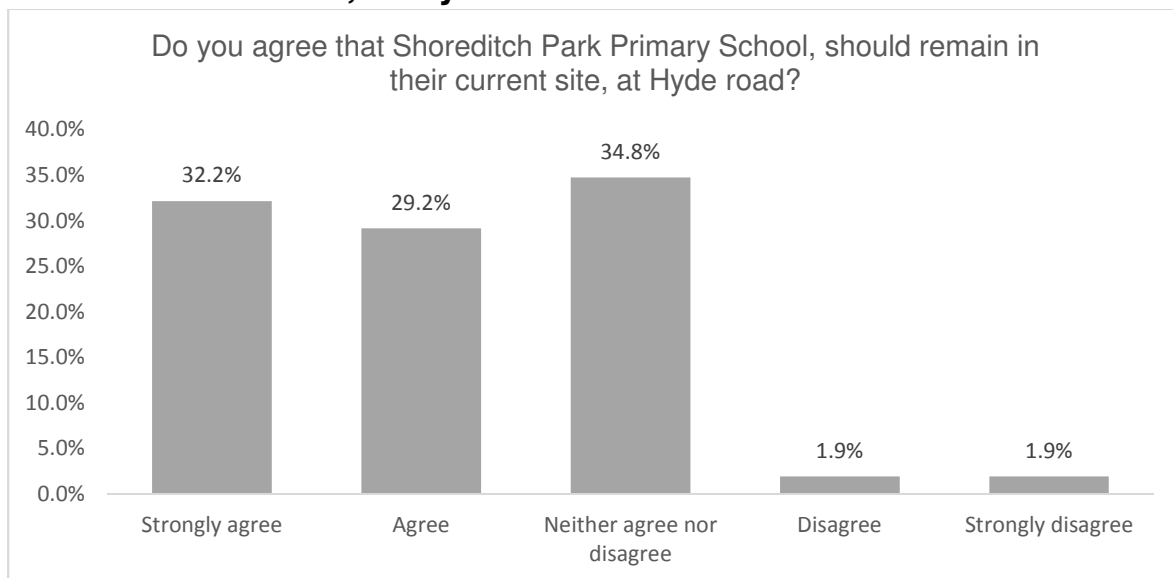


Figure 6 Base (466): All respondents

Figure 6 shows the majority of respondents, 61.4% (286), agreed or strongly agreed with the proposal, 3.9% (18) disagreed or strongly disagreed and 34.8% (162) neither agreed nor disagreed. 49 of those who responded to this question explained their reasons in the comment box, whilst 13 did not provide a response to the question.

The analysis considered responses by postcode area. Of those that indicated that they lived in the postcode area, N1– 65.1% (205) agreed or strongly agreed with the proposal, 3.5% (11), disagreed with the proposal and 31.4% (99) neither agreed nor

disagreed with the proposal. These results indicate a slightly higher level of support for Shoreditch Park Primary School remaining in their current site amongst residents in close proximity to the site.

The questionnaire gave respondents the opportunity to outline their reasons for disagreeing or strongly disagreeing with the proposal. 11 respondents did so. Content analysis was performed on the comments to identify any key themes. One theme that emerged from those that disagreed or strongly disagreed with the proposal was:

- Housing should be prioritised over keeping the school on its current site (2)

Some quotes from the respondents on the key common theme emerging:

“Because we need our new homes first”

“I'd rather it be used for housing.”

While the questionnaire did not ask for respondents that strongly agreed or agreed with the proposal to their reasons, 23 respondents did so. Content analysis was performed on the comments to identify key themes. Two key themes emerged from those that agreed or strongly agreed:

- Concern regarding the funding model for the development proposal (2)
- Concern about encroaching on Shoreditch Park Primary School's playground (2)

Quotes from the respondents on the key common themes emerging:

“I don't see why kids should have to suffer for the council and government wanting to make money - as these changes don't better what we already have in place”.

“If you build two tower block a part from the two we already have you will kill the light in the park, school and surrounding area (flat nearby). You need to keep the flats in line with the current level in the area. No more that 15-19 storey high you will be spoiling the area (it's all money)”

“The children have a brand new 'expensive' playground what a waste of a grant. The school is well established and I would not send by child there if the school was moved.”

“And none of their playground space should be given over to make way for private housing.”

Overall, respondents that disagreed or strongly disagreed with the proposal that Shoreditch Park Primary School, should remain in their current site, at Hyde road stated a preference for housing to be prioritised over keeping the school on its current site.

Overall, respondents that strongly agreed or agreed with the proposal that Shoreditch Park Primary School should remain in their current site, at Hyde road

stated concern regarding the funding model for the development. Equal number expressed concern about the proposed development encroaching on the playground of Shoreditch Park Primary School.

Support for feasible options

Respondents were asked to rank the three feasible options from 1 to 3 with 1 indicating the most preferred option and 3 the least preferred option. The highest rank option was 'Approximately 480 housing units, of which 80 are affordable homes'.

An average ranking is calculated for each answer choice, as shown in table 1 below:

Feasible option	Ranking
Approximately 480 housing units, of which 80 are affordable homes	1.57
Approximately 440 housing units, of which 40 are affordable homes	1.45
Approximately 400 housing units, with no affordable homes on site	0.94

Table 1 Base (362)

There was no comment box for this question, however, 40 respondents chose to comment on the paper completions. These comments could not be incorporated in table one above. Comments included:

- Allocated 3s for all feasible options (14)
- Wrote zeros or similar for each feasible option (13)
- Allocated 1s for all feasible options (3)

Feasible option: approximately 440 housing units, of which 40 are affordable homes

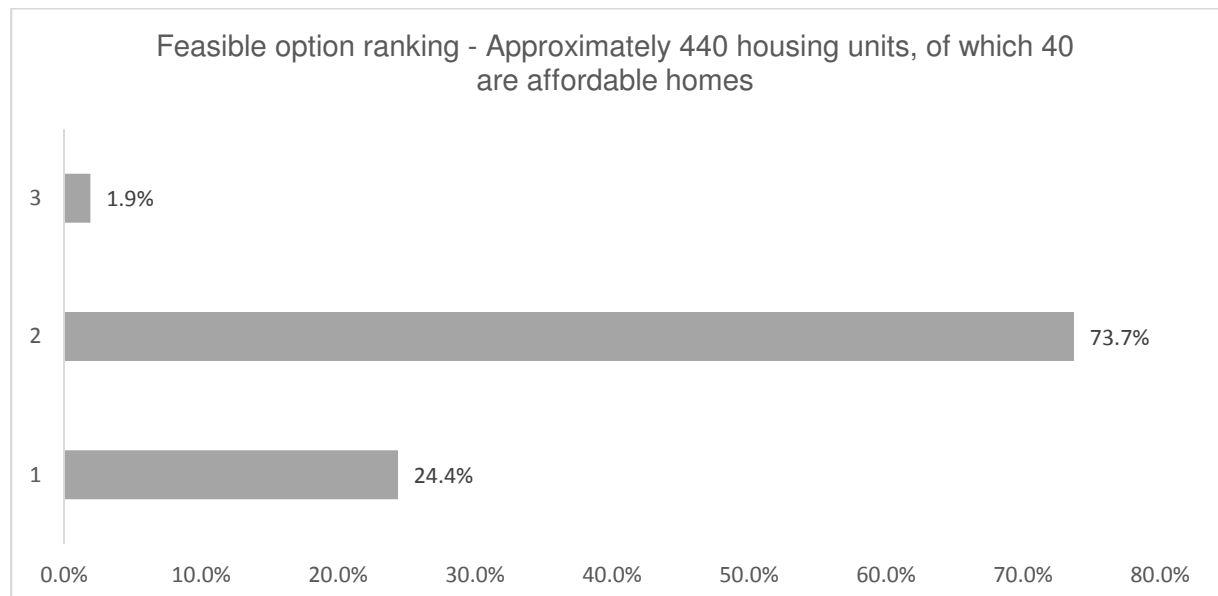


Figure 7 Base (312) All respondents

Of those that ranked this option, 24.4% (76) respondents ranked this as their first preference, 73.7% (230) ranked it as their second preference and 1.9% (6) ranked this as their third preference. This is shown in Figure 7 above.

Feasible option ranking - Approximately 400 housing units, with no affordable homes on site

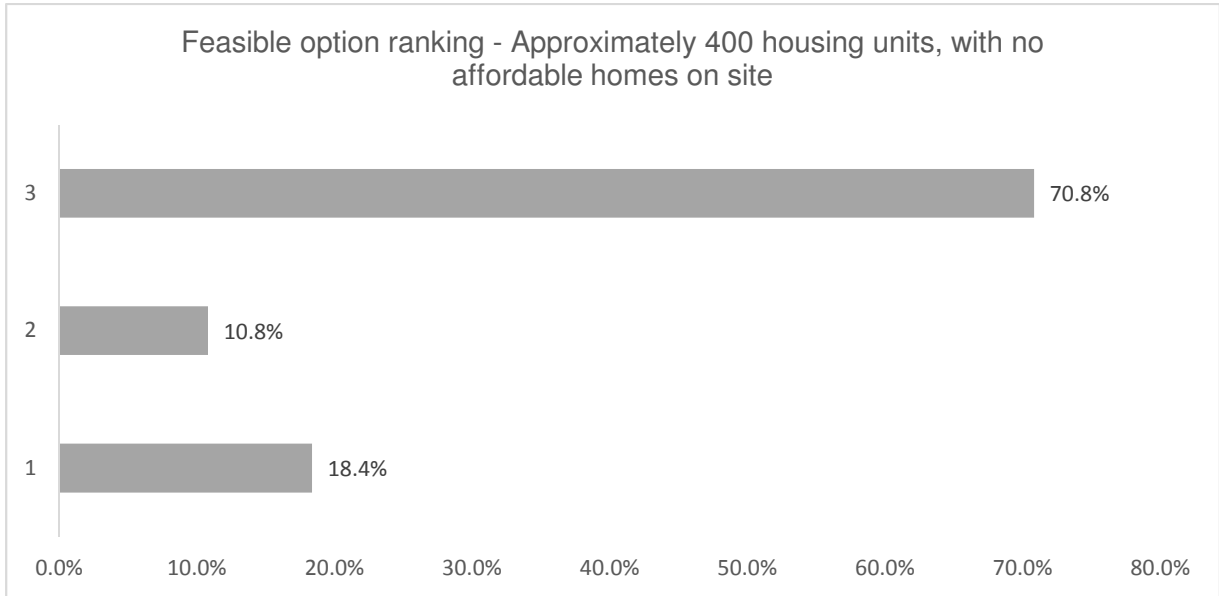


Figure 8 Base (305) All respondents

Of those that ranked this option, 18.4% (56) respondents ranked this as their first preference, 10.8% (33) ranked it as their second preference and 70.8% (216) ranked this as their third preference. This is shown in Figure 8 above.

Feasible option ranking - Approximately 480 housing units, of which 80 are affordable homes

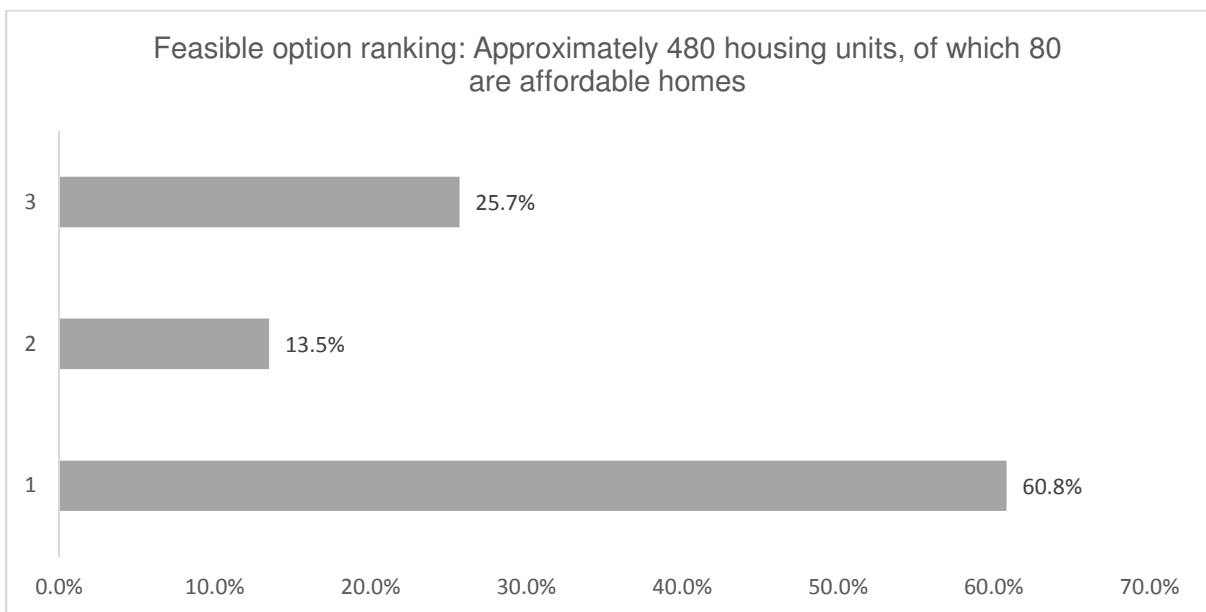


Figure 9 Base (305) All respondents

Of those that ranked this option, 60.8% (194) respondents ranked this as their first preference, 13.5% (43) ranked it as their second preference and 25.7% (82) ranked this as their third preference. This is shown in Figure 9 above.

The base for this question was low compared to other questions. 117 did not provide a response to this question. This was particularly apparent in paper completions where 93 out of a total of 349 (26.6%) did not provide a response, compared to 24 out of 130 (18.5%) of online completions. It is possible that this could be attributed to the design of the paper questionnaire, which was not a numbered question and was placed alongside the 'About you' questions.

If you currently use Britannia Leisure Centre, what facilities do you use?

Respondents who currently use Britannia Leisure Centre were asked to indicate which facilities they used.

Table 2 below shows the main swimming pool was the most popular facility, used by 38.2% (183) of respondents. This was followed by the fitness gym, used by 30.3% respondents. 14.4% (69) respondents used the sports hall and 14.4% (69) used the exercise studios. The use of all other facilities by respondents is outlined below:

Option	Percent of All	Total
Main swimming pool	38.2%	183
Fitness gym	30.3%	145
Sports hall	14.4%	69
Exercise studios	14.4%	69
Teaching pool	10.0%	48
5 A-side pitches/tennis courts	8.1%	39
Squash court	7.9%	38
Health suite	6.3%	30
Climbing wall	1.5%	7
Not Answered	31.9%	153

Table 2

Respondents were asked to state any other facilities they used. 16 respondents included a response to this question. Responses included the following:

- Badminton club
- Church meetings (3)
- Function hall (2)

- Ramped swimming pool
- Sauna
- Socialising
- Table Tennis
- Tennis Court
- Water aerobics classes

If you don't use Britannia Leisure Centre, what would encourage you to use it?

Respondents were asked to indicate what would encourage them to use Britannia Leisure Centre. 155 respondents did so. A content analysis was performed on the comments to identify any key themes. Key themes that emerged from responses were:

- New swimming pool (47)
- Improved gym and studio classes (24)
- Lower cost (23)
- Facilities for community groups (14)
- Improved state of repair (13)
- Racquet sport courts (11)
- Facilities for young children (10)
- Café (9)
- Improved customer service (7)
- Health suite/spa (6)
- Longer opening hours (3)
- Women only sessions (3)
- Improved football pitches (2)

A full list of all the comments will be passed to the relevant service for further consideration if the proposals progress to the next stage.

Profile of respondents

Respondents were asked to indicate the first part of their postcode. 95.4% (457) of respondents provided a Hackney postcode. Of these the majority of respondents 70.2% (321) were from N1, the area in which the Britannia site is located. This was followed by E8, 8.5% (39) and E2, 4.4% (22). See figure 10 below for a full breakdown of the post codes of respondents:

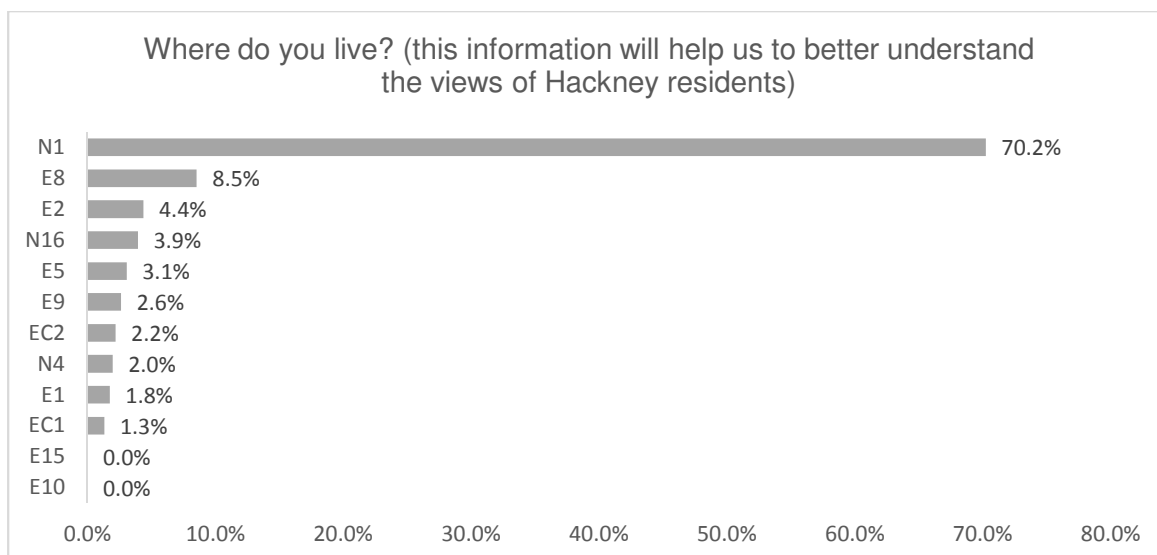


Figure 10 Base (457): All respondents

Respondents were asked to indicate their interest in the consultation. The majority indicated they were a local resident 79.3% (363). This was followed by respondents that indicated they were a current member of Britannia Leisure Centre 40.4% (185) and park users 34.7% (159). All responses are outlined in table 3 below.

Interest in consultation	Total	Percentage of base
A Local resident	363	79.3%
A current member of Britannia Leisure Centre	185	40.4%
Park User	159	34.7%
Parent of child at Shoreditch Park Primary School	17	3.7%
Community group (please tell us below)	16	3.5%
Local Resident Association (please tell us below)	16	3.5%
Applicant for Secondary School	14	3.1%
Member of staff at Britannia Leisure Centre	11	2.4%
Member of staff at Shoreditch Park Primary School	4	0.9%

Table 3: Base (479): All respondents

16 respondents indicated an affiliation to a community groups. These included:

- Badminton Club (Britannia Leisure Centre)
- Castle Canoe Club (2)
- Healthy Living Group

- New Covenant Church (2)
- Save Britannia Leisure Centre
- Shoreditch Park User Group (2)
- St Anne's Church Hoxton
- St Johns Hoxton
- Victoria Community Association

16 respondents indicated an affiliation to a local residents' association. These included:

- Canal-side Residents Association (2)
- Follingham Court TRA
- Hobbs Place TRA
- Mawson Court Resident Association member (2)
- Metropolitan, Canalside
- New Era Estate Tenants Association
- North and South Arden Estate TMO
- St Johns Estate TRA

4 respondents also indicated an affiliation to a local business.

Britannia leisure centre members and users

Over half of the respondents indicated that they were not members of Britannia Leisure Centre 58.7% (276). 41.3% (194) indicated that they were a member of Britannia Leisure Centre. See Figure below.

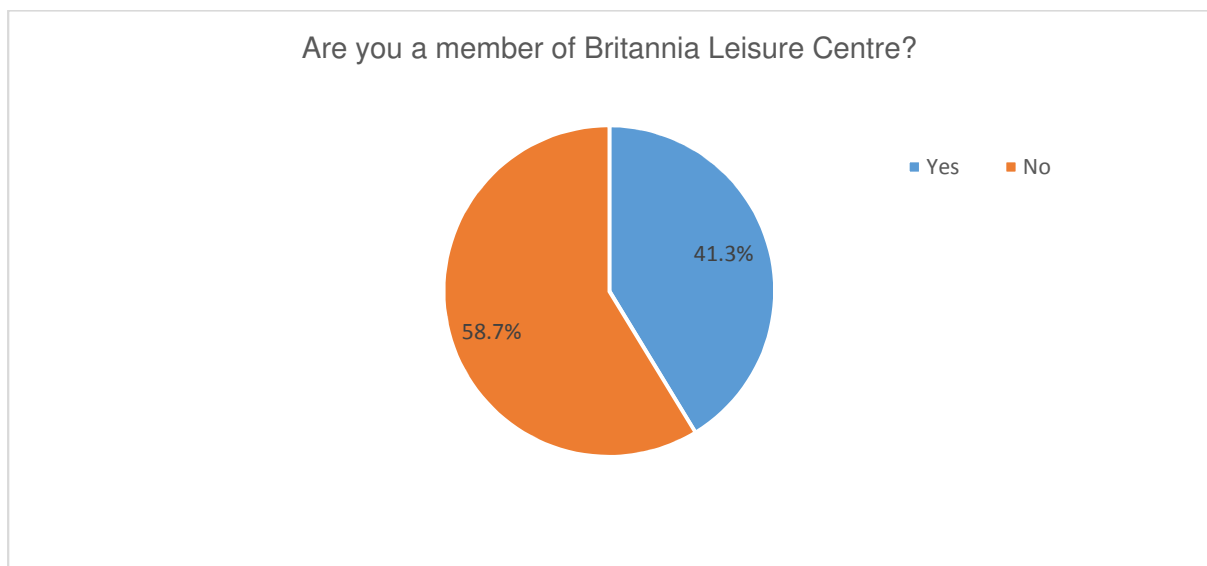


Figure 11 Base (470): All respondents

Of the respondents that indicated that they were not members of Britannia Leisure Centre, 54.0% (148) indicated that they did not currently use Britannia Leisure Centre. 46.0% (126) indicated that they did currently use Britannia Leisure Centre. This is illustrated in Figure 12 below.

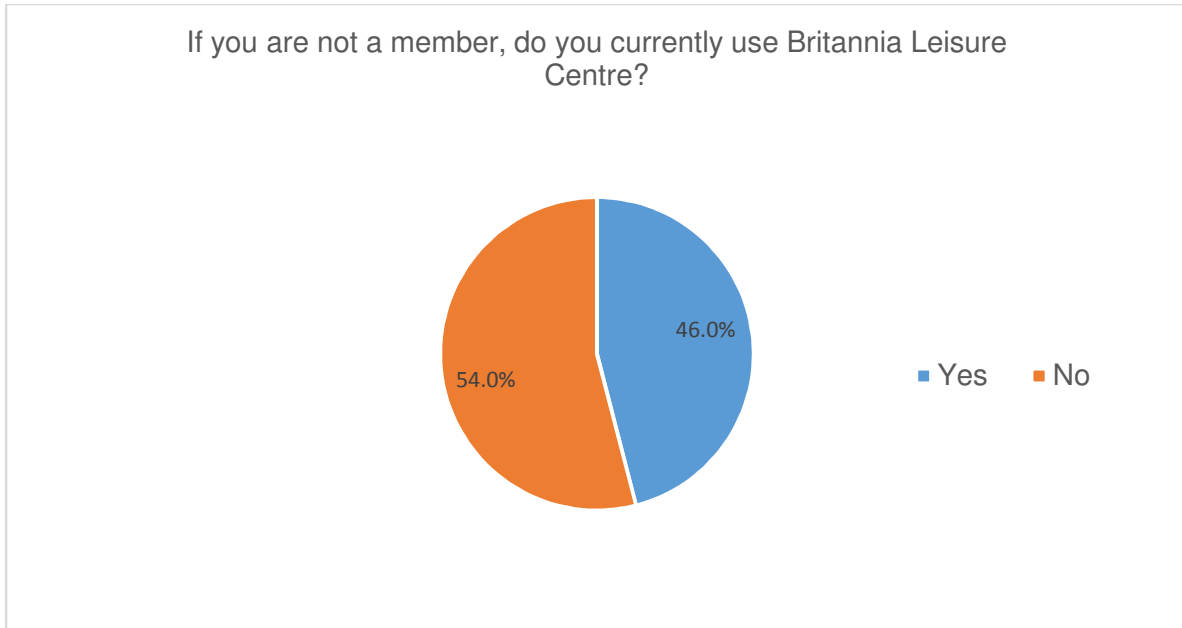


Figure 12 Base (274): Non-members of Britannia Leisure Centre

Gender

More women than men responded to the questionnaire. Women made up 56.5% (261) of respondents, compared to men who made up 43.5% (201) of respondents.

According to the latest population figures, 49.7% of the population in Hackney are men, compared to 50.3% women¹.

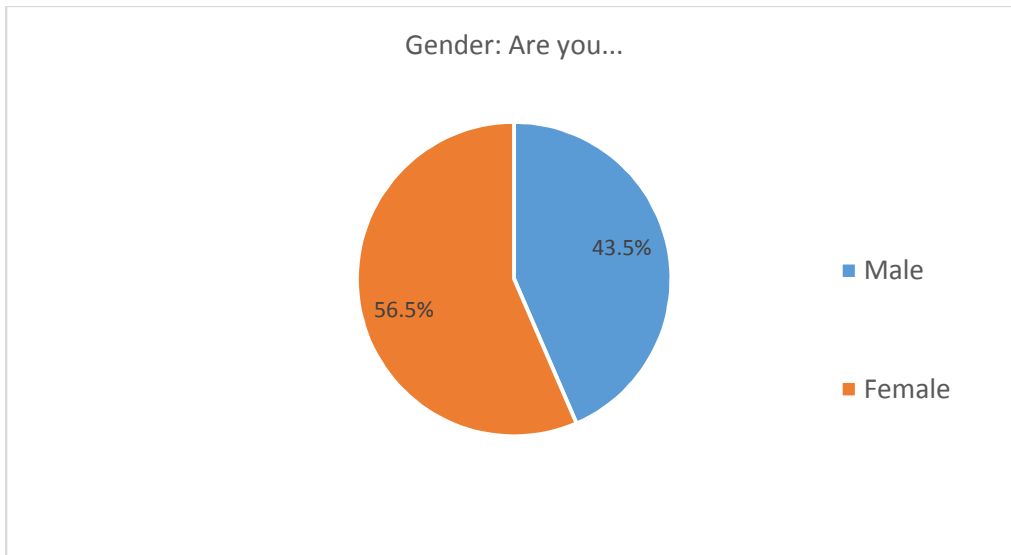


Figure 13 Base (462): All respondents

Gender identity

The majority of respondents had the same gender identity to the sex they were assigned at birth 97.3% (363). 2.7% (10) of respondents had a different gender from

¹ Hackney Council Facts & Figures Leaflet, November 2016, ONS 2015 Mid-Year Estimates, produced June 2016 [www.hackney.gov.uk/population]

the sex they were assumed at birth. 106 respondents did not answer this question. This is illustrated in Figure 14 below.

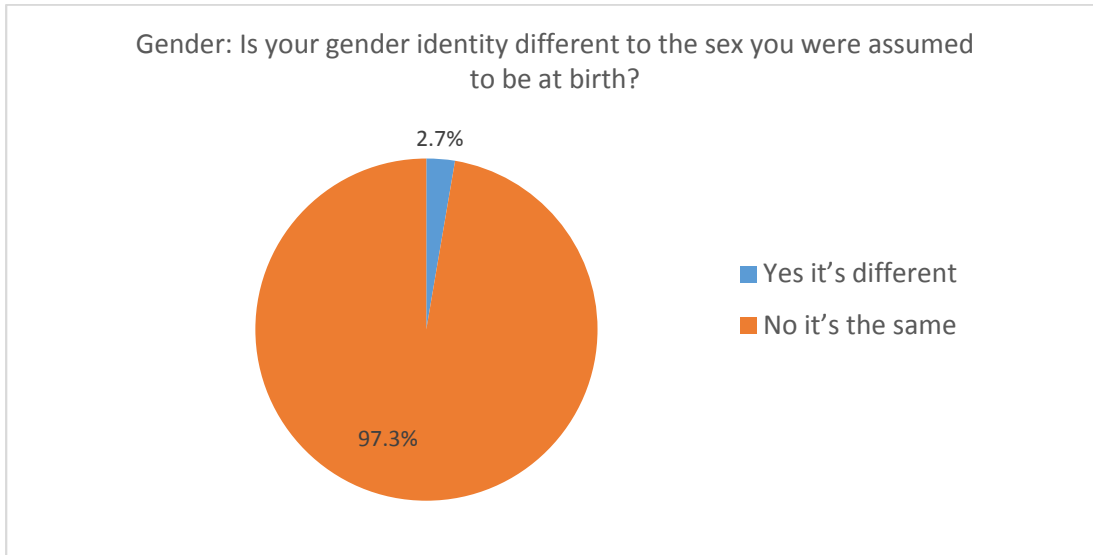


Figure 14 Base (373): All respondents

Age

Figure 15 below, a large proportion of the respondents 31.0% (144) were aged 35 to 44. The next highest age group was those aged 25 to 34 with 22.0% (102) of respondents, followed by those aged 45 to 54, which represented 19.0% (88) of the total sample.

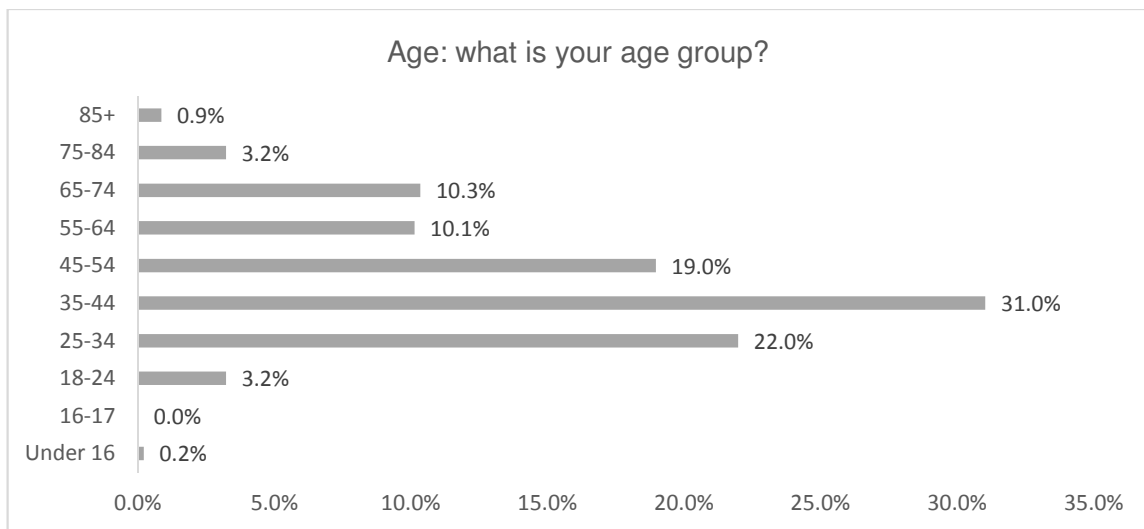


Figure 15 Base (464): All respondents

Ethnicity

The majority of respondents 74.4% (323) identified as White or White British. This was followed by Black or Black British 8.5% (37). All responses are show in Figure 16 below.

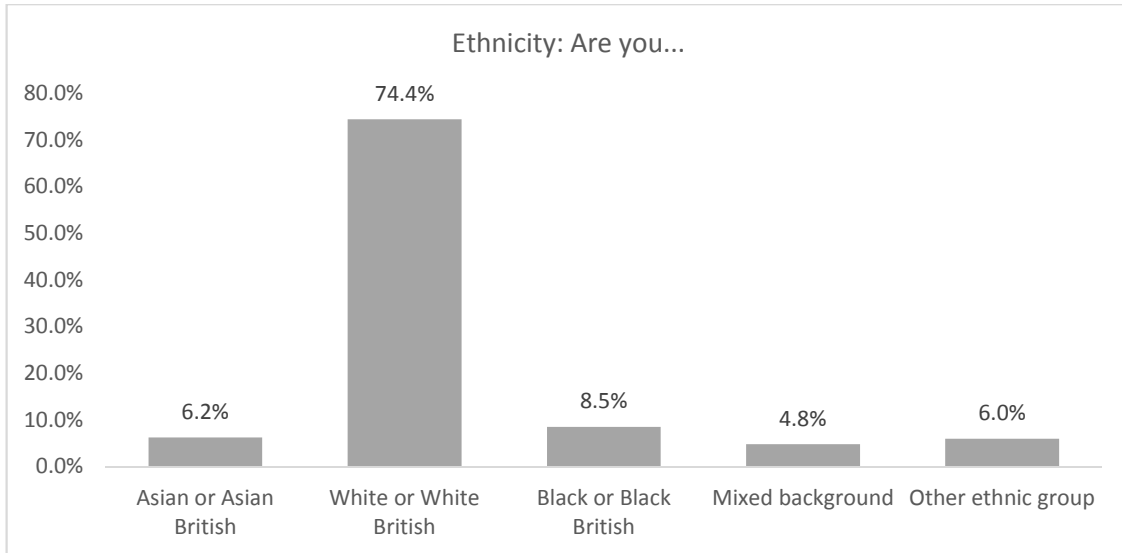


Figure 16 Base (434): All respondents

Religion or belief

The largest proportion of respondents indicated that they held Atheist/no religious belief 42.9% (169). This was closely followed by those that indicated that they held Christian beliefs 39.8% (157). All responses are outlined in figure 17 below.

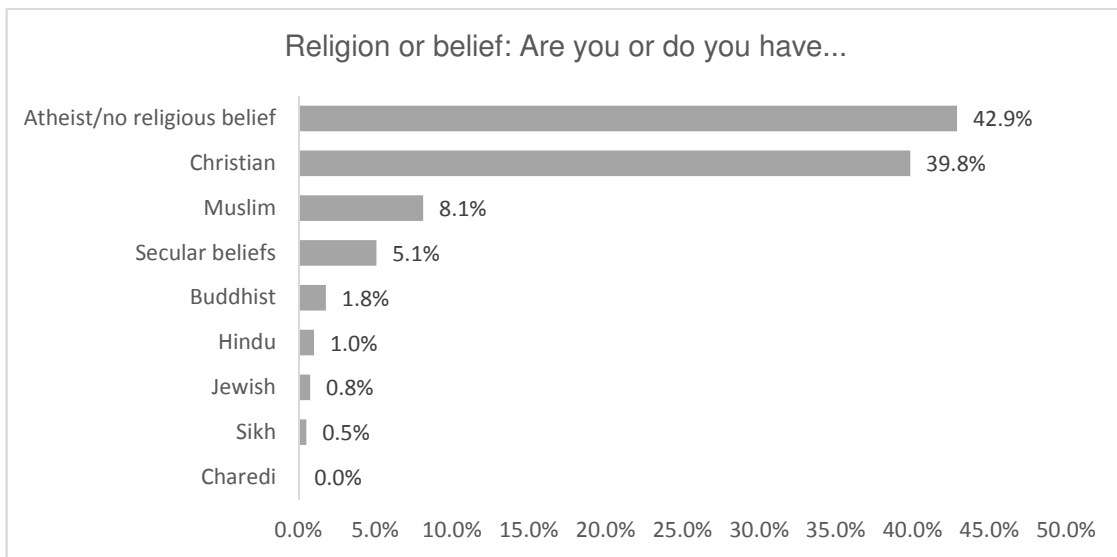


Figure 27 Base (394): All respondents

Caring responsibilities

Figure 38 shows the majority of respondents indicated that they did not regularly provide unpaid support caring for someone 88.2% (380). 11.8% (51) of respondents indicated that they did regularly provide unpaid support caring for someone.

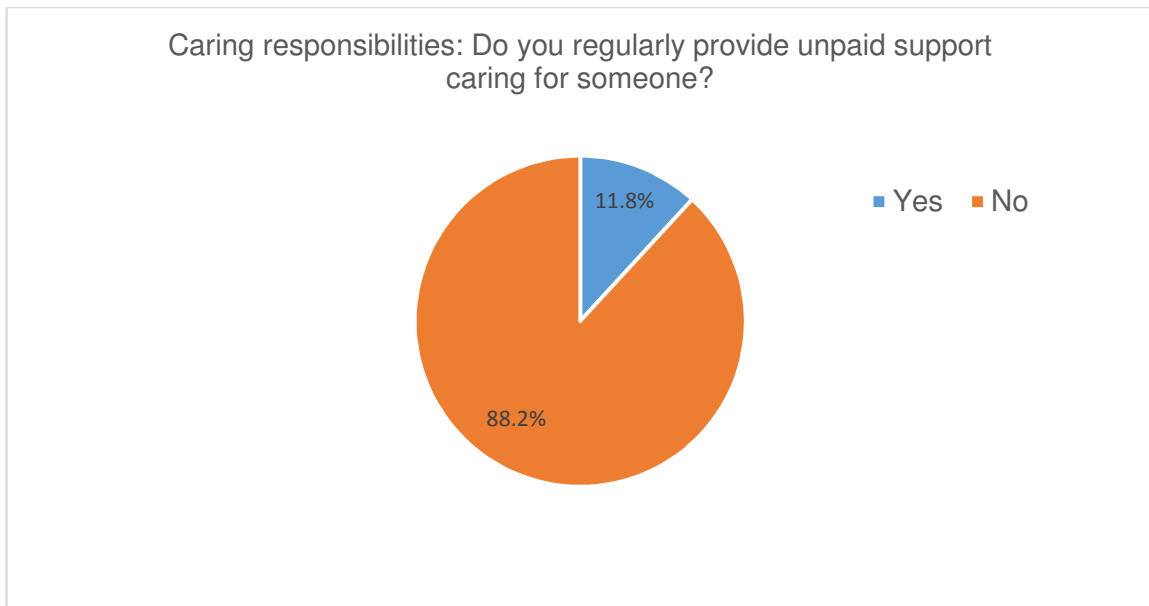


Figure 38 Base (431): All respondents

Disability

Figure 19 shows majority of respondents did not consider themselves to be disabled 91.0% (392). 9.0% (39) of respondents indicated that they did consider themselves to be disabled.

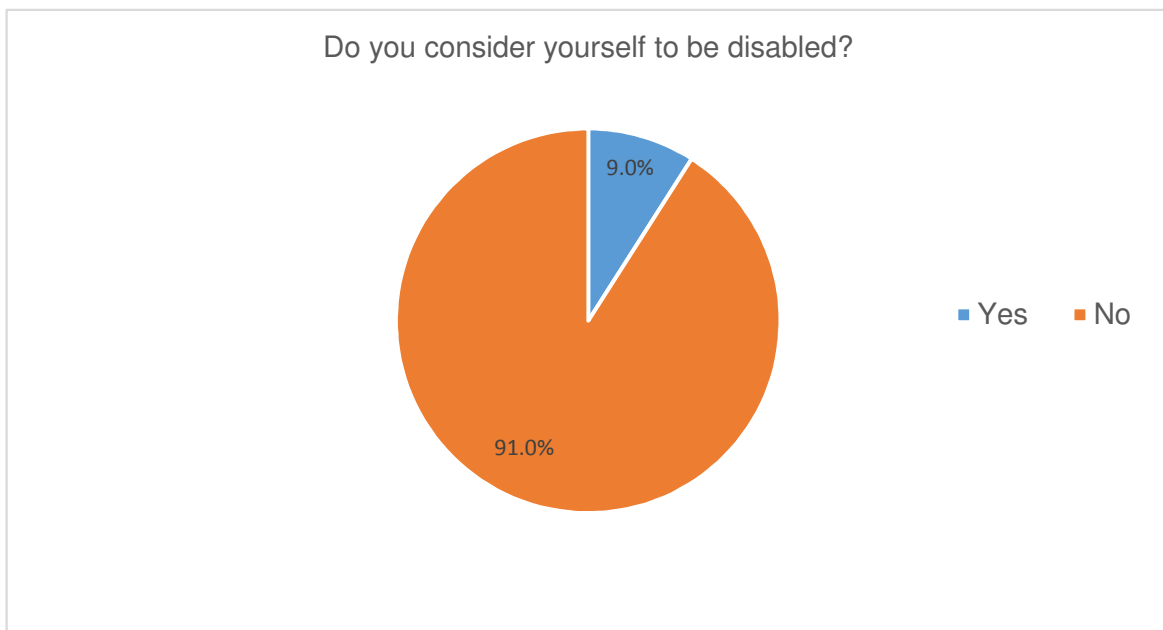


Figure 19 Base (431): All respondents

Sexual orientation

The majority of respondents indicated that they were heterosexual 88.5% (300). 6.5% (22) indicated they were a gay man, 3.5% (12) indicated that they were bisexual and 1.5% (5) indicated that they were a lesbian or gay woman.

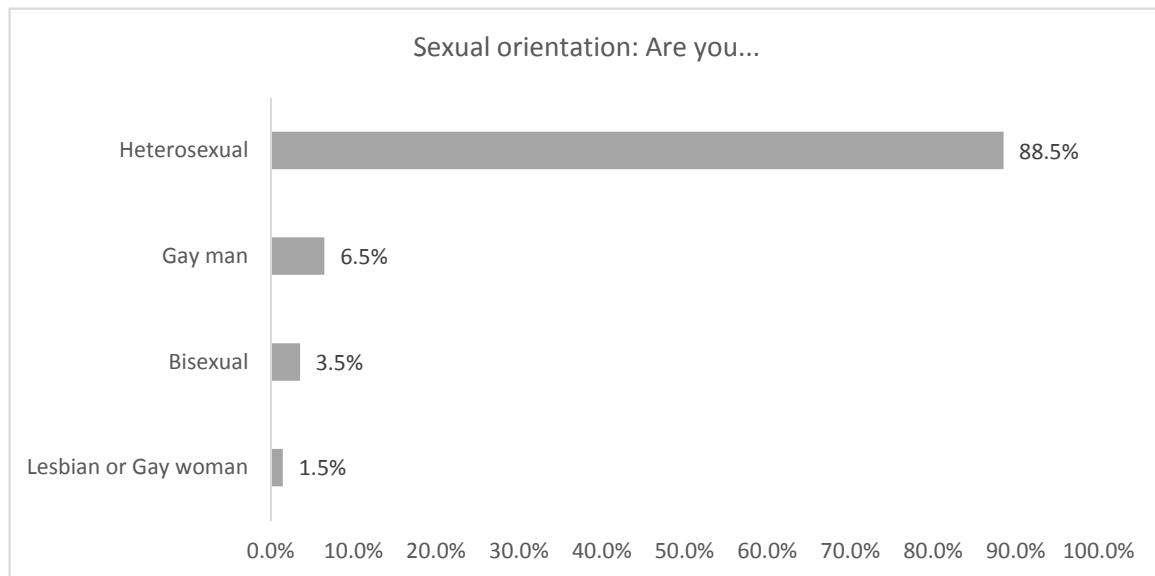


Figure 4 Base (339): All respondents

Stakeholder responses

In addition to the online and paper consultation submissions, 4 responses were received from stakeholders:

Anthology

Letter received on 10 February 2017 from Adam Gaymer, Executive Director of Anthology, who are currently working with Hackney Council to redevelop the Colville estate. The response stated the following key points:

- Concern regarding the proposal to demolish the Anthology sales facility, which is due to be handed over to Shoreditch Park Primary School.
- Opposition to the proposal to build up to 480 new homes, accommodated in three residential towers without clear and structured engagement with local stakeholders
- Requested commitment from the Council to engage with the masterplan architects for the Colville Estate on the proposals should they be taken forward

Shoreditch Park Primary School

Letter received on 1 February 2017 from teachers at Shoreditch Park Primary School. The response stated the following key points:

- Support for the development of the new secondary school and for City Academy to run it
- Seeking reassurance that the existing school playground will remain intact and available to the school for outside learning

- Concerns regarding pupil safety when travelling to and from the school and a request for the Council to consider infrastructure development
- Concern that noise pollution and dust during construction will impact on learning

Hoxton Citizens Charter

The Charter was launched at the inaugural meeting of Hoxton Citizens on 28 January 2017. Hoxton Citizens group includes representatives from St Anne's Church Hoxton, St John's Hoxton, St Monica's Church, Hackney Community College, St John the Baptist School, Randal Cremer Primary School and St Monica's Roman Catholic Primary School. The Charter included the following:

- Commitment from the Council to work with Hoxton Citizens beyond the initial Britannia consultation
- Guarantee of at least 50% affordable housing, consisting of living rent and community land trust homes
- Construction training pathway to create jobs
- Living wage to be paid to all workers
- Toilets and a café next to the playground
- Free sports classes for young people

Save Britannia Leisure Centre petition

Prior to the consultation period, a petition was started on Change.org to halt the Britannia development. The petition gained a total of 2,913 supporters², 2,500 of which signed before the development proposal document and consultation were launched on 5 December. The petition was presented to the Council on 11 February 2017. The key points of the included:

- Opposition to Council's proposal to replace Britannia Leisure Centre with a brand new leisure facility
- Opposition to the quantity of housing proposed
- Lack of evidence of local need for school places
- Lack of evidence that Britannia is 'nearing the end of its life'

Conclusion

The majority of respondents to the questionnaire were generally supportive of the proposals to develop the Britannia site. Support for the proposal to replace Britannia Leisure Centre with a brand new leisure facility was slightly higher amongst residents of the N1 postcode, compared to all respondents. Of the three feasible options presented, respondents indicated a preference for the development of approximately 480 housing units, of which 80 are affordable homes.

Those that were opposed to the proposals raised concerns about the quantity and ratio of affordable housing outlined, that the private housing would not directly

² Save Britannia Leisure Centre, <https://www.change.org/p/hackney-council-save-britannia-leisure-centre>, visited 27 February 2017

benefit the local community and potentially create a division in the community between new and existing residents. Respondents that were opposed also stated a preference for the leisure centre to be refurbished rather than rebuilt and some voiced concerns about the transparency of the funding model.

The Britannia Development Board will consider the results of this consultation in addition to other evidence and information from stakeholders. The results will inform a report for Cabinet.

The results of the consultation will be considered by Cabinet on 19 April 2017.

Appendix A

Consultation on the Britannia site questionnaire – see separate file.

Appendix B

Britannia site development proposal – see separate file.