

Wayman Future Development Summary report- Stage 2

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Background

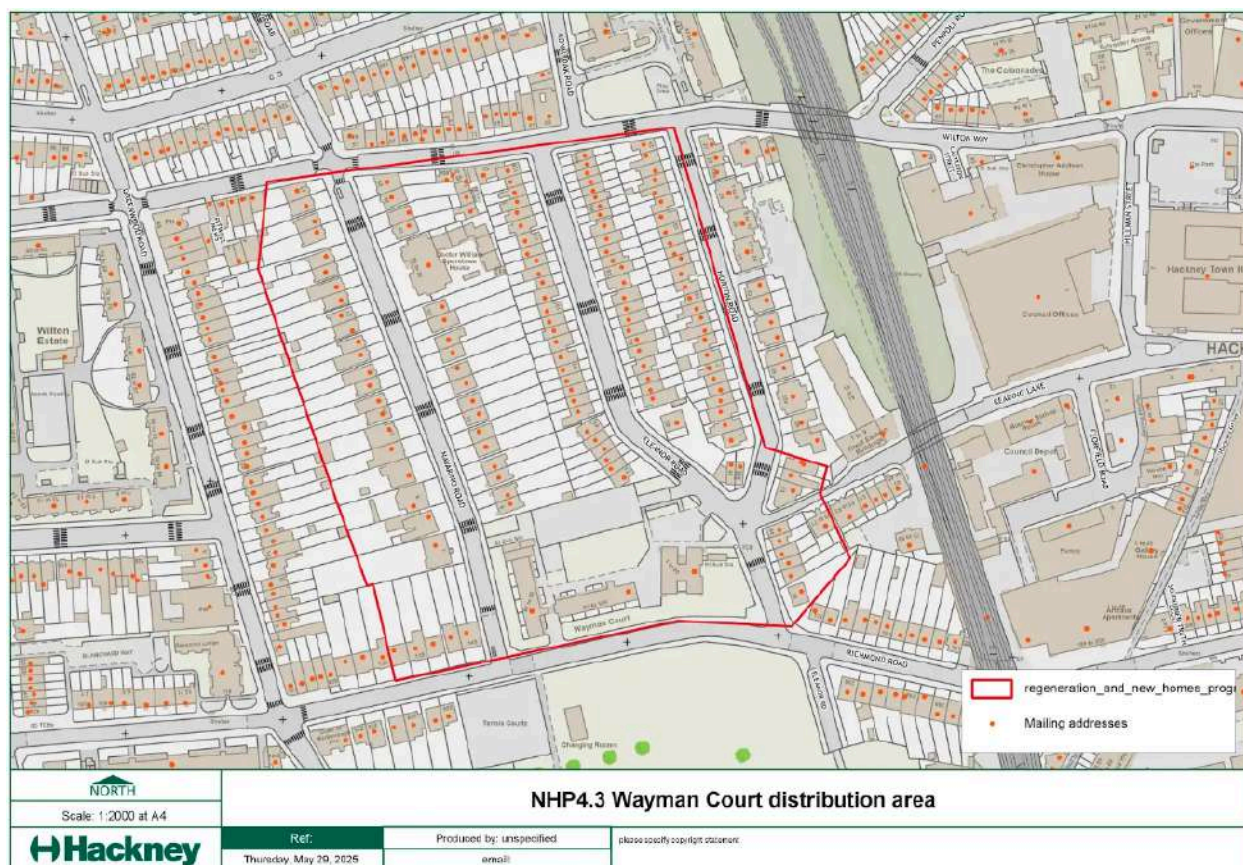
This report summarises the engagement methods and feedback received during the second phase of engagement on the Wayman Court Estate development proposals part of Hackney Council's New Homes programme. This stage of consultation was a targeted site-specific discussion with neighbours and local residents around the development of new homes being built on the Wayman Estate. This engagement took the form of a site-specific event and an online survey that ran for 3 weeks.

Purpose of this report

This report provides a neutral account of the engagement that took place and the feedback received. The scope of the second stage of engagement was to present the current design proposals following the first round of public engagement that took place in November 2024. Gaining an understanding of resident's views and ideas regarding the developed design work is crucial in allowing the Council to better understand how to further develop the designs with residents in mind.

Distribution

- 400 letters were sent to the estate and surrounding area as per the map below:



Engagement

- An online survey was hosted on Hackney Council's consultation hub for three weeks between 14th - 6th July.
- One public engagement (drop-in) event was held on Saturday 14th June in Wayman Court central courtyard.
- Contact details were provided in the letter sent to residents who wished to ask any questions.

Responses

- 43 responses were received from the online survey.
- Around 50 local residents attended the public engagement event.

Of the 43 responses received 27 were from Eleanor Road, 5 from Wayman Court Estate and the rest from the surrounding streets. A response was received from a planning consultant representing neighbouring residents and as such would be duplicating the views of residents already expressed in their feedback, we have therefore provided a summary of the consultant responses separately. It is noted that there is a large difference in numbers of people responding geographically, all views are welcomed that fall within the catchment area and have been given due and equal consideration.

Feedback

General feedback

People acknowledge the changes made since the last exhibition (reduction from 5 to 4 storeys on Eleanor Road and building better aligned with Eleanor Road existing street frontage) , and are supportive of the delivery of social housing, however the majority do not consider these sufficient improvements and remain negative about the proposals not meeting the key criteria of scale, conservation area and overlooking; in particular the building on Eleanor Road in terms of its scale, location and massing. Improvements that were noted include the design of the central green communal courtyard and a general softening of the approach.

Specific issues raised

Height (scale and mass)

As mentioned above residents (mostly of Eleanor Road) are concerned about the height, scale and mass of the proposed building on Eleanor Road and that the current 4 storey proposal of the building remains higher than the surrounding 4 storey estate maisonette buildings, and out of keeping with the conservation area

and overbearing generally. They would like to see the building height reduced further or stepped down or replaced with town houses as proposed on Navarino Road.

Residents of Wayman Court however are concerned that in moving the building line away from Eleanor Road this will/has pushed the building back into the estate impacting openness and reducing public realm.

Conservation area policy

Residents want to understand how the design meets the local conservation area policy which the estate abuts. They would like the building on Eleanor Road to better align with the Victorian terrace to have less impact on the street scene, respecting existing views and vistas and the setting of Victor House, Wayman Court.

Light (daylight and sunlight)

There is concern over the impacts on daylight/sunlight for residents on Eleanor Road, Horton Road, Wayman Court, and Navarino Road. In particular residents of Navarino Road and Eleanor Roads expressed views that their back gardens will be overshadowed and daylight impacted by the proposal to build six 3 storey town houses on the former garages site and have asked for more detailed daylight/sunlight analysis. There is also concern that the building on Eleanor Road may affect daylight to the immediate neighbouring properties.

Loss of privacy / overlooking

Residents are concerned that the balconies on Eleanor Road block facing the street and the proposed terraces on the rear of the 3-storey courtyard town houses will directly overlook their homes and gardens. They would like to see balconies and roof terraces removed. Ideas to move balconies on the courtyard town houses to the south side were resisted as this would create more overshadowing and overlook Wayman Court instead which is not desired.

Sub-station

Some raised concerns about the proposal to re-locate the existing substation currently located in a self-contained brick building on Navarino Road, into the ground floor of the new building on Eleanor Road. They are concerned about fire safety, noise, visual impact; and proximity to a wheelchair unit.

Mixed tenure

A number of respondents suggested that the current proposals segregate social rent homes from the market sale in terms of location and building type and that they would favour a pepper potted / blind tenure approach.

Bins and cycle storage

Concerns have been raised about the location of the proposed bin store on the ground floor of the Eleanor Road building, with a potential for fly tipping and littering and a negative impact of service doors on the street frontage. There is also concern that a yard proposed for the storage of cycles between the Eleanor Road block and the end of terrace Victorian house will become a back entrance to the building that will be commonly used.

The proposals for improving the existing bins and cycle storage on Wayman Court estate for existing residents have received mixed opinions. Whilst many agree that the current bins and cycle hangars on the estate are unsightly and cluttering and that in principle avoiding refuse vehicles entering the estate is reasonable, they are concerned about the creation of a new access from Richmond Road and loss of some of the communal garden and that emergency and other large deliveries will be obstructed.

Noise

Some fear that the location of air source heat pumps on the roof of the Eleanor Road building will result in increased noise and disturbance to neighbours.

Consultation and engagement process

There is disappointment in the transparency of the consultation process, and broken promises, such as on heights.

Additional Submissions

Below is a short summary of comments received from a planning consultant:

- Support for the provision of high-quality social housing
- Need for an appropriate response to the local context
- Proposal currently constitutes overdevelopment
- Conflicts with local planning policy on amenity, heritage setting and design context
- Key areas of concern are: sunlight, scale, and set-back

Sunlight

The proposed block's height, massing, and proximity to Eleanor Road properties will result in a significant loss of daylight and sunlight to neighbouring homes and gardens. The overshadowing effect, combined with the elevated roof plant level (effectively a fifth storey), will create a sustained reduction in light levels and outlook.

Scale

The development is excessively scaled and poorly aligned within a low-rise, residential setting bordered by the Graham Road and Mapledene Conservation Area.

Set-Back

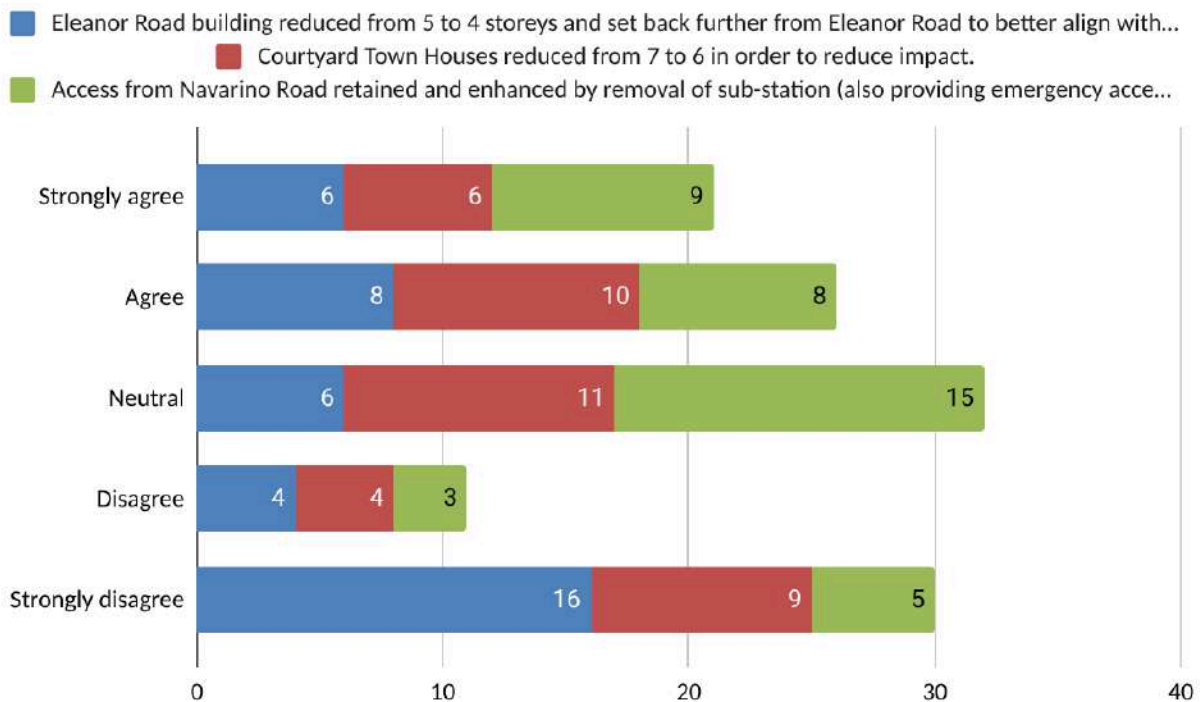
The building line comes unacceptably close to Eleanor Road, with minimal separation from existing private gardens. This not only contributes to a visually overbearing presence but also raises amenity concerns, including privacy loss, increased noise (e.g., from heat pumps), and the reduction of existing green space.

Overview of results

A mixture of quantitative and qualitative questions were asked concerning four main topics: how the scheme has changed / developed since the previous consultation in November 2024, about the landscape and opportunities for improvement to the public realm, about bins and cycle storage for existing residents, plus levels of support for the design and delivery of 15 new social rent homes on Eleanor Road, 6 courtyard town houses for sale on the site of the former garages and 2 town houses for sale on Navarino Road. Final questions asked about the engagement process and allowed people to add any further comments. The aim was to test the preferred plan before the designs are frozen, and whilst there is time for consideration of feedback and further design development. The feedback to each of these questions is summarised below:

Board 4- 'We are doing'

Question 4a. How do you feel about the changes made since the last exhibition?



	Eleanor Road building reduced from 5 to 4 storeys and set back further from Eleanor Road to better align with the Victorian street frontage.	Courtyard Town Houses reduced from 7 to 6 in order to reduce impact.	Access from Navarino Road retained and enhanced by removal of sub-station (also providing emergency access)
Strongly agree	6	6	9
Agree	8	10	8
Neutral	6	11	15
Disagree	4	4	3
Strongly disagree	16	9	5

Out of 40 responses, 20 disagree and strongly disagree with the changes made to the Eleanor Road building reduced from 5 to 4 storeys and set back further from Eleanor Road to better align with the Victorian street frontage.

Out of 40 responses 16 agree or strongly agree (and 13 disagree or strongly disagree) with the courtyard town houses reduced from 7 to 6 in order to reduce impact.

More people agree (17) or are neutral (15) with access from Navarino Road being retained and enhanced by removal of sub-station (also providing emergency access).

Question 4b. Please tell us more in the space below:

36 responses

There is a recognition of the reduction from 5 to 4 storeys for the Eleanor Road block, but many argue it is still too high and/or bulky. There is a clear preference for housing (as opposed to a block), stepped massing, and respect for the building line.

Many believe the scheme is still fundamentally flawed with key principles of scale, conservation, and overlooking not addressed by the changes.

Although the height on Eleanor Road has been dropped, it is felt that the massing, positioning, and footprint remain too aggressive.

What residents would like to see is:

- A strategy on Eleanor Road that aligns with the Navarino strategy; is mixed tenure; and smaller scale
- An explanation of how the proposal aligns with the conservation area policy
- The building set back to the current Victorian frontages line to avoid breaking the streetscape
- The block lowered further to 2-3 storeys or stepping to reduce bulk
- The substation re-positioned away from the wheelchair unit entrance and homes
- Balconies facing Eleanor Road and roof terraces removed to avoid overlooking, noise and conservation area visual conflict
- Mixed tenure throughout
- Reassessment of floor heights throughout and potentially reconsider Passivhaus strategy

There is recognition of the improvements proposed to the central green space.

Board 5 - Landscape

Question 5. How do you currently use / enjoy the green spaces on Wayman Court Estate?

37 responses

Summary

75% of respondents say they use/enjoy the green space at the heart of the estate as a walk through or as an active space for their children to play in and for family events.. Those that don't use the space directly still value it as a visual amenity. There is a strong desire to preserve this space and some fear that the new development will reduce openness, biodiversity and communal use. Improvements suggested are modest and nature focussed, with hopes for more flowers, planting and biodiversity.

"I am currently blessed with a view of trees and blue sky...."

"We all sit in them whatever the weather...it's so lovely to have green space amongst all the concrete."

Some told us at the drop-ins that since the new gate has been put in, this green space is being used by non-residents dog walkers as is the space at the entrance off Eleanor Road. Residents were not consulted about this change.

There is some confusion about how the courtyard will change with the new development:

"Will children still be able to play there under the new proposals"

Question 6. How could green spaces be improved to better meet your needs and enhance the environment?

33 responses

Over 70% of responses were a wide range of positive and actionable suggestions from residents and users. A quarter were critical of the proposed changes and concerned that there will be a reduction in open space. Others are just happy with the way it is.

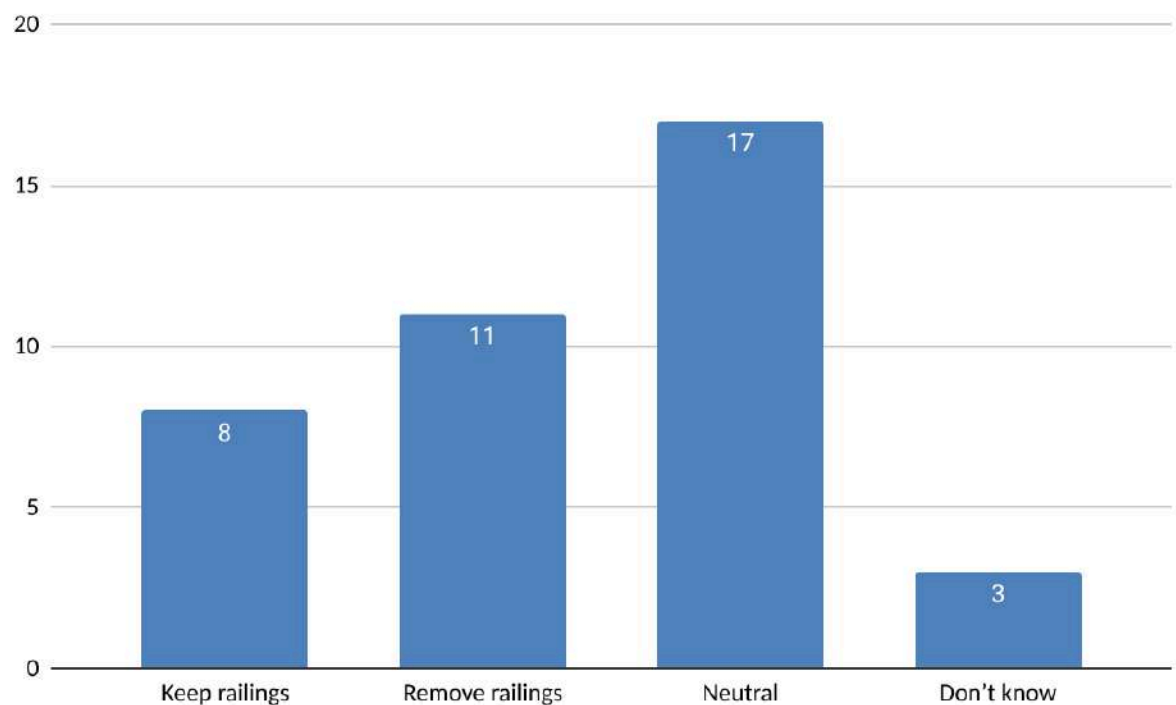
There is a strong desire for increased greenery, flower beds, trees and natural planting, with an emphasis on ecological sensitivity. Quite a few requested equipment for older kids, a better and increased area for children's play; with a specific request to avoid artificial turf and plastics.

And

Some are concerned that the proposed development will result in lost views, openness and light.

Suggestions include: curved pathways, not rigid grass zones, natural divisions, fewer fences, better landscaping and lighting and maintenance of street visibility for safety.

Question 7. Do you think the railings around the green space should be kept or removed?



Keep railings	8
Remove railings	11
Neutral	17
Don't know	3

Question 7b. Please tell us more in the space below:

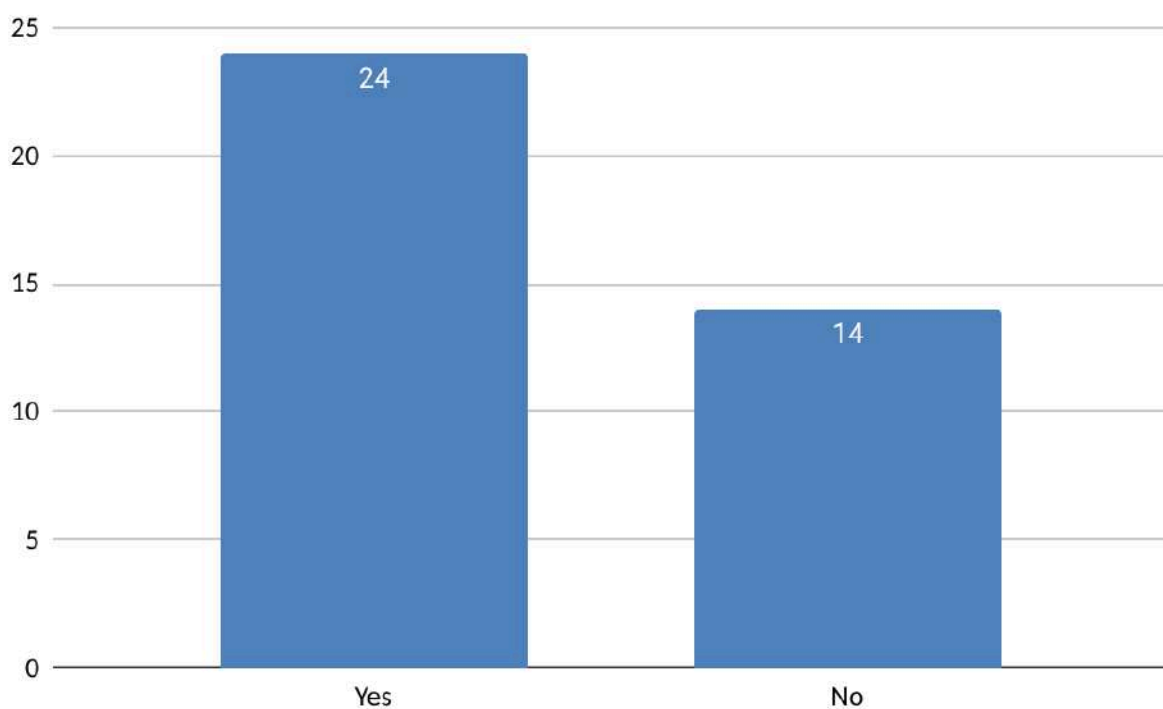
14 responses

Half of respondents (7) would prefer to retain some kind of railings noting that it provides some degree of safety for children and helps define the space and protects from misuse. It is also perceived to keep dogs out (contrary to others who have said it attracts dog fouling) and makes a clear distinction between the estate space and public space and stops it becoming just a thoroughfare,, discouraging anti social behaviour.

Over a third advocate for removing the railings to open the space, make it more inviting, reduce formality and improve community engagement. It would encourage integration by allowing people to walk through and make better use of the green space for the community.

Board 6 - Cycle storage

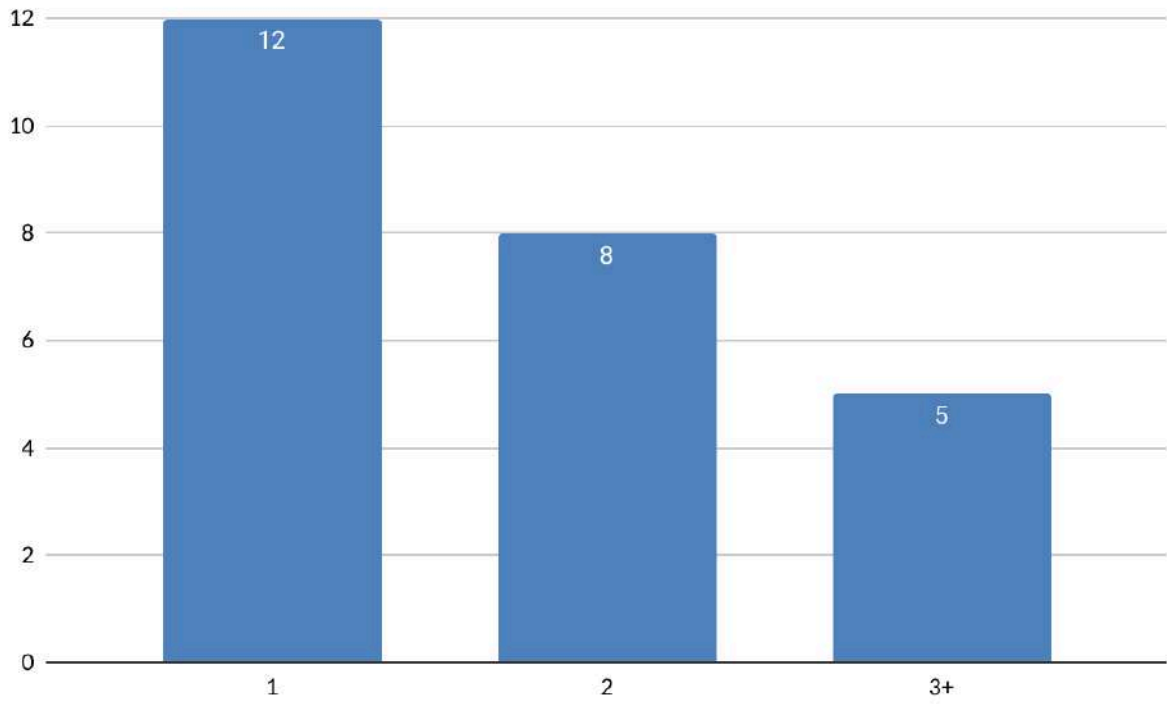
Question 8. Do you currently own a bicycle?



Yes	24
No	14

Over 60% of people that responded to this question own a bicycle.

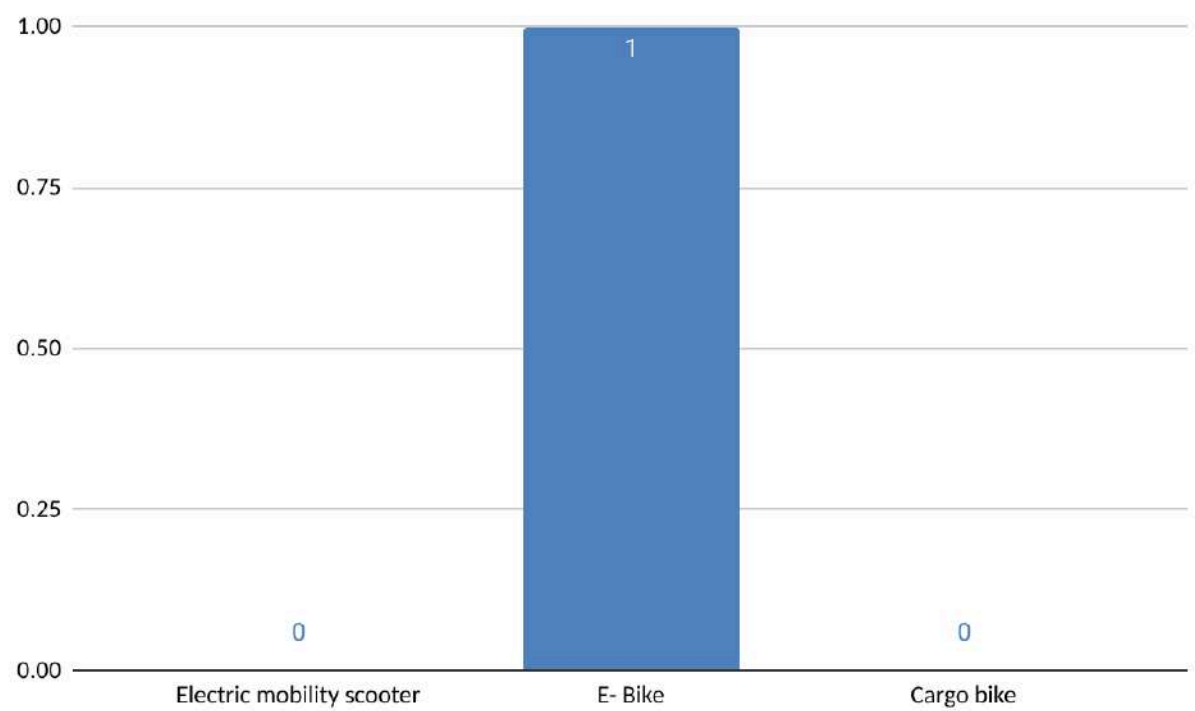
Question 9. If yes, how many?



1	12
2	8
3+	5

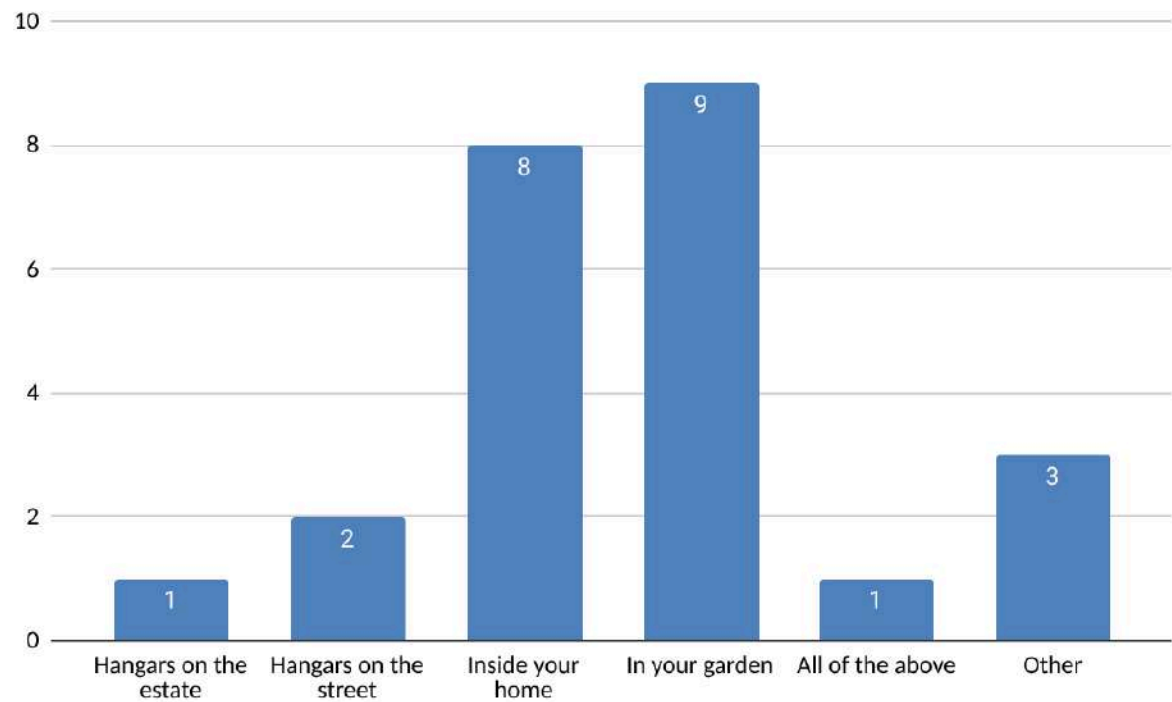
Of those owning a bicycle 50% own 2 or more cycles, making approximately 53 bikes between 38 responders.

Question 10. Do you have any other form of mobility vehicle?



Electric mobility scooter	0
E- Bike	1
Cargo bike	0

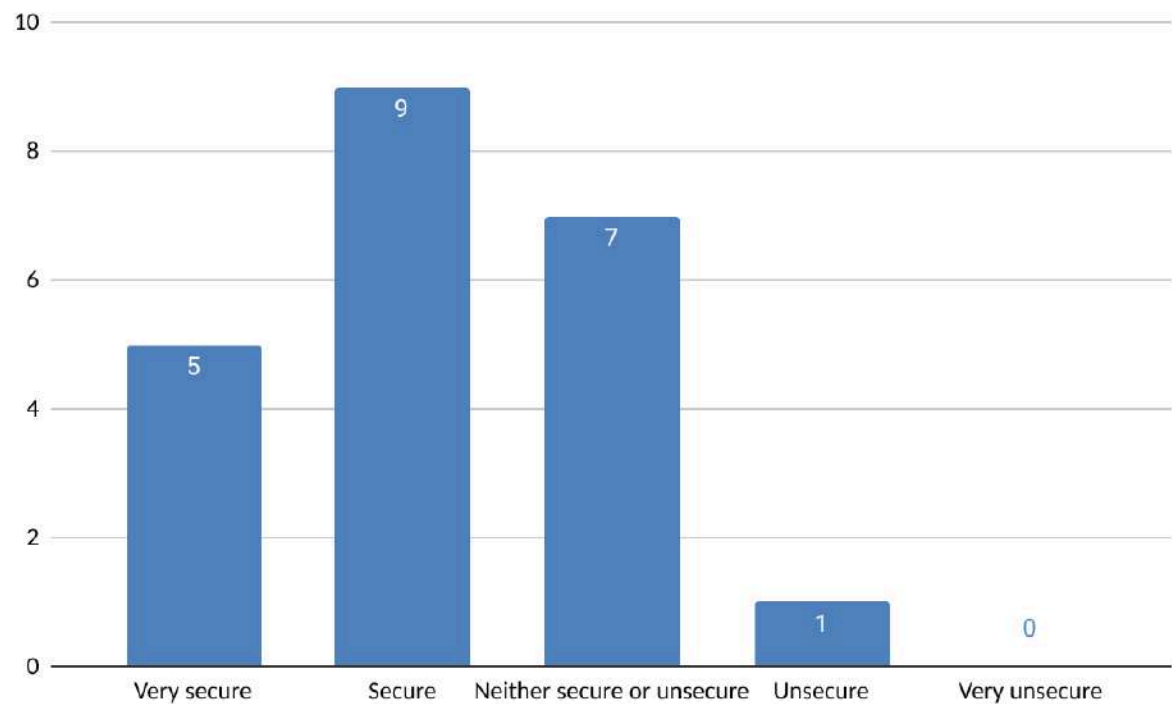
Question 11. Where do you currently store your bike(s)?



Hangars on the estate	1
Hangars on the street	2
Inside your home	8
In your garden	9
All of the above	1
Other	3

Of those who responded and who own a biocycle store them inside their own home or in their garden. Only 3 said they use a hangar either on or off the estate.

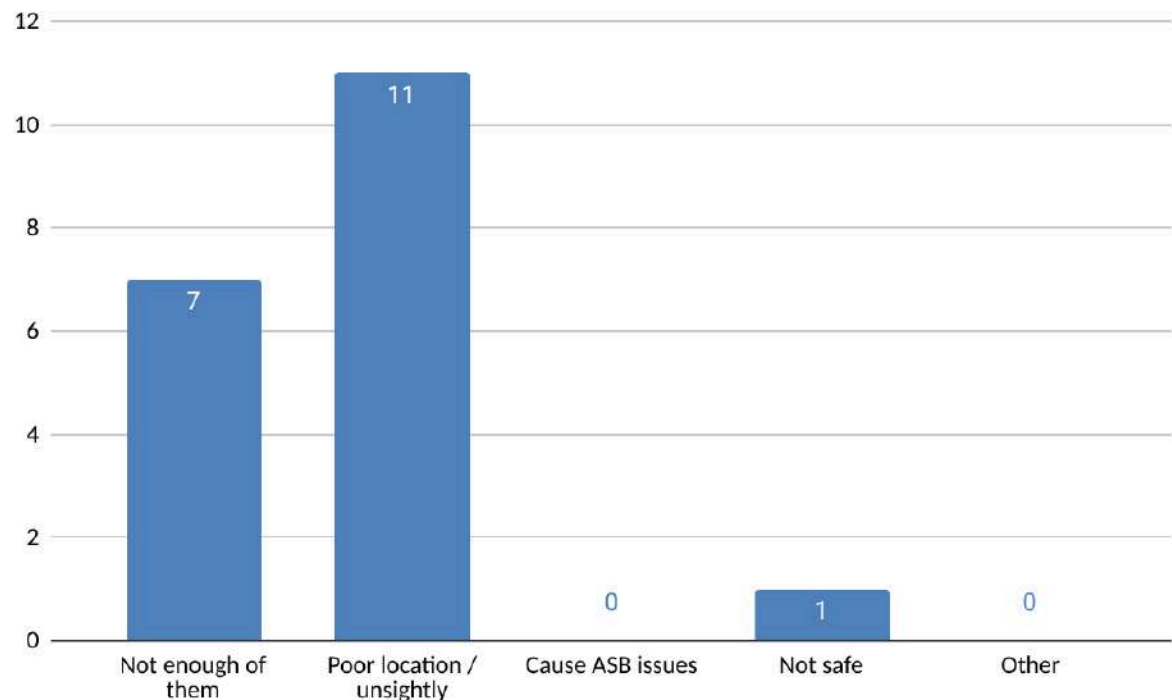
Question 12. How secure is your current bike storage?



Very secure	5
Secure	9
Neither secure or insecure	7
Insecure	1
Very insecure	0

Only one responder said their storage is unsafe, inferring that safety is not an issue for most people.

Question 13a. How do you feel about the current cycle hangars that are provided on Wayman Court?



Not enough of them	7
Poor location / unsightly	11
Cause ASB issues	0
Not safe	1
Other	0

The majority of responders feel that the current cycle hangars are poorly located and unsightly, and others that there are not enough hangars.

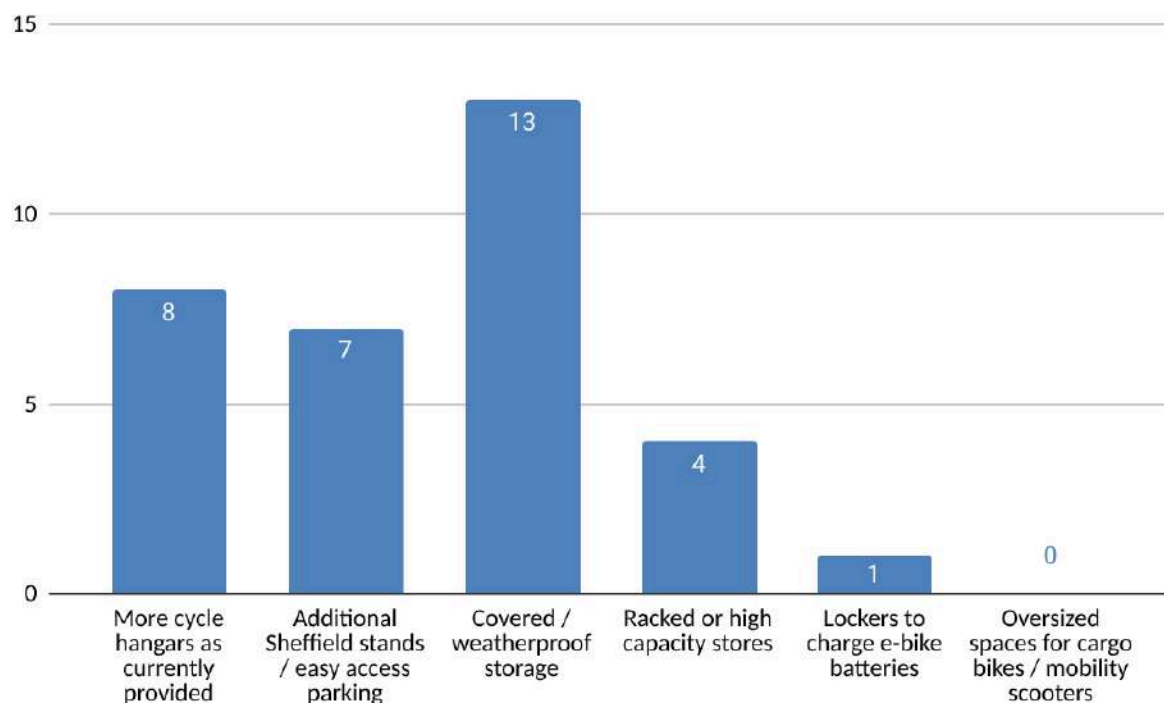
Question 13b. Please tell us more in the space below:

12 responses

Residents express an unmet demand for secure cycle storage on the estate, and suggest that there are long waiting times for the hangars and insufficient provision generally. Several residents express frustration with the way the current hangars are placed randomly without careful planning, calling for more thoughtful, cohesive design, and functional integration of bike storage. Some raise concerns about fair

access, especially around non-resident use and that the bike stores should be for estate residents only.

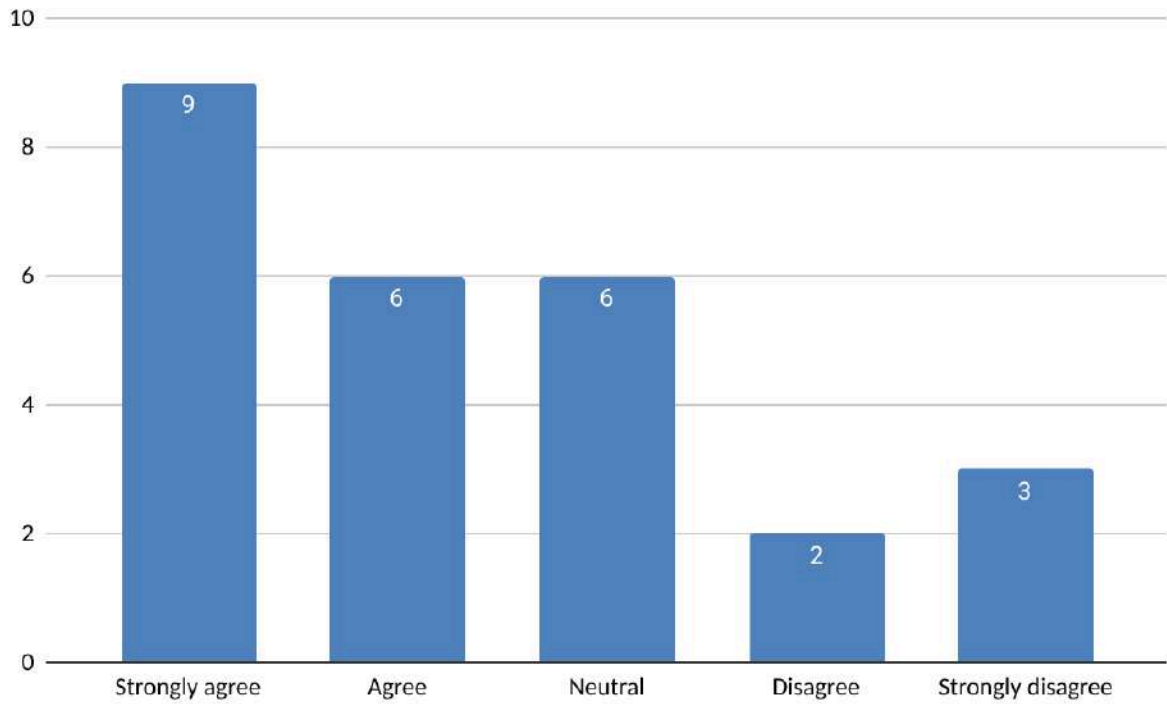
Question 14a. What kind of cycle storage would you like to see? Tick as appropriate



More cycle hangars as currently provided	8
Additional Sheffield stands / easy access parking	7
Covered / weatherproof storage	13
Racked or high capacity stores	4
Lockers to charge e-bike batteries	1
Oversized spaces for cargo bikes / mobility scooters	0

The majority would like covered / weatherproof storage, or Sheffield stands or more hangars. Very few would like racked storage.

Question 15a. To what extent do you agree or disagree with additional cycle storage added for existing residents on Wayman Court?



Strongly agree	9
Agree	6
Neutral	6
Disagree	2
Strongly disagree	3

Only one in five respondents feel there isn't a need for additional cycle storage on the estate.

Question 15b. Please tell us more in the space below:

6 responses

The provision of additional cycle hangars is often conditional on good placement or design, and the reason others are not supportive is that additional hangars will have a negative impact on the estate environment; they do not want to lose valued open space to provide more storage.

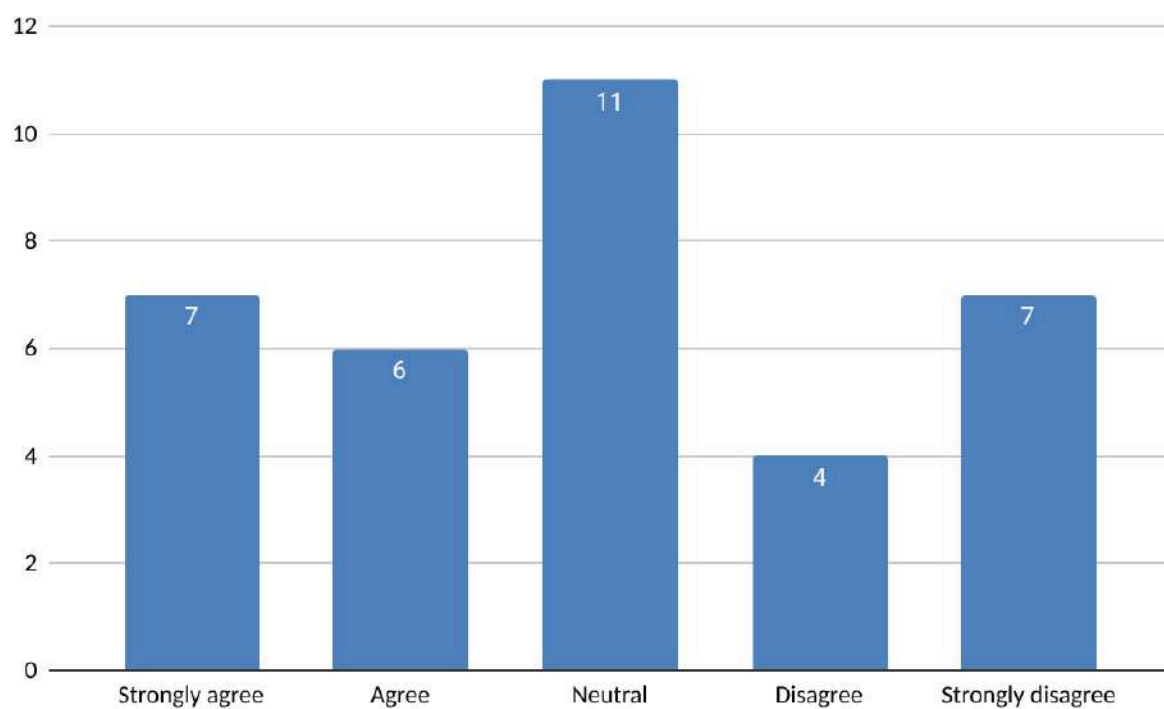
“ Hackney Council is trying to make people use their cars less, so more bike storage makes sense”

“ Cycling to be encouraged and more space needed as this will be a car-free development:

Some suggested that a co-design approach with residents to determine the best location and that an illustrative masterplan to illustrate the proposals and spatial plan would help community acceptance.

Board 7 - Bin storage and refuse collection

Question 16a. To what extent do you agree or disagree with this principle to provide more general waste and recycling bins?



Strongly agree	7
Agree	6
Neutral	11
Disagree	4
Strongly disagree	7

There are a range of opinions about the need for additional waste and recycling bins.

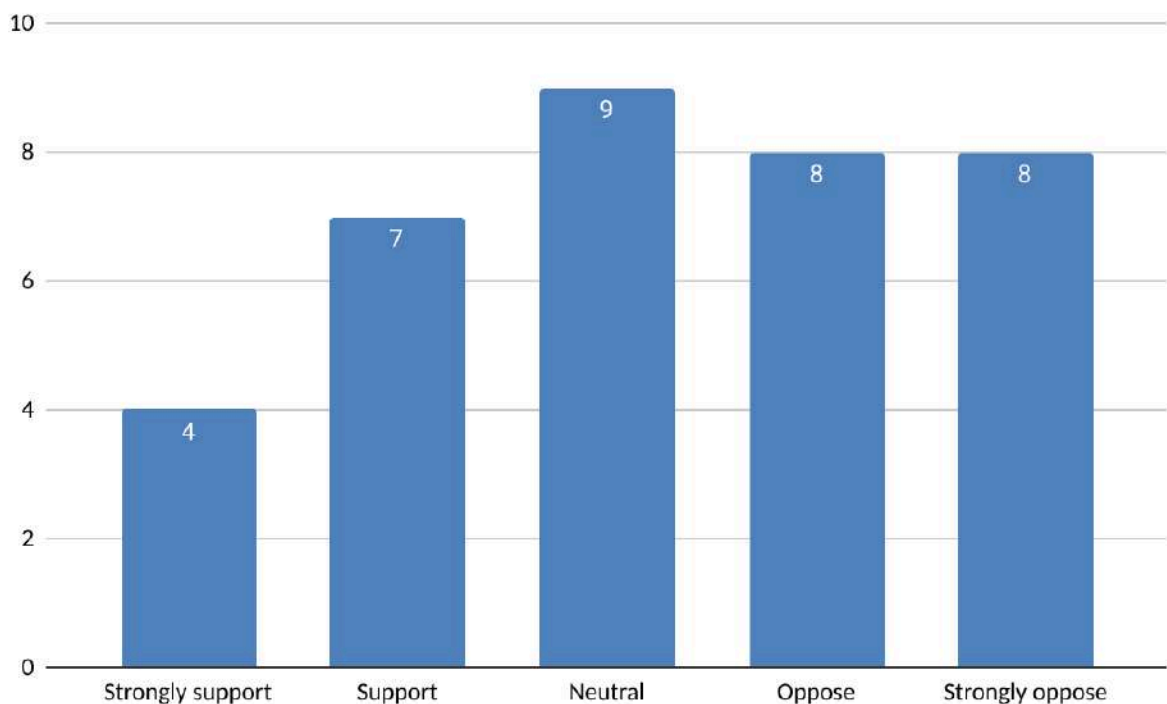
Question 16b. Please tell us more in the space below:

21 responses

Many responses to this question relate to the wider bins strategy including for the new development.

There is strong support for recycling in principle, but many are concerned about the proposed locations, designs and impacts on nearby residents. Eleanor Road residents feel disproportionately affected - and feel that the plan to place bin stores to the new development on Eleanor Road will impact their quality of life and be detrimental to the conservation area context. Placing bins stores close to roads is feared will cause more fly-tipping unless managed and monitored closely. Some suggest that more frequent collections and better waste education would be better than more bins.

Question 17a. To what extent do you support or oppose the proposal for reducing large refuse vehicles (bin lorries) access into the estate?



Strongly support	4
Support	7
Neutral	9
Oppose	8
Strongly oppose	8

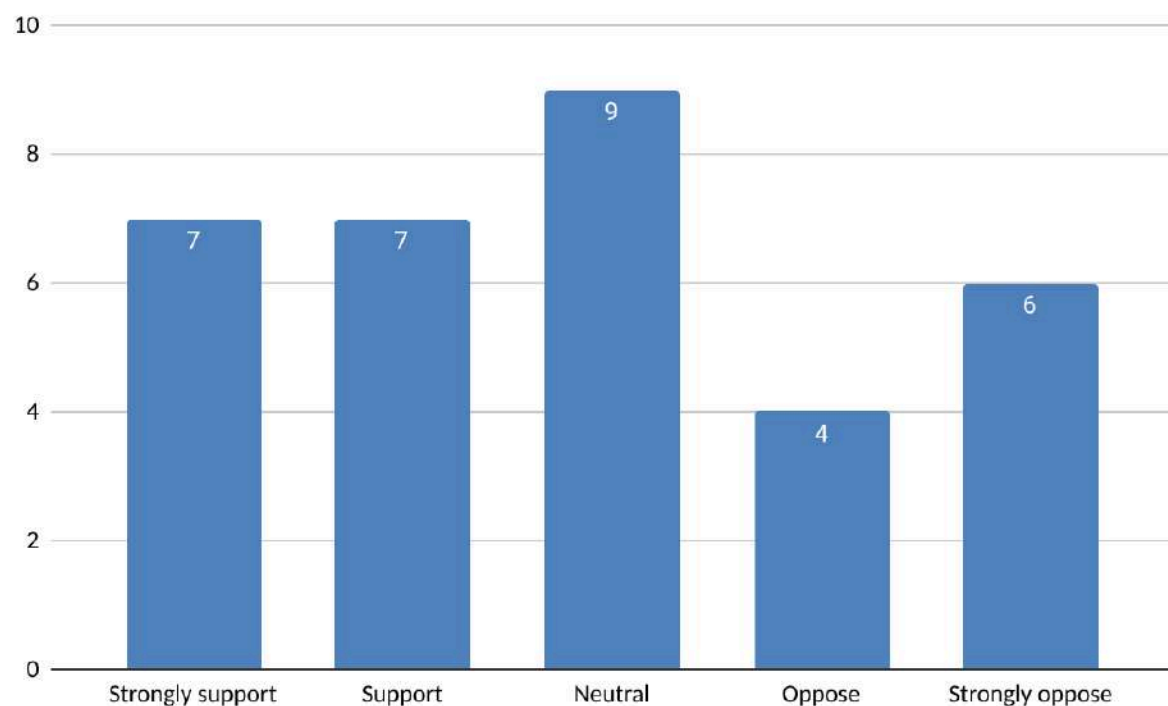
Again more people are neutral on this question, however more people oppose than support the strategy to remove vehicular access to the estate except for emergency vehicles and things like home / furniture moving.

Question 17b. Please tell us more in the space below:

17 responses

Around 3/4 of responses are negative about keeping refuse vehicles out of the estate and moving collections for both existing residents bins and the new development to the surrounding streets. Residents on Eleanor Road fear that this will result in an increase of refuse vehicles on the street, will create more opportunities for fly tipping and misuse, as well as impact negatively on the conservation area. Others fear that the proposals are driven by development needs rather than resident benefits.

Question 18a. To what extent do you support or oppose the proposal for a new bin store location for the estate and the creation of an access from Richmond Road?



Strongly support	7
Support	7
Neutral	9
Oppose	4
Strongly oppose	6

A complete range of opinions on providing a new bin store location and access from Richmond Road, with a slight majority in favour of the idea.

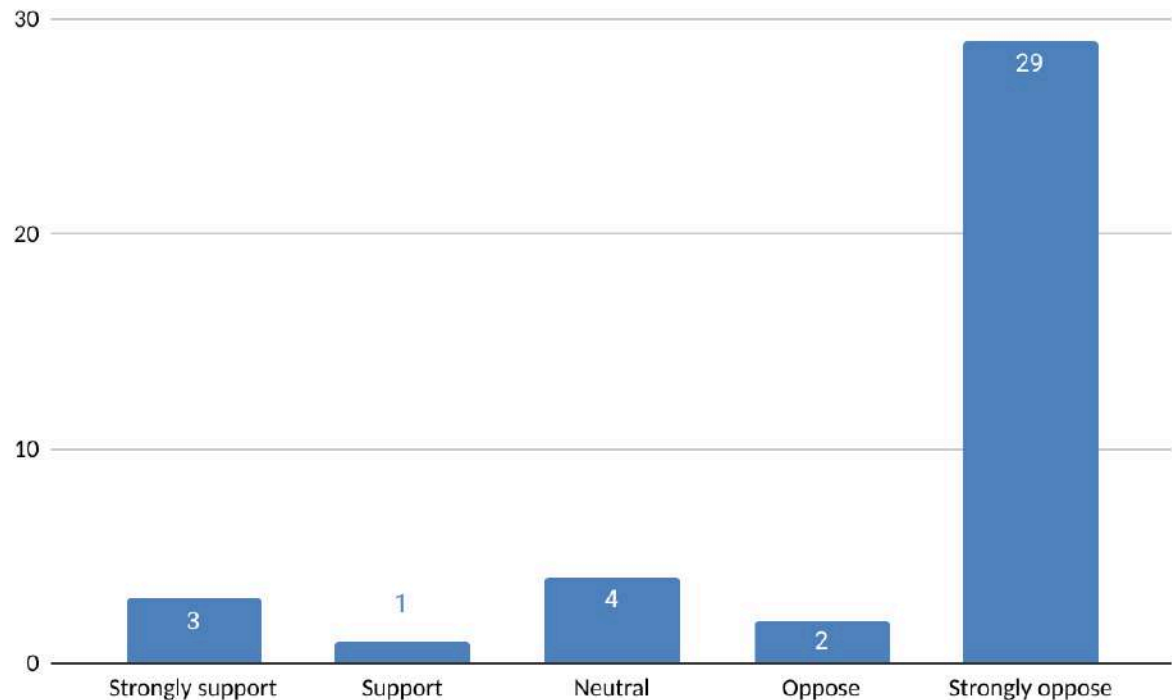
Question 18b. Please tell us more in the space below:

17 responses

There is support for the Richmond Road access, especially where it helps relieve Eleanor Road and tower block residents. Opposition is mainly focussed on the loss of the communal green space that this would involve as well as cutting off one area from the other and a loss of privacy to the immediate neighbours to the west.

Boards 8,9 & 10 - Architectural design

Question 19a. To what extent do you support or oppose the plans for 14 new social rent homes on Eleanor Road?



Strongly support	3
Support	1
Neutral	4
Oppose	2
Strongly oppose	29

31 people do not support the plans for delivering 14 social rent homes on Eleanor Road as it stands, and even with the changes made since the last exhibition.

Question 19b. Please tell us more in the space below:

35 responses

Support for social housing is not in question, most respondents endorse this. (44 positive mentions). However, the current Eleanor Road proposal is widely rejected due to scale, massing, height, and design quality (50 negative mentions). Some question how decisions have been made and why impacts have been shifted from

Navarino Road to Eleanor Road. There is a sense that positive suggestions made to reduce height, change balcony design and site layout have gone unheard. They would like to see height reduced to 3 storeys, housing spread more evenly, use of the lower car park levels, recessed balconies, and an improved alignment with the Navarino block

Specifically

- On social housing - whilst residents support the principle, they feel there are better sites in Hackney to deliver this. And that placing all the social housing in one block contradicts mix-community goals and risks 'poor door' segregation.
- On overdevelopment, massing and density - 74% of comments note that the proposal is too large, bulky or dense for the location and the unit count of 14 is excessive use of too small a proportion of the site.

"Too many units squeezed into a small space – it feels cramped."

- On height, visual impact and the conservation area: 64 identified the 4 storey height (+ plant) as excessive, especially in a conservation area context of 3 storey town houses. It is felt that the roof plant adds an effective 5th floor. Many cite the mismatch with the 4 storey Navarino Road town houses. Others suggest that removing passivhaus principles would enable heights to be reduced.

"Why is this block so much taller than Navarino when both are 4 storeys?"

- On loss of light and overshadowing: over 53% of comments noted loss of daylight, especially for ground floor residents adjacent to the new block proposed and Eleanor Road homes opposite the new block.

"It will have a huge impact on my property in terms of light..."

"My front and rear gardens will lose light due to the scale of the block."

- On privacy and overlooking: 45% of comments referenced overlooking often due to cantilevered balconies

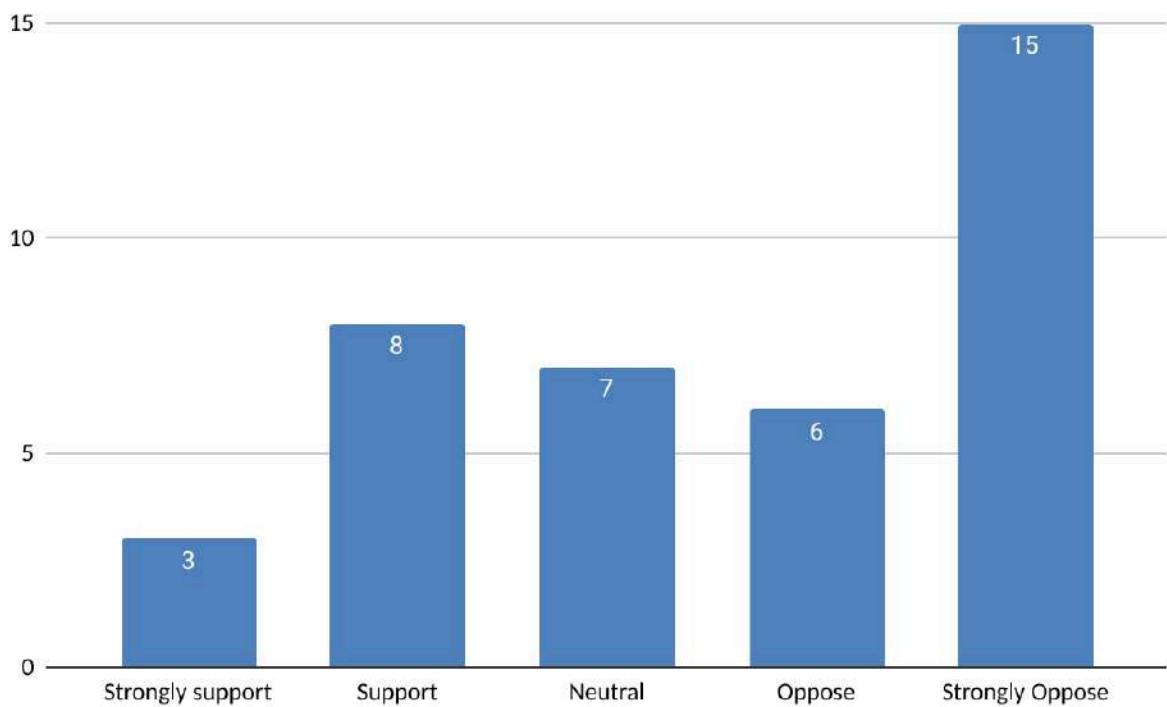
"Balconies will overlook gardens at 46, 58 Eleanor Road and 1-3 Horton Road."

- On design quality and aesthetic critique: 38% of comments criticised the design quality as 'blocky', 'bunker-like' and not in keeping with the surrounding architecture. Concern about the building line stepping in front of

the line of existing Victorian street frontages as well as the negative impact of service doors directly onto the street.

- On re-location of sub-station to the new building on Eleanor Road: Concerns have been raised as to the safety of locating the new sub-station in the ground floor of the Eleanor Road block and within a social housing block.
- On noise, plant, and construction impact: 25% mentioned concerns over the noise that will be generated by the air source heat pumps on the roof as well as general construction impacts of noise and dust and party wall issues.

Question 20a. To what extent do you support or oppose the plans for 6 new town houses facing onto Wayman Court central courtyard?



Strongly support	3
Support	8
Neutral	7
Oppose	6
Strongly Oppose	15

There is a greater mix of opinions on the delivery of 6 town houses on the former Wayman Court garages site than on the Eleanor Road block, although still the majority do not support the proposed plans.

Question 20b. Please tell us more in the space below:

29 responses

Whilst there is general support for new homes on the garages site, 76% believe that the current proposal is inappropriate in terms of scale, layout and impact. Privacy and overlooking issues are more acute than in the Eleanor Road block, largely due to proximity and the nature / orientation of the town houses. The distribution of tenure (private for sale in the centre and social rent to the edge) is perceived as inequitable and divisive. Residents believe that there are actionable and low cost changes that could mitigate concerns, including reducing the number of town houses and reducing the height to 2 storeys.

Specifically

- On privacy and overlooking issues: 50% cited loss of privacy, especially due to rear windows or roof terraces overlooking the gardens of Navarino and Eleanor roads.

"The setback may become a terrace, increasing overlooking."

"All windows to the back will overlook neighbours – would not receive private planning approval."

- On loss of light and overshadowing: 38% were concerned about the loss of daylight, including the properties on Eleanor Road, Navarino Road and the Wayman Court maisonettes.

"Townhouses will deprive residents of light."

"It will have a huge impact on my property in terms of light and privacy."

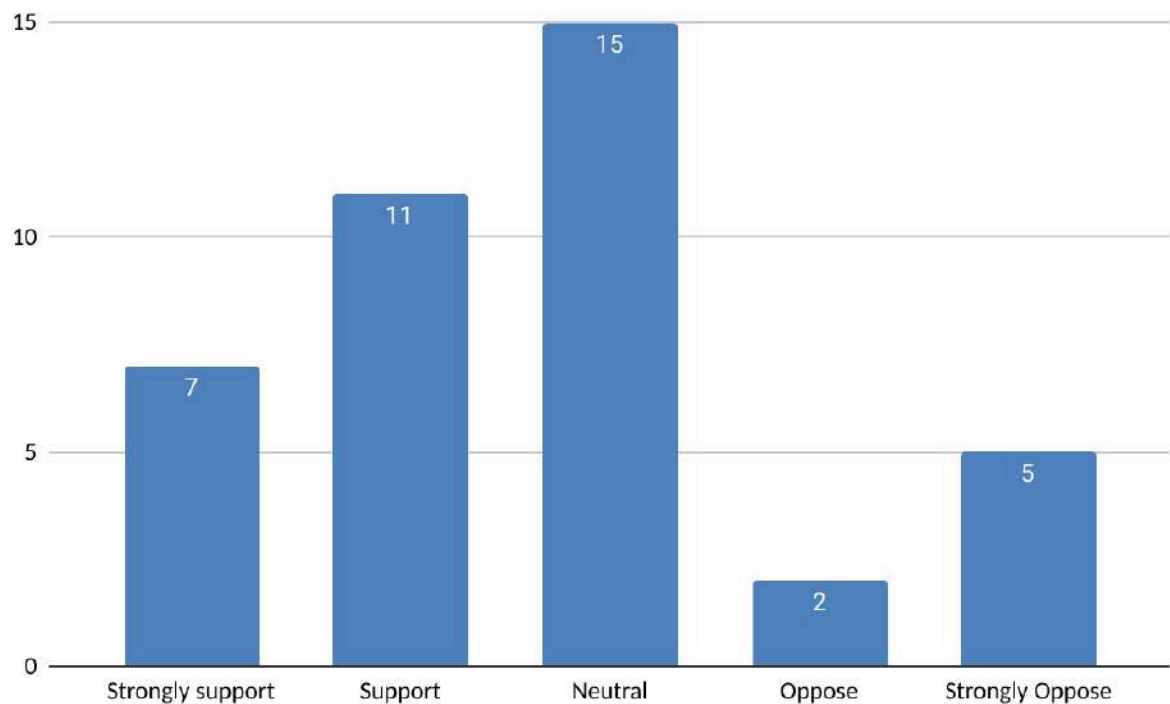
- On overdevelopment and density concerns: 41% raised concerns that 6 town houses are too many for the available space and some felt that the density will diminish the shared green space or create an overcrowded feel

"Too much, appreciate that you've lowered them, but it all looks too dense."

"Still too many units being crammed into a constrained site."

- On impact on shared courtyard: Residents of Wayman Court are worried that the positioning of the town houses so close to the central courtyard would reduce enjoyment by others and diminish the sense of community ownership.
- On design: there are mixed views on architectural design with 18% praising the proportion, height and contextual fit of the town houses relative to the existing buildings. However others were more critical and concerned that there is no design precedent in the area.

Question 21a. To what extent do you support or oppose the plans for 2 new townhouses on Navarino Road?



Strongly support	7
Support	11
Neutral	15
Oppose	2
Strongly Oppose	5

The majority of respondents support rather than oppose the plans to deliver 2 town houses on Navarino Road, with 15 neutral most probably due to the fact that they are not directly impacted.

Question 21b. Please tell us more in the space below:

19 responses

Navarino Road town houses are the most positively received element of the wider development plan. They are considered proportionate, well-designed and appropriate to their setting. Despite this there are still some design criticisms relating to the conservation area, height and contextual issues.

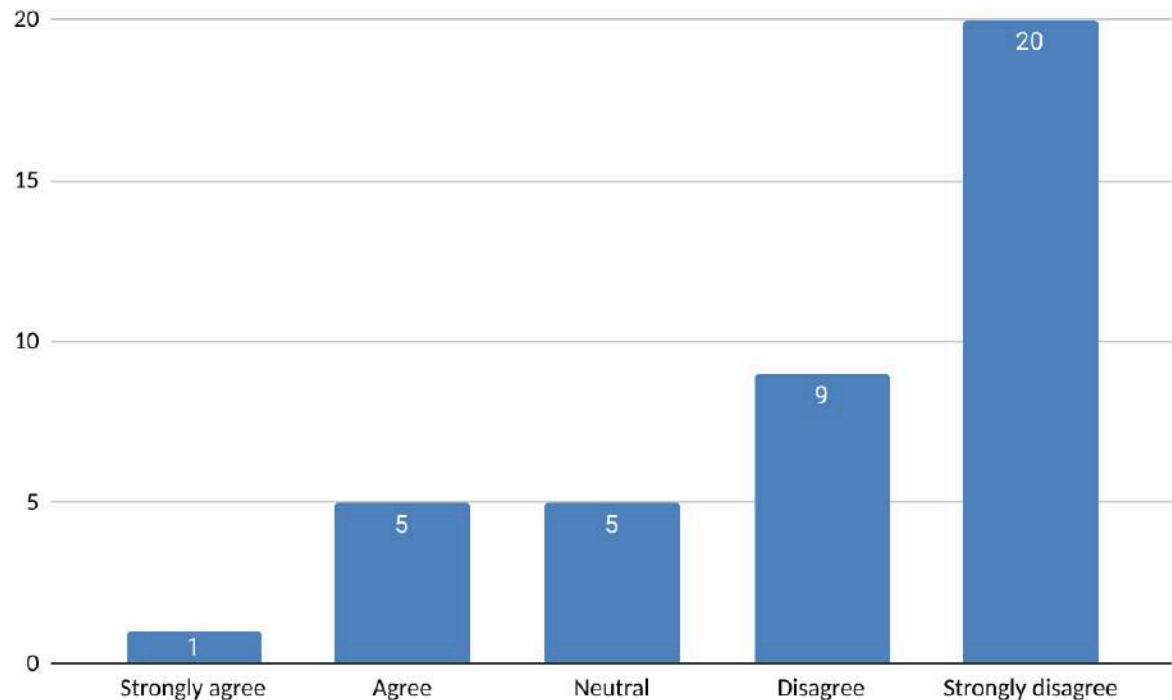
Specifically:

On the re-location of the substation on Navarino Road to the Eleanor Road block: There are specific objections to "trade-offs" like moving the substation into the social housing block reducing support for an otherwise welcomed design. There is a strong demand for mixed tenure across the development.

On design: over 50% of comments are positive about the design, scale and massing of the town houses on Navarino road with strong overall support. A smaller number (20%) of comments express concern that the design does not match Navarino Road character including height. Some suggested that an additional town house could be delivered here allowing a reduction elsewhere.

Engagement process

Question 22a. To what extent do you agree or disagree that your views have been heard?



Strongly agree	1
Agree	5
Neutral	5
Disagree	9
Strongly disagree	20

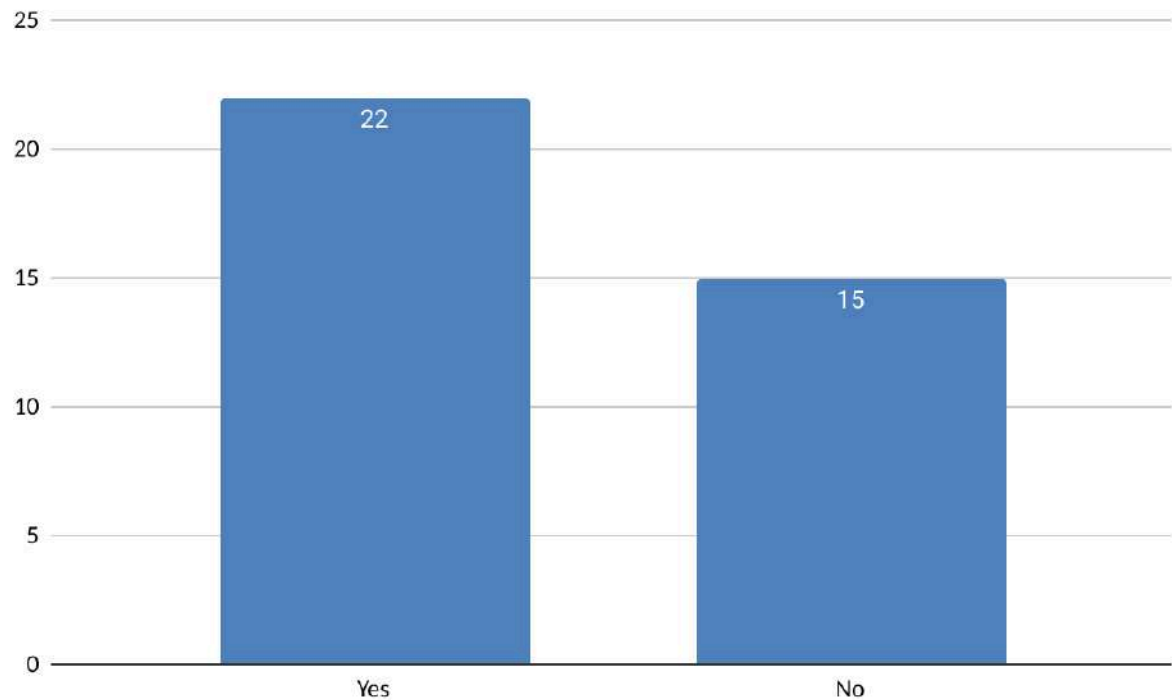
Question 22b. Please tell us more in the space below:

32 responses

A majority of respondents believe that the engagement has been either symbolic or ineffective in influencing meaningful change. May feel that there have been communication failures meaning many residents have had to rely on neighbours for information, undermining trust. Modifications made to the plan are seen as minimal rather than substantive. Residents feel disempowered and disenchanted with the process resulting in apathy and cynicism. Some mentioned that the RSG (Residents Steering Group) is exclusive and /or non-representational, exacerbating feelings of

marginalisation of estate residents. Others are positive about their engagement experience and have found events useful especially at the initial stages.

Question 23. Would you like to be involved in Co-designing an element in the public realm?



Yes	22
No	15

There was a positive response to future involvement in a co-design process.

Additional comments

Question 24. If you have any additional comments, please add in the space below:

27 responses

Many of the additional comments re-iterate the design concerns expressed previously around the common themes of:

- Scale, height and massing concerns
- Loss of light, and privacy and noise impact
- Design quality and fit with the area
- Conservation area and heritage setting
- Support for social housing, but concerns over perceived tenure imbalance
- Disparity between social housing and private housing, both in where they have been located and architectural design.

However the key message is one around health and emotional wellbeing, expressed in multiple layers of harm felt that the scheme poses physical, visual, emotional and social impacts, not connected with aesthetics or planning compliance.

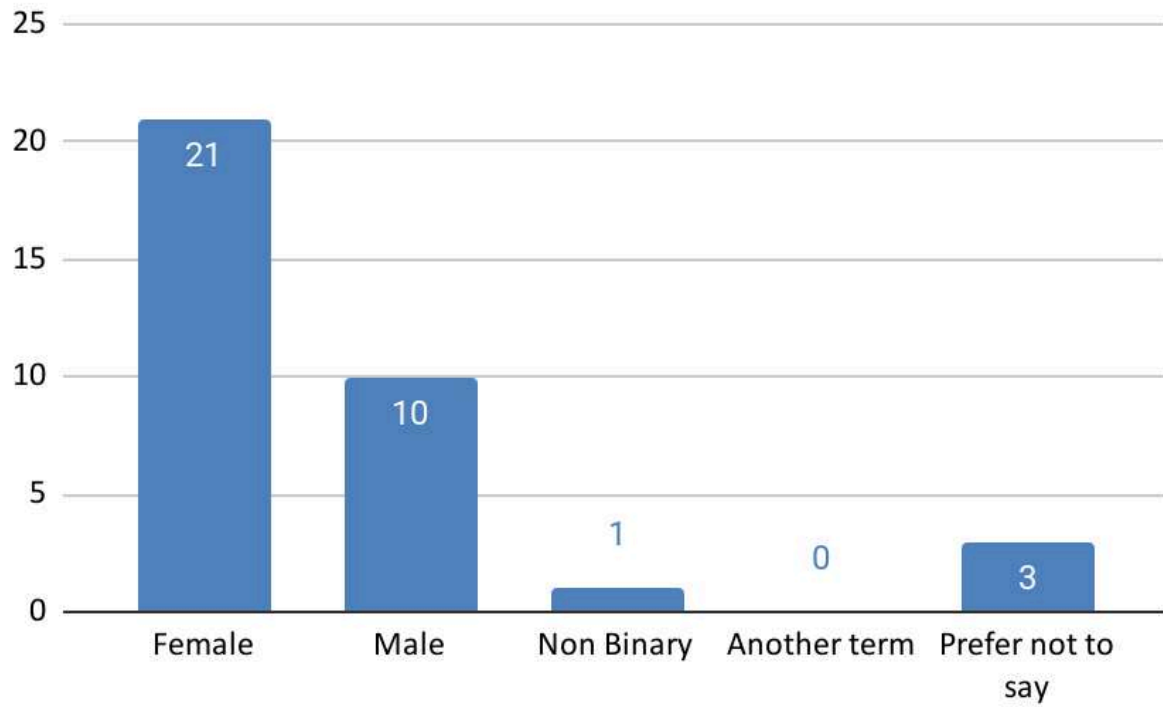
In addition there is a strong discontent with the governance and consultation process. Residents are not only objecting to the design but also to how decisions have been made - feeling excluded and unheard, especially those on Eleanor Road.

There is a strong and repeated call for a pause for a design re-think, especially of the Eleanor Road block, including reduced height, better amenity protection and improved fit with the area.

Finally another key question raised in this section under additional comments is the potential impacts of construction including concerns about traffic risks to families on Eleanor, Horton and Navarino Road with a suggestion that Richmond Road could handle construction vehicles more safely and address fears that there will be damage to properties and noise/vibration during extended works.

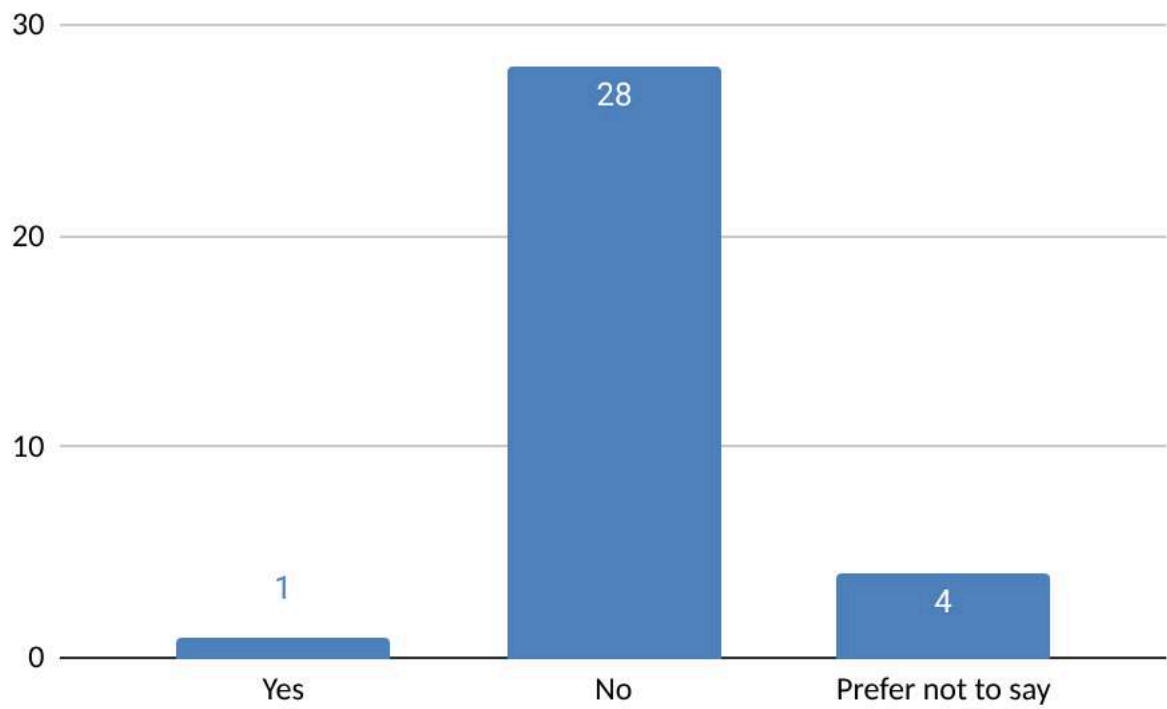
About you

Gender: Are you...



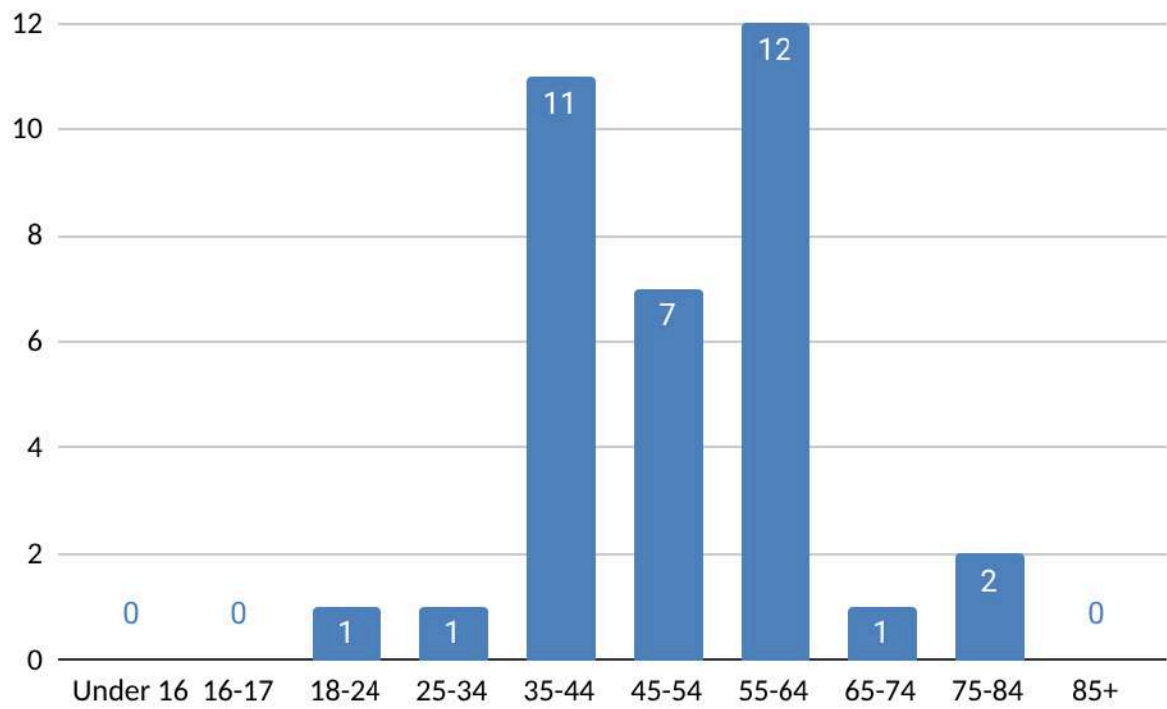
Female	21
Male	10
Non Binary	1
Another term	0
Prefer not to say	3

Are you transgender or do you have a history of being transgender?



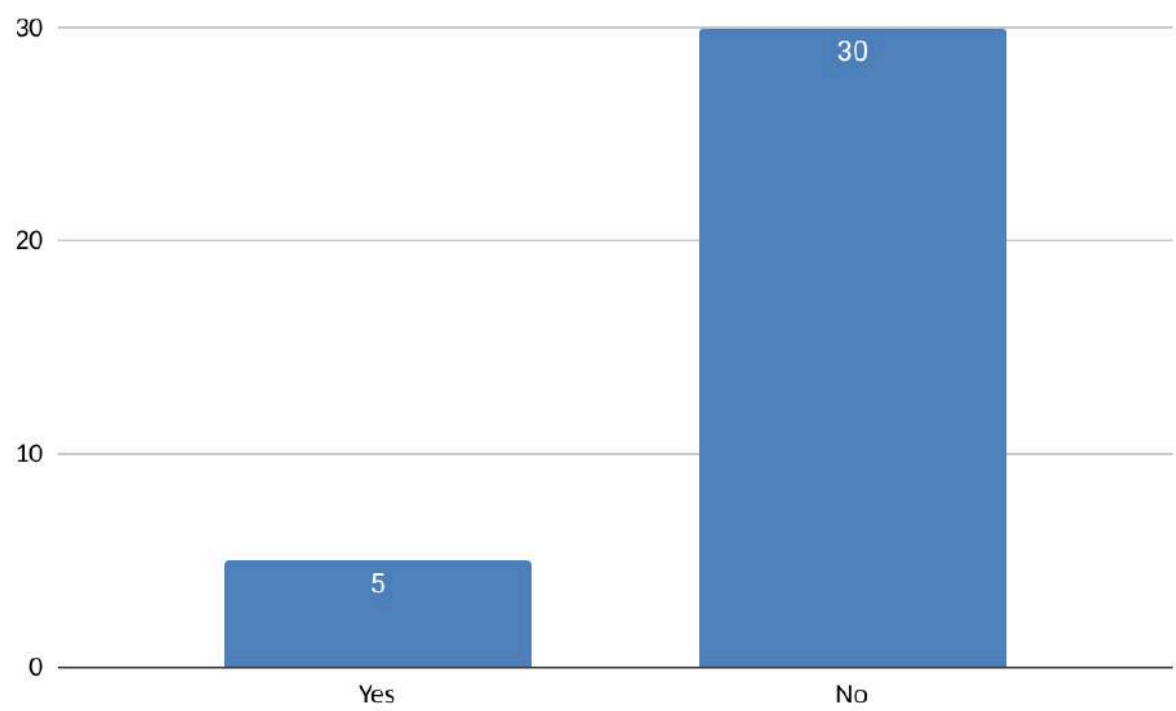
Yes	1
No	28
Prefer not to say	4

Age: what is your age group?



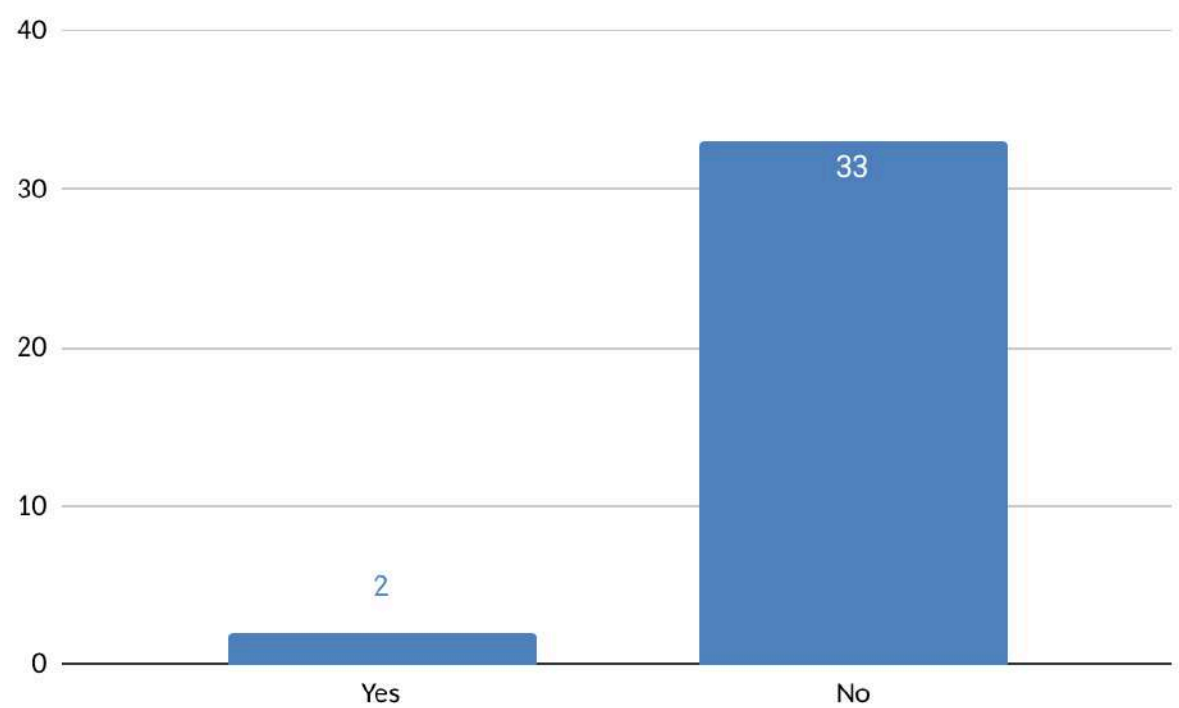
Under 16	0
16-17	0
18-24	1
25-34	1
35-44	11
45-54	7
55-64	12
65-74	1
75-84	2
85+	0

Disability



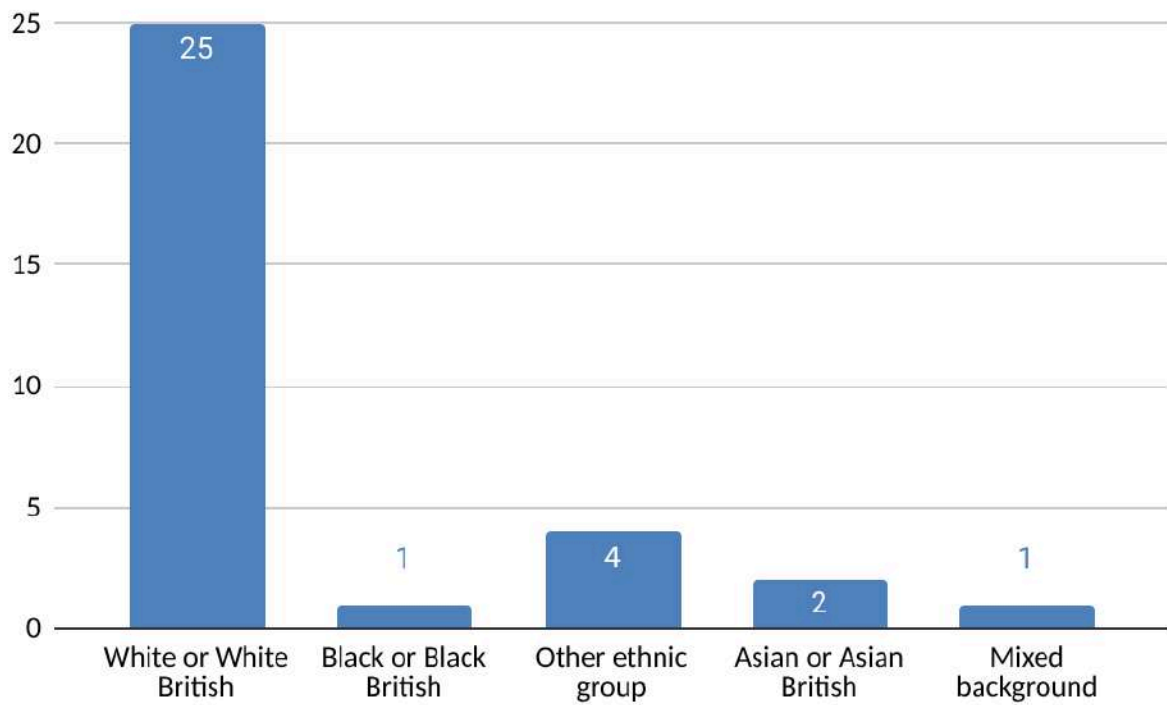
Yes	5
No	30

Caring responsibilities



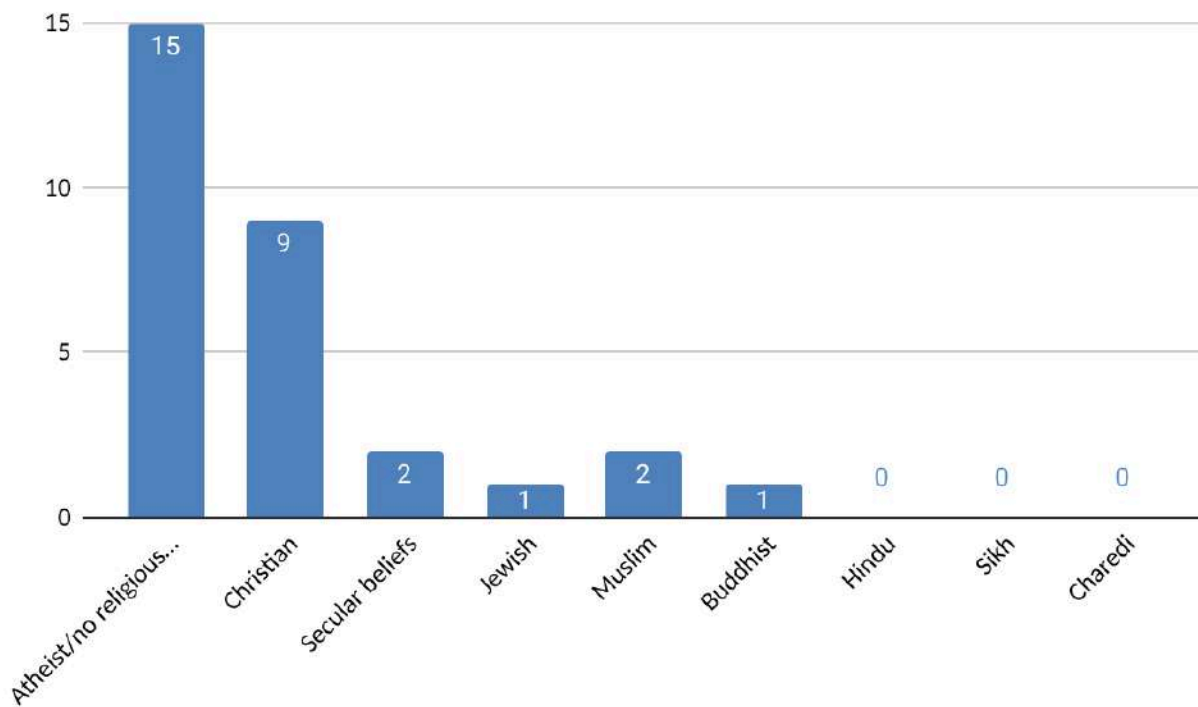
Yes	2
No	33

Ethnicity: Are you...



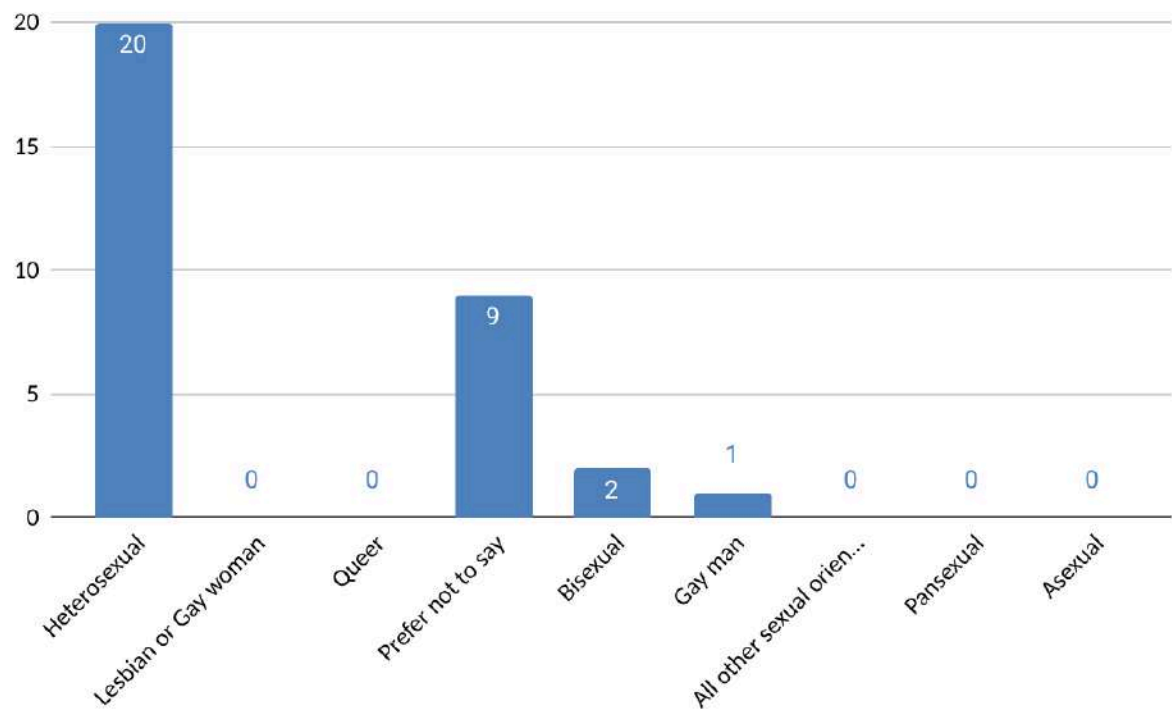
White or White British	25
Black or Black British	1
Other ethnic group	4
Asian or Asian British	2
Mixed background	1

Religion or belief: Are you or do you have...



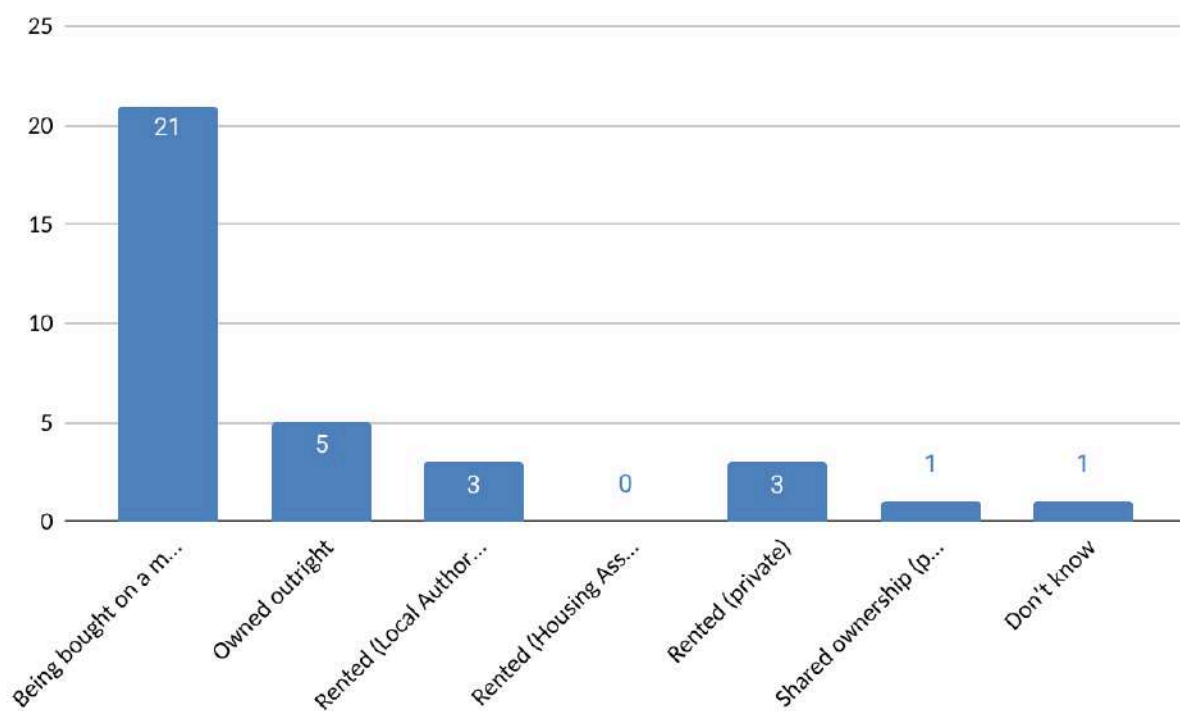
Atheist/no religious belief	15
Christian	9
Secular beliefs	2
Jewish	1
Muslim	2
Buddhist	1
Hindu	0
Sikh	0
Charedi	0

Sexual orientation: Are you...



Heterosexual	20
Lesbian or Gay woman	0
Queer	0
Prefer not to say	9
Bisexual	2
Gay man	1
All other sexual orientations	0
Pansexual	0
Asexual	0

Housing Tenure



Being bought on a mortgage	21
Owned outright	5
Rented (Local Authority/Council)	3
Rented (Housing Association/Trust)	0
Rented (private)	3
Shared ownership (part rent/part buy)	1
Don't know	1

Next Steps

The feedback summarised in this report will be incorporated into the design and presented back to the next public engagement event in autumn 2025. The Council is currently due to submit a planning application in winter 2025.

The views of residents are important and taken seriously by the Council. The Council will work with the architects to explore feedback and agree responses by either making changes or by explaining why it is not possible to amend the design to reflect residents' comments. Where inaccurate assumptions have been made about the project, the Council will clarify to ensure that residents are properly and accurately informed.

The next public drop-in exhibition will present the final plans that will be submitted for planning permission and show how these plans have been informed by engagement and by meeting with the resident steering group (RSG). One further meeting with the RSG is anticipated before planning. We will also issue communications to the Tenants and Residents Association and distribute a newsletter with key information prior to submitting a planning application.

Engagement will continue after the planning submission, the format of engagement after planning submission is to be discussed with the RSG.

If you have any questions regarding this project please contact Celine Mionnet, Development Manager at celine.mionnet@hackney.gov.uk