

# Keep Hackney Building

Developing a new programme of Council homes in Hackney:  
Fellows Court garages and Weymouth Court garages (E2 8LP  
and E2 8LT)

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**Report author:**

Ben Davies  
Senior Consultation Officer

**Contact:**

Consultation Team  
020 8356 3343 or  
[consultation@hackney.gov.uk](mailto:consultation@hackney.gov.uk)

## Background

Since launching our innovative, not-for-profit Council house building approach in 2011, the Council has led the way in delivering a new generation of high quality Council housing in Hackney. Despite the huge challenges caused by Brexit, the coronavirus pandemic, and the increased cost of building, the Council started or completed more than 1,000 new homes between May 2018 and May 2022.

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

This report summarises the engagement methods and feedback received during the second stage of the **Keep Hackney Building** consultation. This stage of consultation was a targeted site-specific discussion with neighbours and local residents around 15 individual locations that have been identified for potential development across the borough. This consultation took the form of 12 site-specific events and an online survey that ran for just over eight weeks from Thursday 7 July 2022 to Wednesday 7 September 2022.

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

This stage one survey was engaged with by 199 participants, further details of the feedback received from across the borough during this earlier stage can be found in the full consultation report here. ([bit.ly/3qY7EN2](https://bit.ly/3qY7EN2))

### Purpose of this report

This report provides a neutral account of the engagement that took place and the feedback received. The scope of the engagement was not to decide whether or not to proceed with a new development on each location, but to gain a full understanding of the location from a resident's perspective at the earliest possible stage – including the opportunities and challenges that building new homes could create – before any design work or detailed planning takes place.

# Fellows Court garages and Weymouth Court garages

## About the location

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

## Distribution

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

## Engagement

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

## Responses

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

## Feedback

### General feedback

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

## Specific issues raised

- Most attendees **supported the delivery of new homes** in the car park.
- Some attendees stated that there was a **lack of local facilities** such as GPs, shops and libraries. Some residents **expressed a desire to see these delivered alongside any future development**.
- A number of the **garages are being used for parking and not just as storage**.
- Several attendees expressed **concern over any development, due to the impact of construction and of delivering homes on a confined site**.
- A number of attendees noted a **level of disrepair in Fellows Court**, with specific mention of **cladding being missing from communal space** and not yet replaced.

## Survey responses

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

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

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

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

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

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

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

## Next steps

- The feedback will now be considered alongside other factors such as affordability, capacity and planning issues, to help inform the Council's decision on whether to proceed in developing detailed plans for new homes at each location. It is intended to take a report to the Council's Cabinet in late 2022, setting out the proposed locations to be included in a new programme of Council homes.
- Should this location be included, the Council will ensure the community is involved throughout the design process through workshops, drop-in events and online engagement.
- Any new project will require planning permission, with local residents given the opportunity to formally comment on a planning application before a decision is made by the Council's planning sub-committee.