

Report on Nightingale Consultation December 2020 - January 2021 (April 2021)

Introduction

The wider Nightingale Estate regeneration project was granted planning permission in February 2018 (ref. 2016/2481) to develop 400 new homes, a new community centre, two commercial units and a cafe. As part of the original application, extensive residents' consultation took place during the development of the planning application. This included a Residents' Design Group being established, which met 12 times between 24 February 2015 and 5 April 2016. In addition, five estate-wide consultations took place in March, June, August and October 2015 and April 2016. Residents were also invited to an organised visit to a number of other relevant estates in July 2015. A door knocking exercise for residents living between 1 and 38 Della Path took place to discuss the implications of moving the existing wall to the rear of their communal gardens.

Planning permission was granted, and following this, a series of structural investigations into Seaton Point, the adjoining tower block, were undertaken. These identified a number of risks associated with delivering parts of the original design. The established Residents' Steering Group continued to meet during this period. A decision was reached in early 2020 that a change in the phasing of the scheme would allow the proposals to be unlocked, and deliver the first block, Block E. The Residents' Steering Group are broadly supportive of this change.

Revision of the phases will require a set of consequential changes, and consultation on the initial works as part of this S73 application have taken place:

- **Consultation regarding changes to Block E** - Since the time the original application was approved there have been a number of changes to Building Regulations and to the Council's required standards. Some minor design changes are therefore required to Block E and some of these will require planning approval through a Section 73 application. Residents' consultation in connection with these changes and the associated Section 73 application is therefore required. This consultation has taken place and is described in this report.

Consultation regarding changes to Block E

Methodology

It should be noted that all of the consultation has taken place during the Covid-19 pandemic and therefore during a variety of restrictions. The methods of consultation used have therefore been limited to those which have been

considered Covid-safe at particular times during the pandemic. This meant that all consultation events had to be planned with both the restrictions that were then in place and the possibility of increased restrictions, in mind.

As a consequence, a set of virtual drop in sessions were arranged and were open to all residents on the estate. The sessions were advertised through a newsletter delivered to every address on the estate. A copy of the newsletter can be seen at: https://drive.google.com/drive/u/1/folders/16XhRN4Z3-Q1mO_PVTIudGLf2iflTs8vK (appended below). A set of consultation boards were developed and a representative from Stephen Taylor Architects (STA), the scheme architects, attended each session and gave a presentation using the boards. In addition the boards were available on the Council's website. A feedback form was developed and made available for completion on the Council's website. As the response before the end of the year was poor the, consultation period was extended to the 17th January, 2021 and a further leaflet was delivered through every door in early January 2021. A copy of this leaflet can be seen [HDS13112 - Nightingale Estate consultation A5flyer-sl\[LR\].pdf](#)

Residents' Steering Group

The Nightingale Residents' Steering Committee is the primary vehicle for consultation about issues relating to the regeneration project. This has met regularly over a number of years. The Lockdown from March, 2020 and subsequent restrictions on meetings, has meant it was not possible to meet in the Community Hall.

All members of the RSG were contacted during the Summer to establish whether they were able to attend virtual meetings. Four members said they were unable to access the internet. They were all offered assistance but declined. It was therefore decided to go ahead with virtual meetings and send the four members any papers through the post and follow up with telephone conversations.

A virtual meeting took place with the Chair of the RSG and our Specialist Residents' Adviser on 20th September, 2020 to discuss the Council's proposals for residents' consultation associated with the first phase. A virtual RSG meeting was arranged for 11th November, 2020 and was attended by three residents plus one of the Ward Councillors. The consultation proposals for the first phase (Block E) were introduced to the meeting and the draft boards were presented by STA. The format of the feedback form was also discussed at the meeting. The minutes of this meeting can be found in this link:

https://docs.google.com/document/d/1KmJlr--tldiuWMIil4cVfB_YIXLxiyaUw2RbRInmgFs/edit There were a number of constructive criticisms about how easy the boards were to read due to a large volume of text and a relatively small font being used. The boards were amended by reducing the amount of text and using a larger font. There were also a number of criticisms about the feedback form in

terms of the layout and wording of the questions. These were taken into account in developing the final versions.

One member of the RSG was unable to attend the meeting due to ill health but subsequently submitted a response. This refers to the overall design of the scheme which has single tenure blocks and raised the question of the merit of having multi-tenure blocks. This will be an agenda item at a future RSG meeting.

In addition the RSG were interested in receiving more information about the new proposed Energy Strategy. A meeting with the lead consultants from the appointed advisers, Mendick Waring, gave a talk to and answered questions from RSG members. The minutes of this meeting can be viewed here:

<https://docs.google.com/document/d/1IL-3TBYCDN6I6oncTdTenRR-RC21Us58intFwDMus/edit>

Wider Consultation

A newsletter was developed which updated estate residents about the proposals for delivery of the scheme and explained the effects of these changes. Three virtual consultation events were advertised through the newsletter as follows:

Saturday 28th November, 2020 between 10am and 2pm

Tuesday 1st December, 2020 between 3 and 7pm

Wednesday 2nd December, 2020 between 3 and 7pm

Each session was divided into slots of one hour and residents were asked to pre-book the sessions. Three sessions took place and in total four residents attended the sessions. A number of questions and comments were raised by residents at the session and these are shown in full

here: https://docs.google.com/document/d/1CUpHc3M96nZmjc51-g5HdQ4fQ73arJQ8yV1WFvuUd9Q/edit#feedback_resident_meeting and here:

<https://docs.google.com/spreadsheets/d/18cZHqUJftibHmVrKpCgBqHIDVqE9n8kgZLqioXN3MPY/edit#gid=0>

There were also two requests for provision for bicycle parking for existing residents. Concern was also expressed about noise and disruption during building work.

Copies of the boards and a feedback form were sent to the residents who attended the virtual drop in sessions and to the members of the RSG who cannot attend virtual meetings. A copy of the feedback form can be found here: [Nightingale feedback form](#)

Three out of four of those who attended the virtual drop in sessions completed a

feedback form. Two members of the RSG completed feedback forms. Three additional residents visited the website and completed feedback forms. In total 9 feedback forms were received, including six submitted online, one submitted via email and another submitted via telephone. The full analysis of the feedback can be seen here [Nightingale feedback form data](#)

In summary, the majority of respondents are supportive of the proposals to change the tenure of block E and change the phasing. Some concerns were also raised by three of the respondents. One person highlighted that the shops are too small and the installation of a wall along Della Path. There are no proposed changes to the size of the shops from the initial Planning Application, and no changes to the location of the wall (which was approved as part of the original scheme).

Two further comments were received from respondents. Concerns were raised about the potential for construction noise and the potential for hours of work to extend too early in the morning and too late at night. The contractor that is appointed will be required to be both a member of the Considerate Contractors scheme and have experience and a positive track record of carrying out a construction project on an occupied estate. Residents will be invited to participate in the assessment of potential contractors regarding their experience of working in an occupied area.

It was suggested by one respondent that the plans should be altered to prevent the loss of mature trees to the west of the site. A tree strategy has been developed that minimises the loss of good quality, mature trees and requires mitigation measures where roots must be cut back. There is no change to the trees being lost compared to the original approved permission.

Summary of proposed actions:

The Council will continue to meet with the Residents' Steering Group to keep them updated and obtain feedback as the proposals develop. The group has independent support that is paid for by the Council. The RSG will be kept up to date with the S73 application as it progresses.

Report prepared by: Ruth Angel, Project Manager

Updates from local groups:

NPRA
Due to the restrictions imposed on public gatherings, even in the open and within the community hall, the Annual General Meeting for the Nightingale Partnership Residents Association (NPRA) has had to be postponed until sometime in early 2021. However, this doesn't mean there is no representation for residents as current NPRA members continue to engage with the Council and lobby for residents interests.

With that in mind, early next year there will be coffee mornings every Tuesday (9.30 to 11am) in the Community Hall. Since the hall is now equipped with Wifi, we will also hold a TRA surgery during these coffee sessions to help with online payment of rents and others issues. In addition, there will be two bike repair and awareness sessions every Saturday. Session 1) 12 to 1pm & session 2) 2 to 3pm.

Both events are free and open to all Nightingale Estate residents. If you would like to be kept informed of the above events or would like to see others such as these organised, please let the NPRA subcommittee know on **07785 330955**

For any other issues or Estate concerns, please email nightingaleestate@gmail.com or ring **07947 092713** with your name, where you live on the Estate and as much relevant information that you can.

GARDEN GROUP
After a busy summer the garden behind the hoardings is getting ready for winter. We have made and rescued 'raised beds' in which we have planted herbs and beans. We have lots of pots growing all kinds of plants. Every day volunteers are busy watering the plants and keeping the site tidy. Everyone is welcome.

The polytunnel is ready and we are designing full-sized models of both the high-rise and medium-rise balconies. In the New Year we will be ready to show you, on your balcony, how to grow and what to plant. We'll have lots of seedlings for you to start you off and a Juniors Growing Club is on the way! If you would like any help or advice, or for more information, pop in to the garden or email: garden@commonresource.net

FESTIVAL OF IDEAS
The Festival took place over the August Bank Holiday weekend. The flags are still flying on the hoardings!

Included were activities for kids, a Bike Workshop, talks, and a presentation about the regeneration of the estate and building of flats next to Olympus Green.

The highlight of the Festival was when residents came together to 'brainstorm' new ideas. We are trying to see which ones we can grow and get going. Look out for them!

Have you got any ideas for the estate? We'd love to hear from you.

Email: garden@commonresource.net or visit: festival.mybrightidea.net

IMMEDIATE THEATRE
FREE Weekly Drama Sessions:
Our Nightingale Youth Theatre sessions run weekly on Mondays after school (from 4pm). This term we are working on a pantomime.

Sessions are currently taking place online as the Nightingale Community Hall remains closed. We are also delivering arts and crafts packs to participants so that they can do activities at home.

'Stepping Up' Transitions Programme:
We're also running a programme to support new Year 7 students with their transition from primary to secondary school. Sessions run weekly on Saturday mornings via Zoom.

For more information on either programme, contact Participation Manager Chairman Humphrey on **07525 892953**.

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

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Nightingale

November 2020

CORONAVIRUS: CHECK THE LATEST NOTICE AT HACKNEY.GOV.UK FOR CORONAVIRUS

If you have coronavirus symptoms, even mild ones, please isolate yourself from other people for 10 days and get a test. If you are asked to self-isolate, regardless of symptoms, you must do so to keep from possibly passing it onto others. You can book a test online by downloading the NHS COVID-19 app, or calling 119.

Coronavirus symptoms are:
A high temperature
A new, continuous cough
A loss of change to your sense of smell or taste

Nightingale Estate

Hackney is facing a severe housing shortage, with more than 3,000 families living in hostels and other temporary accommodation – some of more than 13,000 families on our housing waiting list. That's why Hackney is building. As part of our plans to provide much-needed housing on council-owned land, we'll be building approximately 400 new homes at Nightingale.

This newsletter gives an update on our plans for new homes as well as improvements to public spaces across the estate with new trees, lighting and playgrounds, as well as a new community centre, café and retail space. It also explains some changes that we are proposing to make to the consented planning application for the Nightingale Estate to help us deliver these improvements.

We would like to invite you along to join our online and telephone sessions to find out more about how we are updating our plans. Due to the coronavirus pandemic and social distancing rules, we are unable to hold these events in person and are instead holding them online and via telephone. More details about how to get involved are included in this newsletter.

In this edition...

- Updates to the Nightingale Estate regeneration plans
- Come along to the Residents' Steering Group meetings
- Invitation to our public event

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GENUINELY AFFORDABLE COUNCIL HOMES PRIORITISED FOR LOCAL PEOPLE!

www.hackney.gov.uk/nightingale-estate

→ Hackney

Updates to the Nightingale Estate regeneration plans

In 2016, following years of consultation with you and other local residents, our plans to build hundreds of new homes in the derelict parts of the Nightingale Estate were approved.

Our masterplan, designed to kickstart the estate's regeneration following the demolition of five tower blocks nearly 20 years ago, was given planning permission, including:

- 400 new homes
- A community centre
- Two commercial units
- A café

After planning permission was granted, we got started on the detailed work to ensure our plans would work in practice.

Why haven't any homes been built?

In order to build the new homes, we planned to build a new energy centre that could power and heat new and existing homes more efficiently.

To do this, we intended to re-use the existing flue (see the image at the bottom of the opposite page) fixed to the side of Section Point to act as an outlet for the new power unit. Unfortunately, our surveys showed that the flue would need to be completely replaced in order to be used for a new power unit.

We also planned to carry out alterations to the 'podium' at Section Point – the raised concrete area above the old boiler house at the back of the building – to make room for the new power unit and to make space to access the new homes we would build next-door to the block.

Our surveys also revealed that further investigations would need to take place before making adaptations to the concrete podium. These needed to take place to ensure this was safe to do, and this work has taken much longer than expected.

These unexpected issues – combined with rising construction costs from the impact of Brexit, new fire safety rules, the challenges of coronavirus and a change in regulations and policy on energy – mean we have not been able to get started as soon as we had hoped.

What have we done?

In 2018, we demolished redundant buildings in Olympus Square, which in time will be replaced by new homes as part of the regeneration plans.

We've also invested in new kitchens and bathrooms for eligible tenants and leaseholders in Section Point, as well as replacing the roof and installing new, safer fire doors. We're now working on plans to provide new external wall insulation that meets the most up-to-date fire safety standards at Section Point, and we will keep residents who live in the building updated directly.

What's happening now?

We know how much local people want us to get on with building new homes. With rising numbers of homeless families in temporary accommodation or on our housing waiting list, we share your frustration and want to start work as soon as possible. Instead of waiting, we have made changes to how the new homes being built at the Nightingale Estate will be powered without making changes to the podium or the flue, and the order in which new homes will be built, focusing on the buildings further from Section Point first. In the meantime we will proceed with other investment at Section Point.

We have found that blocks A, B and E can be delivered first if we can make some changes to the energy strategy to allow for the fact that we cannot use the flue as an outlet for the new power unit and provide a cleaner, green energy strategy to respond to the climate emergency. None of this will change what the new buildings will look like once completed, as changes will be internal. However, it does mean that we need to submit a planning application for minor amendments to the existing planning permission. We are also proposing to change Block E to social rented homes - at the moment the planning permission includes shared ownership in Block E.

To make these changes to the phasing (the order that we will build the new blocks in) possible, a new temporary community centre will need to be found for the interim period and we will need to relocate the community garden. You can see our proposed phasing on the next page.

Revised Design

As some time has passed since we received planning approval our architects, Stephen Taylor Architects, have looked at a number of amendments to the design of Block E.

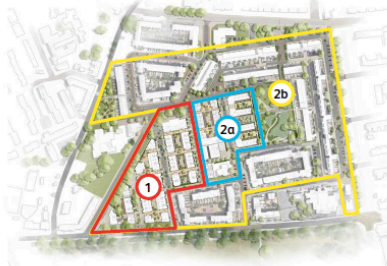
These include:

- Incorporating sprinklers into the block.
- Devising a new energy strategy.
- Including a second lift in each building.
- Ensuring all windows can be cleaned internally.
- Providing an improved cleaning store.

To find out more information and see the revised floor plan, please visit hackney.gov.uk/nightingale-estate

This proposed rephasing means that we would deliver Block E, landscaping improvements and Olympus Green improvements first. Block E includes 70 new homes and we are now proposing that all of these will be social rent rather than shared ownership.

We are proposing to be on site to start works on Block E in early 2022 and complete the works in 2024.



Approved Phasing

Phase 1

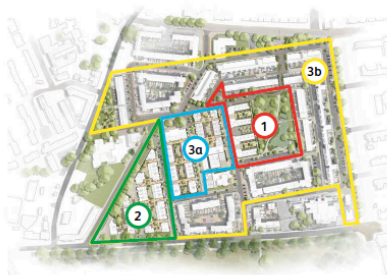
Block A
Block B
Block C

Phase 2

Block D
Block E

Phase 2b

Wider Public Realm



Proposed Phasing

Phase 1

Block E
Improvements to
Olympus Green

Phase 2

Block A
Block B

Phase 3a

Block C
Block D

Phase 3b

Wider Public Realm

Temporary Community Centre

In order to build Block E, it will be necessary to demolish the existing temporary community centre and lunch club. The community garden will also be affected. However, we will reprove both the community centre and lunch club before the existing building is demolished. We will also agree a new position for the community garden.

We are proposing to use part of the vacant site nearest the estate for the temporary community centre and garden.

We are keen to hear your views on this. Please do attend one of the online consultations if possible and let us know your thoughts! Alternatively, please fill out an online feedback form at hackney.gov.uk/nightingale-estate or contact Junior Kegnia at Junior.kegnia@hackney.gov.uk or 020 8356 1786.

Olympus Green

Olympus Green forms the heart of the estate as an open green space and play space. During community feedback, it was clear that local residents thought this area was in need of improvement. By changing the phasing of the development, we are able to bring forward the improvements to Olympus Green and the opportunity for local residents to input into the design.

The key aim of this project is to create a flexible open space that can grow with the neighbourhood. We are keen to improve the play areas for all ages and provide different zones throughout the Green.

We are proposing to:

- Adapt the edges of the Green to provide more screening and to soften the fence line to the back of the residential units.
- Improve the facilities of the existing play space.
- Incorporate more planting across the Green.

- Provide more amenities, such as benches, picnic tables and more seating around the play space.
- Include more play space around the Green, such as tree logs and stepping stones as well as an urban gym.
- Improve the pathways through the Green.

We are keen to hear your feedback on our plans for the Green. Is there anything else you would want us to include? Please fill out an online feedback form at hackney.gov.uk/nightingale-estate or contact Junior Kegnia at Junior.kegnia@hackney.gov.uk or 020 8356 1786.



Come along to the Residents' Steering Group meetings

If you don't know about the Nightingale Residents Steering Group (RSG) and the excellent work they've been doing, read on!

The council has held regular meetings with a volunteer-based RSG for a number of years. The RSG is a group of estate residents, local ward councillors and council officers. The group was set up to promote the interests of Nightingale Estate residents throughout the planning process. It ensures that the views of existing residents are at the centre of the project and it has worked closely with our architects, giving them advice from a resident's perspective.

The RSG has continued to meet every few months throughout the development of our plans for the Nightingale Estate and following the successful planning application. However, we know that there are many new residents on the estate, compared to when we first put out the call for volunteers. As a result, we are keen to open up the RSG again to residents on the estate, and make sure that everyone who wants to be involved has the opportunity to do so.

The impact that the RSG can have should not be underestimated, and it can count campaigning for new social housing to be included in the next phase of

regeneration at Nightingale, and succeeding, as one of its many achievements. That's 70 much-needed new homes for social rent that will be built because of residents' excellent work.

As well as helping to make a positive impact on the regeneration of the estate, members gain valuable experience of working with the Council and other stakeholders whilst receiving the training and support they need – as an example, the group will receive training on contractor procurement and be involved in the contractor selection process next year.

Join in and make a positive difference to your community!

If you would like to find out more about joining, please do get in touch with Ruth Angel, the project manager, on ruth.angel@hackney.gov.uk or 020 8356 5841 or Junior Kegnia, the project officer, on Junior.kegnia@hackney.gov.uk or 020 8356 1786. Alternatively, if you would prefer not to join the RSG as a full member, but you would still like to come along to the meetings to see what's happening, we'd be very happy to arrange this.



Invitation to our public event

Later this month we will be holding sessions online and by telephone, so that you can find out more about how we are updating our plans for the estate. The online and telephone sessions will provide:

- Update on phasing
- Update on programme
- Update to energy strategy
- Update on block E proposals
- Opportunity to comment on our plan for the community centre
- Opportunity to feedback on our plans for Olympus Green.

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 Zoom and by telephone. All the materials are available online, but you can also request a printed copy.

Online drop-ins

The online drop-ins will be held on the following dates and times:

- **Saturday 28th November 10am - 2pm**
- **Tuesday 1st December 3pm - 7pm**
- **Wednesday 2nd December 3pm - 7pm**

Please RSVP to the online sessions by contacting Junior Kegnia at Junior.kegnia@hackney.gov.uk or 020 8356 1786. We will then send you further details including joining instructions and the Zoom link for the session you have booked. When booking your session, please let us know if you require a translator.

The Council's Housing Services team will also be providing opportunities for Seaton Point residents to discuss the investment planned for their building. If you live in the block look out for more updates soon.

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.

Please RSVP by contacting Junior Kegnia at Junior.kegnia@hackney.gov.uk or 020 8356 1786. When booking your session, please let us know if you require a translator.

Information packs

If you would like to request a hard copy of the materials that we will be using at the event, please get in contact with Junior Kegnia at Junior.kegnia@hackney.gov.uk or 020 8356 1786 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.

All the materials will be available on our website from 25 November. The feedback form will be open until 17 December.

hackney.gov.uk/nightingale-estate

