

KEY CONTACTS

hackney.gov.uk/lincoln-court

Angela Jones, Project Officer
E: angela.jones@hackney.gov.uk
T: 020 8356 1165

Charlotte Khatso, Project Manager
E: charlotte.khatso@hackney.gov.uk

Translation of this newsletter
If you, or someone you know, need this newsletter translated please contact:
consultation@hackney.gov.uk or call 020 8356 1895

COUNCIL-LED

Hackney is building without private developers or selling off Council land. Our homes and developments are built and owned by the Council, and any homes that we need to sell to pay for this are sold in-house through our sales and marketing team, Hackney Sales.

COUNCIL LAND

Hackney is building on Council-owned sites to make the most of public land to help tackle the housing crisis. Rather than selling our land, that means making the most of what we already have available.

NOT FOR PROFIT

With little government funding for social housing, building homes for outright sale is the only way of paying for these. We never sell homes to make a profit.

WORKING TOGETHER

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

FIRST DIBS FOR LOCAL PEOPLE

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

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

#HACKNEYISBUILDING

Hackney Lincoln Court

Coronavirus:
check the latest advice at
hackney.gov.uk/coronavirus

- In this edition,**
- Your invitation to our next consultation event
 - Update on kitchens and bathrooms
 - Feedback from the workshops
 - Key contacts
- FIND OUT MORE INSIDE**

Nearly 13,000 households in Hackney are waiting for a new Council home, including 3,000 families living in temporary accommodation. That's why Hackney is building much-needed new Council homes for local people at Lincoln Court.

Our Keeping Communities Together policy means that if you're a council tenant in housing need, you'll have first dibs on one of the new Council homes for social rent we'd like to build.

Since our last newsletter in September we have held workshops with residents and local people and been working on our initial plans for the new homes.

Your feedback

We want to thank everyone who spoke to us in September and October during our online and in-person workshops. Four sessions were held from 24 September to 1 October 2020 to discuss the early

proposals for much-needed new homes and improved landscaping across Lincoln Court. Read more about the feedback received in this newsletter.

Cyberattack

Council services continue to be significantly disrupted due to a serious cyberattack, and you may experience difficulty contacting us or using our services.

Key essential services, including our coronavirus response, continue to operate, but some of our services may be unavailable or disrupted for some time.

Our phone lines remain open for essential help, advice and emergency support. However, we are asking you to avoid contacting us unless absolutely necessary, and to be patient if your call takes longer than normal or we have difficulty providing you with the information you need straight away.

Have your say

We would like to invite you to our online and telephone sessions where we will be showing how we have incorporated your feedback from the workshops and asking for your feedback on our early proposals.

Our draft priorities from the workshops are now on the website. You can view them and provide feedback by turning to **page 5** of this newsletter or visiting:

hackney.gov.uk/lincoln-court

Turn the page for your invitation to our next stage of consultation!

**GENUINELY AFFORDABLE
COUNCIL HOMES
PRIORITISED FOR
LOCAL PEOPLE!**

Subscribe to our email newsletter

your email

Stay up to date on the new homes that Hackney is building at Lincoln Court – sign up to our e-newsletter! Search:
hackney.gov.uk/lincoln-court

Invitation to the next consultation

We would like to invite you to our next consultation events, which will be taking place in December 2020. In order to keep both the community and staff safe in the light of coronavirus, we have made some changes to how we would normally hold our events. We will be holding our consultation sessions online via Google Meet and by telephone. All the materials are available online, but you can also request a printed copy.


Online drop-ins

The online sessions are one and a half hours and are on the following dates and times:

- **Sunday 6 December 2020**
11am–12.30pm and 2pm–3.30pm
- **Monday 7 December 2020**
5.30pm–7pm and 7.30pm–9pm
- **Tuesday 8 December 2020**
3pm–4.30pm and 6pm–7.30pm


Telephone call sessions

If you aren't able to join online sessions, we will also be holding sessions via telephone. You can book a session to discuss the project with the team. In advance of the session, we will send you the information pack (via post or email). Please get in touch to book a convenient time for a telephone session by emailing or calling:

 **angela.jones@hackney.gov.uk**
020 8356 1165

Information packs

We will also send you an information pack containing a hard copy of the materials and a feedback form and freepost envelope. If you have not received this by 1 December, please contact:

 **angela.jones@hackney.gov.uk**
020 8356 1165

and we will deliver these items directly to you.

Following this, if you would like to speak to someone or provide any feedback, please do get back in touch and we will arrange a time to call.

Please RSVP to the online sessions using this link:

 **bit.ly/Lincoln-Court-register**
by **Thursday 3 December** or by contacting
Angela Jones
angela.jones@hackney.gov.uk
020 8356 1165

We will then send you further details including joining instructions and the Google Meet link for the session you have booked. When booking your session, please indicate if you require a translator and we will provide this.



Website

All of our consultation materials will be available on the website from **Friday 4 December** on

 **hackney.gov.uk/lincoln-court**

You can also fill in our feedback form on the website and see previous newsletters and exhibition materials. The feedback form will be open until 4 January 2021.

In the meantime, if you have any questions about the project please do not hesitate to contact:

 **angela.jones@hackney.gov.uk** or
charlotte.khatso@hackney.gov.uk

Don't worry if you missed the workshops, as there are going to be more opportunities to get involved in shaping the designs. You can view the materials from the workshops on the website:

 **hackney.gov.uk/lincoln-court**

This newsletter is your invitation to our next public consultation in early December and we will be holding more events in 2021.

You said

During the workshop events in September and October, you provided us with helpful insights into what residents and the community want to see at Lincoln Court.

Some of the suggestions you made include:

The need to provide play, exercise and social spaces that all ages can enjoy, including teenagers and adults.

The possibility of creating a more multifunctional space in the community hall that could be used by resident groups.

The play decks and the importance of an inclusive space where children can play together. The safety of the play decks was also discussed, as parents can watch their children play from their homes. People were keen for the new communal garden to also provide views to the new play spaces.

The importance of providing multiple areas for garden activities, BBQ areas and grow gardens in particular, and improved lighting in the garden.

Support for the idea of connecting the gardens, as it allows residents to visit other blocks without going on the street. Residents described the different identities and characteristics the gardens currently provide and the importance of offering different zones along the way, such as active, calm, social, private areas.

Creating opportunities for residents to stop and chat with neighbours as they pass by.

Concerns raised

Some of the concerns raised during the consultation were:

The condition of communal areas, including the entrance and lobby areas, cycle parking, the location of the bin stores and fly tipping.

A loss of open space and existing trees.

The impact of construction on existing residents.

Increased parking on the streets from new residents and visitors.

The impact of the new buildings on daylight, sunlight and privacy.

Key priorities

Following the workshops and analysis of feedback, the team developed some draft key priorities for the proposals, which are included below. These have also been shared with the workshop participants and the RSG for comments.

You can also view them and the workshop slides by visiting:

 **hackney.gov.uk/lincoln-court**

1. Make the landscape and gardens inclusive so that they work for residents of all ages.

2. Improve opportunities for children, teenagers and adults to play and exercise on the estate, by providing flexible spaces and equipment.

3. Increase the connection between the gardens whilst allowing for different areas for different activities.

4. Provide a variety of spaces where residents and the community can meet each other and socialise.

5. Highlight the connection to the reservoir whilst maintaining privacy.

6. Provide greenery and planting that are easily maintained.

7. Maintain sightlines to play spaces to keep children safe.

8. Make improvements to the existing ground level facilities for residents, including recycling and refuse, lobbies and cycle parking.

Update on kitchen and bathroom works

As you may know, earlier this year we temporarily suspended all major works, including the kitchen and bathroom refurbishment works for Lincoln Court, as a result of the coronavirus pandemic.

We have been working very closely with our appointed contractor, Wates Living Space, to plan how we can restart the work safely and in-line with government guidance. In light of this, there will be a further delay to the works at Lincoln Court.

Progress so far

Our Transport Consultant will be undertaking a Lincoln Court Residents Parking Survey by phone before the end of the year. This is to find out more about where existing residents park, both on and off the estate and quantify permit details.

Earlier this year we appointed Alison Brooks Architects as the architects for the scheme, Churchman Thornhill Finch as the landscape architects, and Tibbalds as our planning consultant. In addition to the design team, Ridge and Partners have been appointed as our Employer's Agent and will provide us with various specialist advice. Together, they will prepare a planning application for the new homes.

The team has been working on their initial plans for the new homes at Lincoln Court. This included workshops with residents in late September and early October to find out more about what people love about Lincoln Court and what could be improved. At the public consultation in December, we will be able to show you how we are incorporating your feedback from the workshops into the proposals. Keep reading to find out more about the feedback from the workshops!

We had hoped to have been able to offer a start date for these works and to return to business, however in order to keep both contractors and the community safe we have decided to suspend the works until early 2021. There will be no contractors working on the buildings until then and they have removed their site working cabins.

We will be sure to update you as soon as we have any more information. If you have any questions or queries about these works, please do not hesitate to contact:



Melanie Brown, Client Officer
020 8356 6767

Residents who have immediate repairs should report these in the normal way to our Repairs Contact Centre on **020 8356 3691**.

New homes steering group

The Lincoln Court New Homes Steering Group (RSG) continues to meet online. This group of residents, local ward councillors and council officers has been set up to allow input and feedback on the design proposals for the new Council homes as they are developed.

The group will ensure that the perspective of existing residents is at the heart of the project, and members work with the architects to give advice from residents' perspective. An Independent Tenant and Leaseholder Adviser (ITLA) for Lincoln Court is currently being procured and a member of the Steering Group will be invited to sit on the procurement panel. The role of an ITLA is to provide independent and impartial advice to residents to ensure that they can play an informed role in the regeneration of the estate.

More information about the Steering Group, including previous agendas, terms of reference and membership can be found at:



hackney.gov.uk/lincoln-court

If you would like any further information, please contact Angela Jones whose details can be found on the back page of this newsletter.

Feedback from the consultation What do you love about Lincoln Court?



In our workshops, we asked attendees what they loved most about Lincoln Court and their community. The answers received gave us a really useful insight into the community and what people at Lincoln Court care about.



Community: people remarked on the sense of community and belonging in the local area and the positive memories they have from living in the area.



Scenery and the Wetlands: many appreciate the views out over the Wetlands and scenery surrounding the estate.



Features of the flats: some residents explained they loved the interior of their flats, especially the large windows.



Play areas: many highlighted the importance of inclusive and safe space where children can play together.



Gardens: many participants discussed the importance of the gardens and allotment spaces for relaxation and community spirit.



Peace and quiet: some participants highlighted the peace and quiet in the area and how valued this is.

We are keen to hear what even more neighbours love about Lincoln Court – to tell us what you think, please contact:



Angela Jones
angela.jones@hackney.gov.uk
020 8356 1165