

Orwell Court and Welshpool Street- Garage and Storage Summary report

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Background

As part of the Orwell Court garages and Welshpool Street Depot and car park development project, Hackney Council conducted a specific survey to gather information on how residents currently use their existing garage space to inform the design for the site. This engagement took the form of 2 site-specific events and an online survey that ran for 5 weeks, from Wednesday 10 July 2024 to Sunday 18 August 2024.

Purpose of this report

This report provides a neutral account of the online survey that took place and the feedback received. The scope of the survey was to gain an understanding of resident's current use of the garages. As a result, would allow the Council to better understand how to develop the designs for residents' use.

Distribution

- 86 letters were sent to garage users.

Engagement

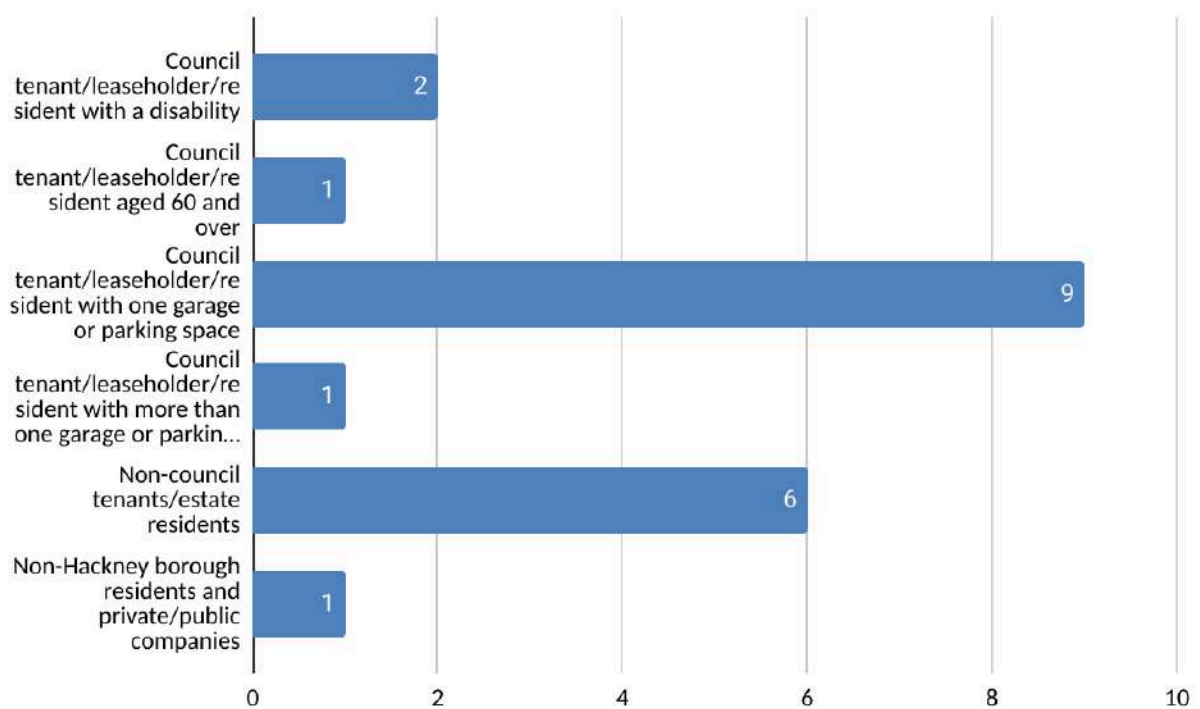
- An online survey was hosted on Hackney Council's consultation hub between Wednesday 10 July 2024 to Sunday 18 August 2024.
- Signs were also placed on garages informing users of the survey.
- Contact details were provided in the letter sent to residents who wished to ask any questions.

Responses

- 20 responses were received from the online survey, including 73 comments received at the events.

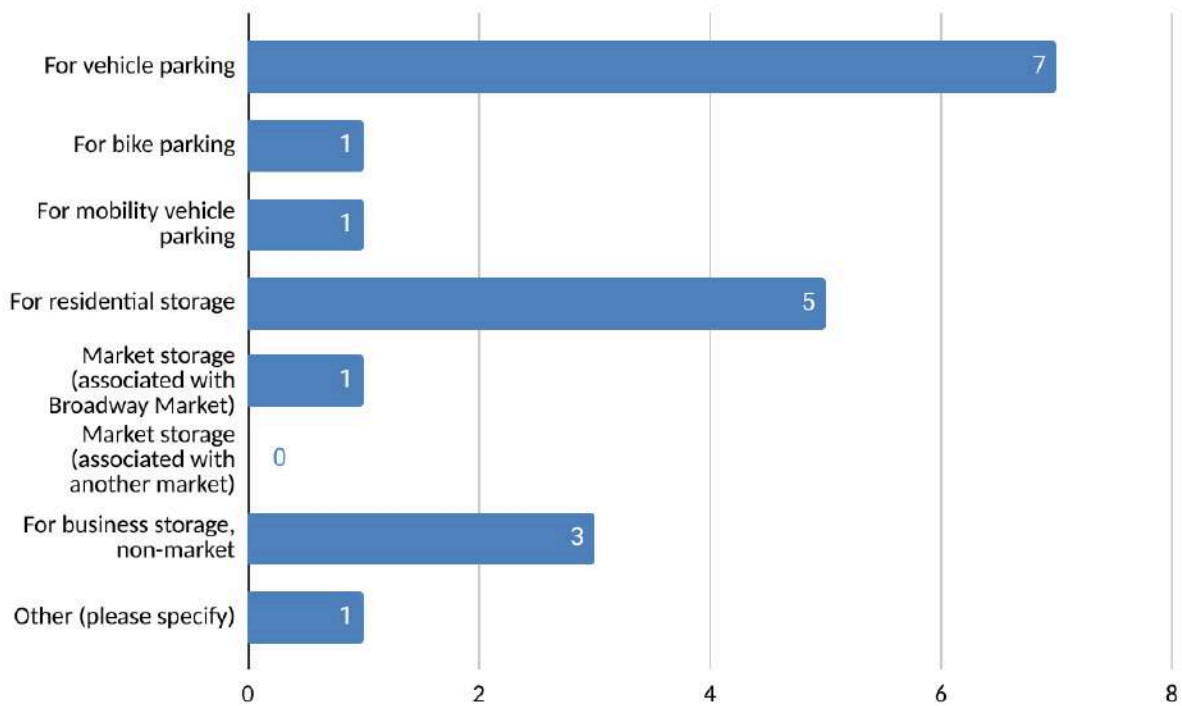
Overview of results

Question 1. Which one of the following best describes you:



Council tenant/leaseholder/resident with a disability	2
Council tenant/leaseholder/resident aged 60 and over	1
Council tenant/leaseholder/resident with one garage or parking space	9
Council tenant/leaseholder/resident with more than one garage or parking space	1
Non-council tenants/estate residents	6
Non-Hackney borough residents and private/public companies	1

Question 2. What do you primarily use the garage for?

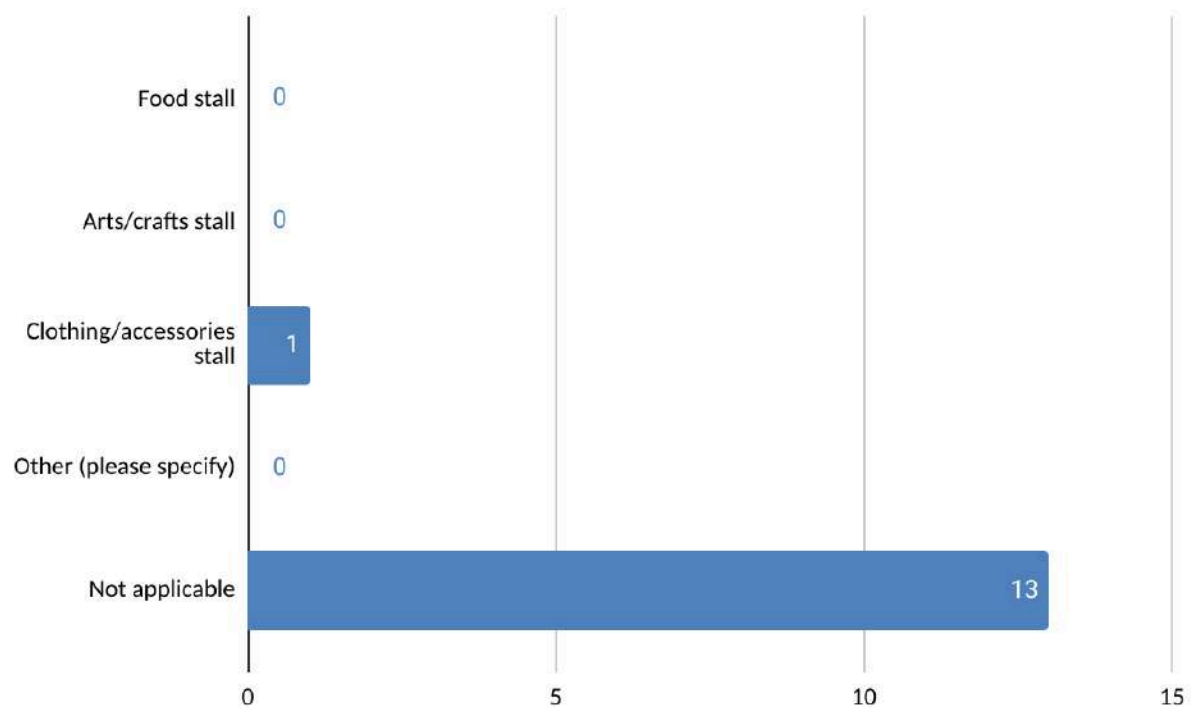


For vehicle parking	7
For bike parking	1
For mobility vehicle parking	1
For residential storage	5
Market storage (associated with Broadway Market)	1
Market storage (associated with another market)	0
For business storage, non-market	3
Other (please specify)	1

Other:

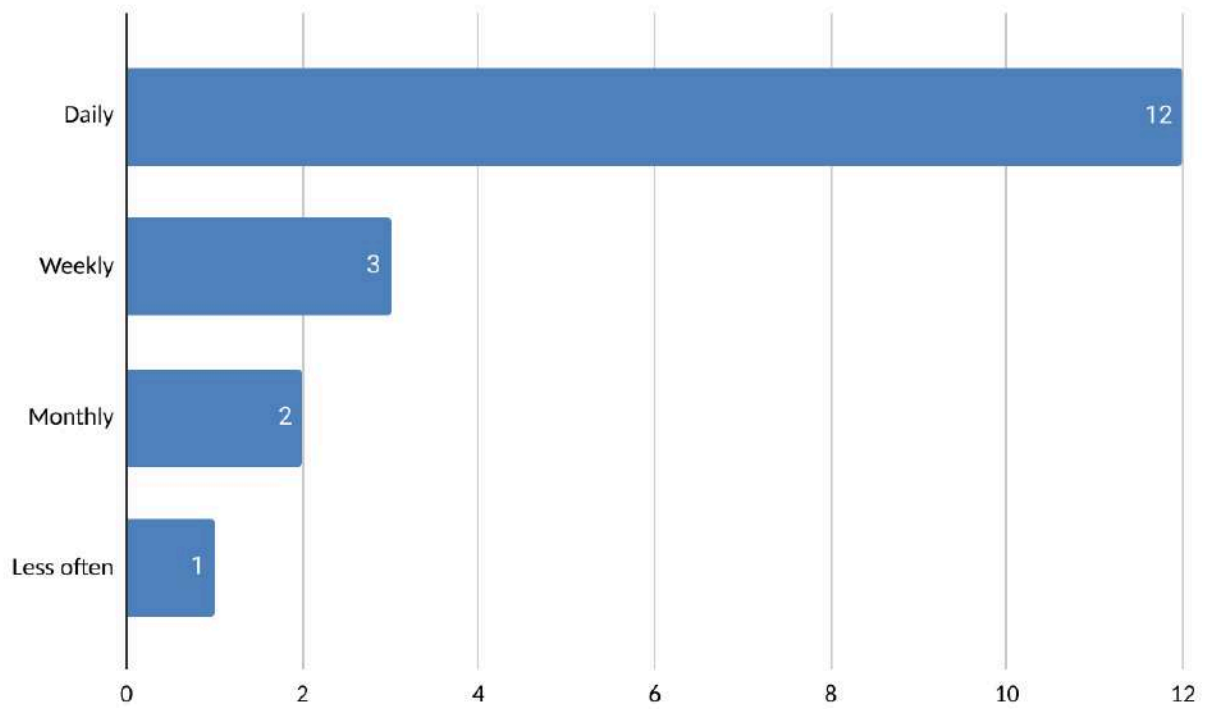
- Storage
- 1 car 2 motorcycles

Question 3. If used for a market, what kind of stall is operated?



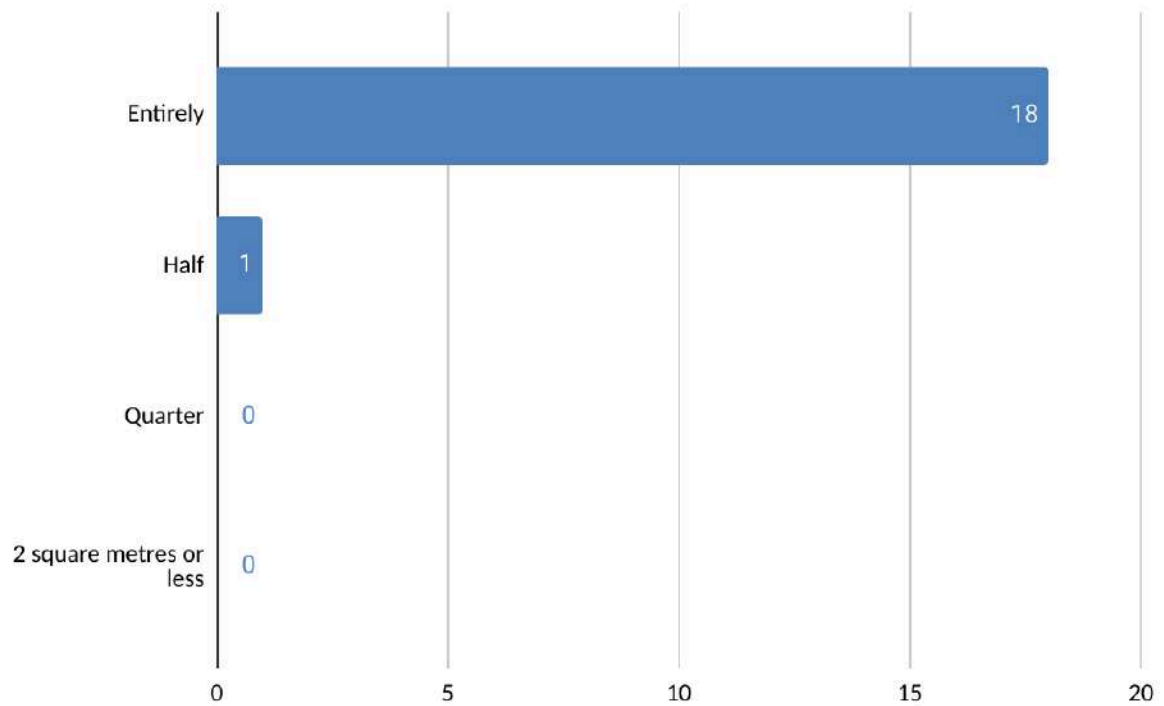
Food stall	0
Arts/crafts stall	0
Clothing/accessories stall	1
Other (please specify)	0
Not applicable	13

Question 4. How often is the garage accessed?



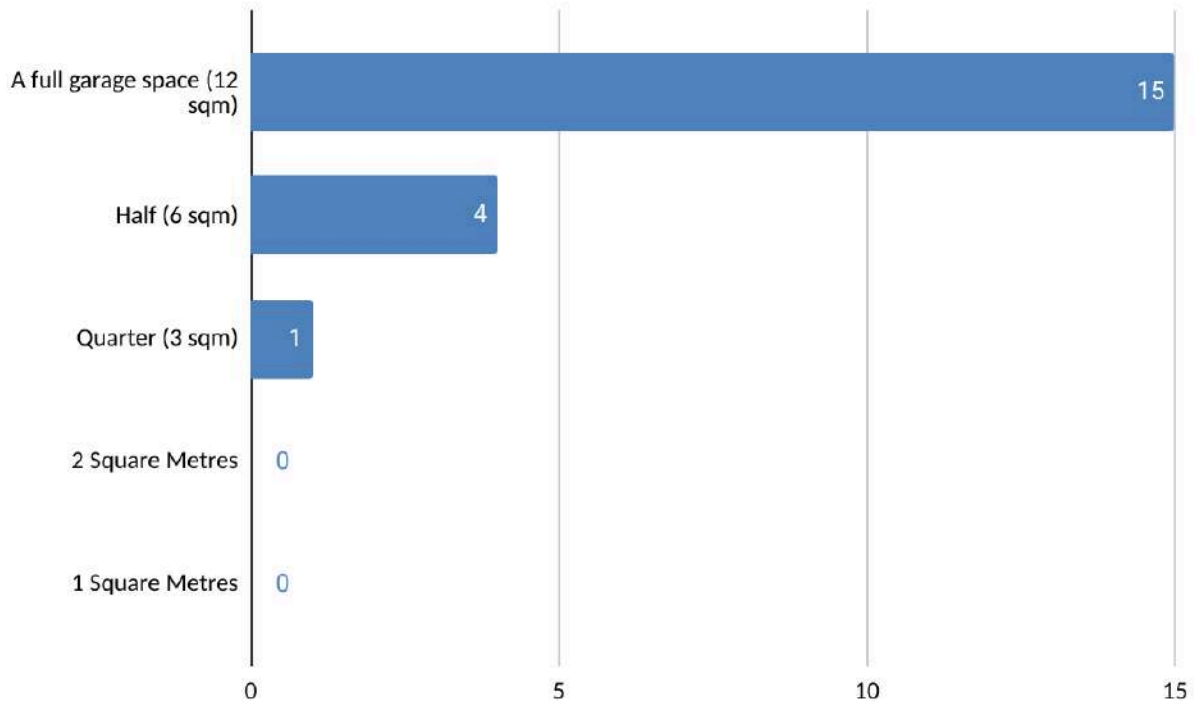
Daily	12
Weekly	3
Monthly	2
Less often	1

Question 5. How much of your garage space are you currently using?



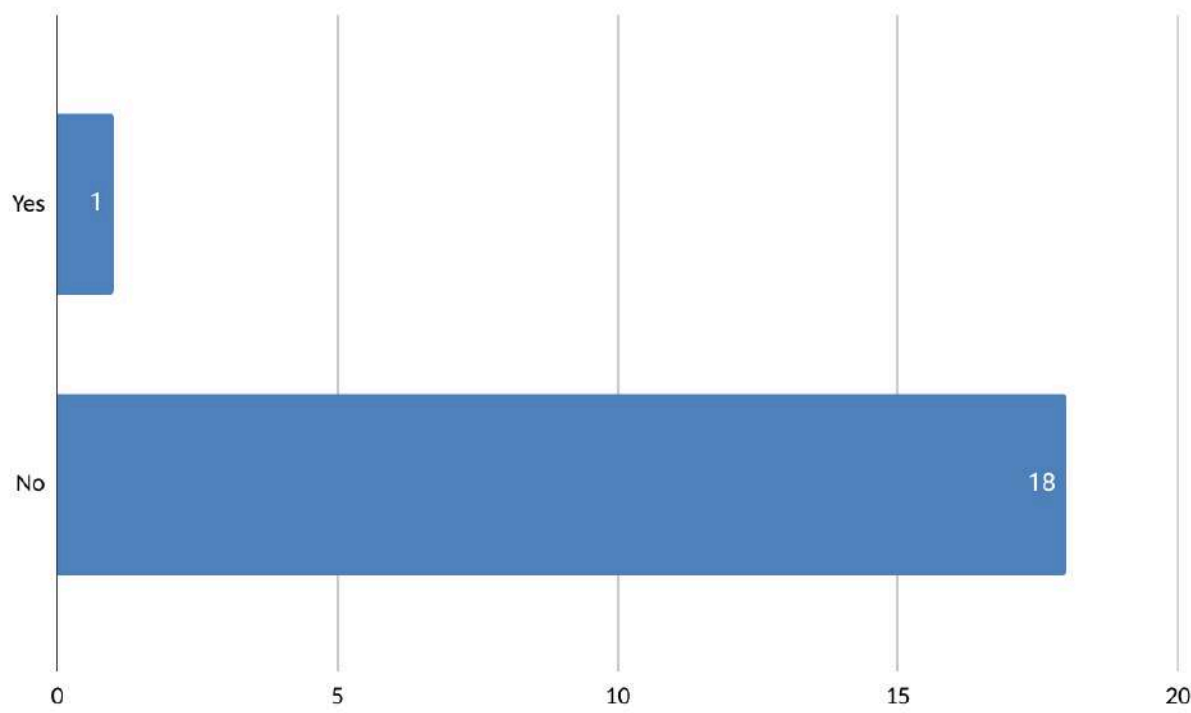
Entirely	18
Half	1
Quarter	0
2 square metres or less	0

Question 6. If storage was to be re-provided, what size storage space would you like?



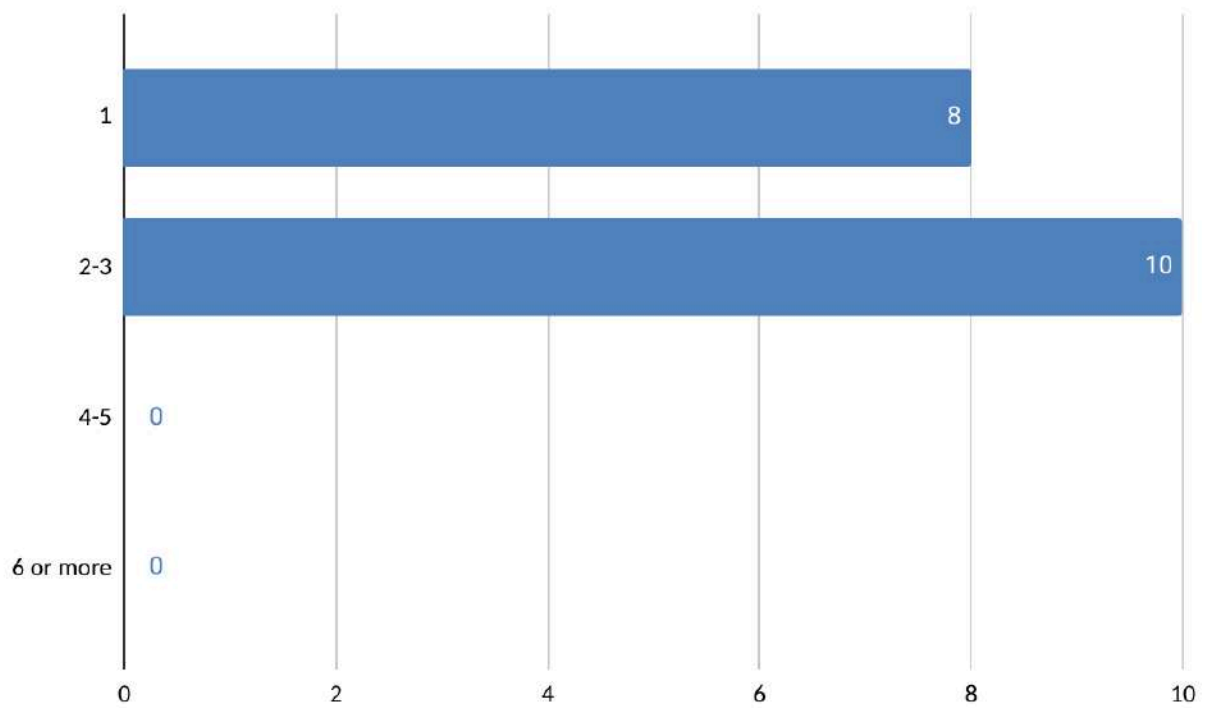
A full garage space (12 sqm)	15
Half (6 sqm)	4
Quarter (3 sqm)	1
2 Square Metres	0
1 Square Metres	0

Question 7. Do you share the garage space with anyone else?



Yes	1
No	18

Question 8. How many individuals have keys/access to this garage?



1	8
2-3	10
4-5	0
6 or more	0

Question 9. Are there any particular amenities or facilities you feel are missing and would benefit the community?

There were 10 responses to this question.

Key Takeaways:

- **Most Requested Amenities:** The most frequently mentioned amenities are 'Electricity & Lighting in garages' and 'Garages', each with 2 mentions. This suggests a strong demand for improved garage facilities.
- **Other Desired Improvements:** Other amenities, such as 'Affordable storage for market traders', 'Improved cycle lanes around Broadway', 'Storage space', and 'Different entry points', were each mentioned once.
- **No Demand for Public Toilets:** There were no requests for 'Public toilets' in the responses.

Question 10. Is there anything else you would like to share about the proposed changes, or do you have any other concerns or suggestions regarding the future of this site?

There were 10 responses to this question.

Key Takeaways:

Housing and Community

- Green space: There's a strong desire to increase green space in the area.
- Social housing: The new development should be 100% social housing, with no right to buy, to serve the community's needs.

Garages and Storage

- Keep the garages: There's significant opposition to the removal of the garages as many residents and business owners depend on them for vehicle storage, personal belongings, and business operations.
- Replacement/alternative space: 6 respondents made comments requesting that for those who use the garages, a suitable and affordable replacement or alternative space is essential, especially for residents who have rented their garages for many years.

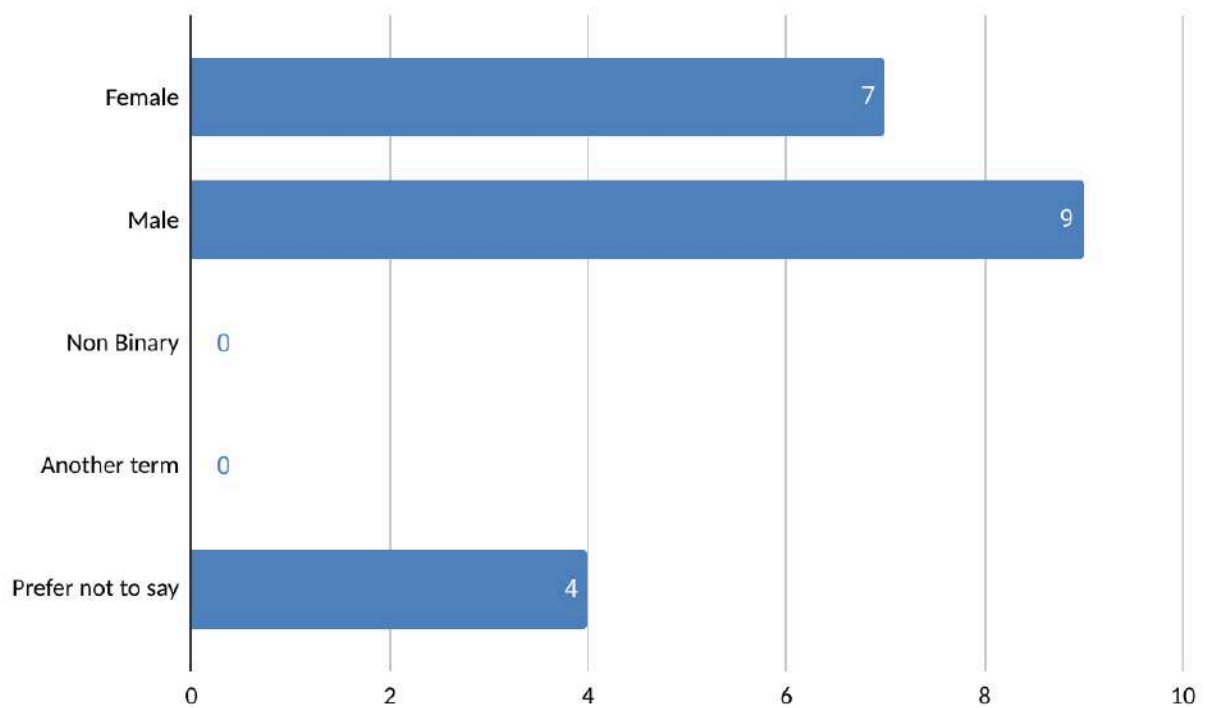
- Business reliance: At least one local business is completely dependent on the affordable garage space to store equipment, and its survival is threatened if an alternative is not provided.
- Usage and residents: The garages should be for Hackney residents only, not for use by Broadway traders, who are seen as contributing to unwanted gentrification and negative impacts on the area.

Recreation

- Preserve courts: The basketball and netball courts are well-used and should be kept.

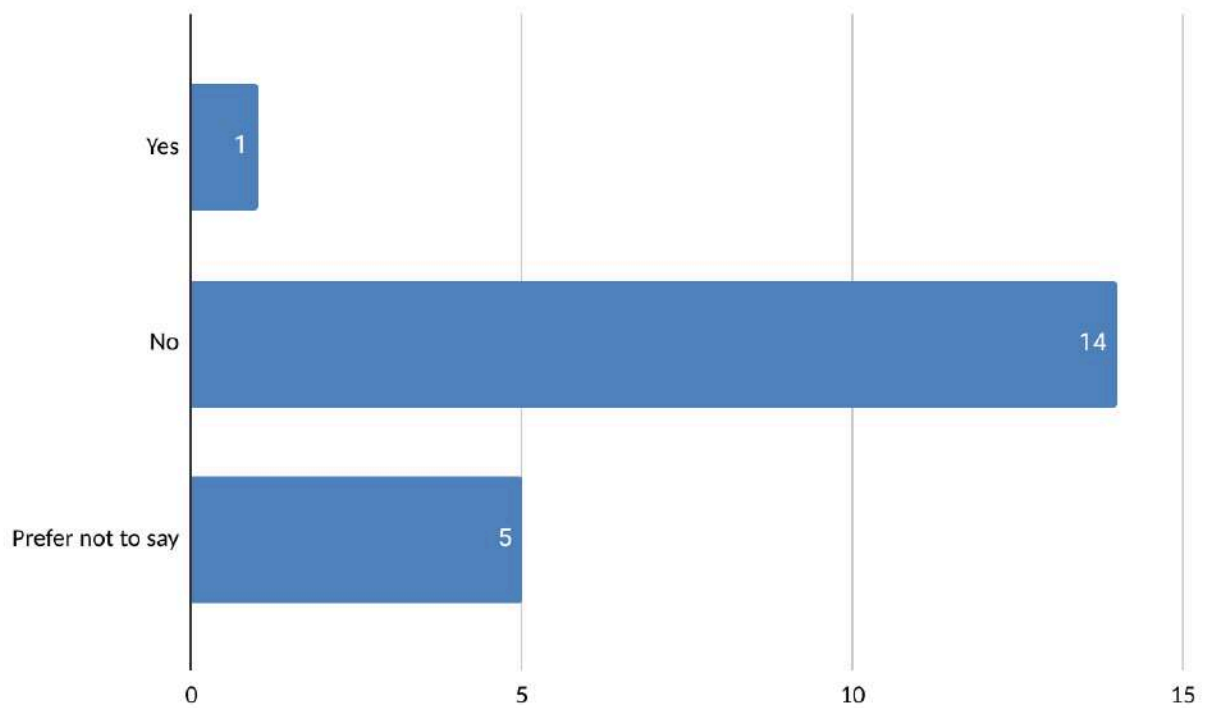
About You

Gender: Are you...



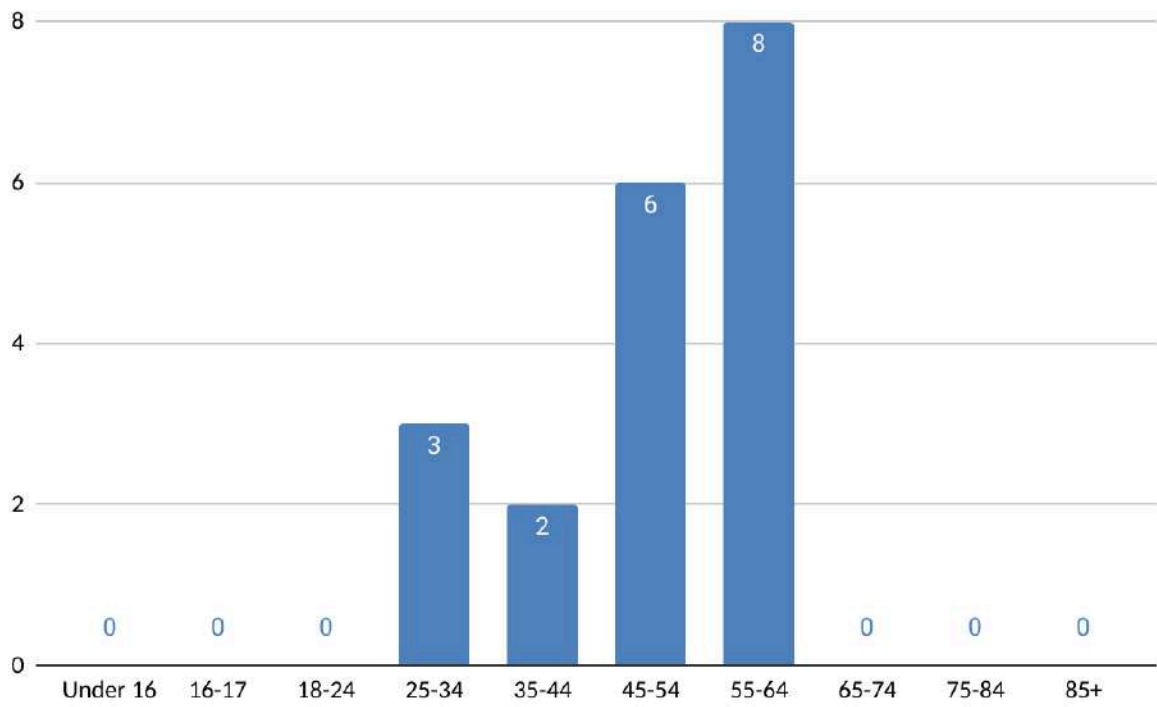
Female	7
Male	9
Non Binary	0
Another term	0
Prefer not to say	4

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



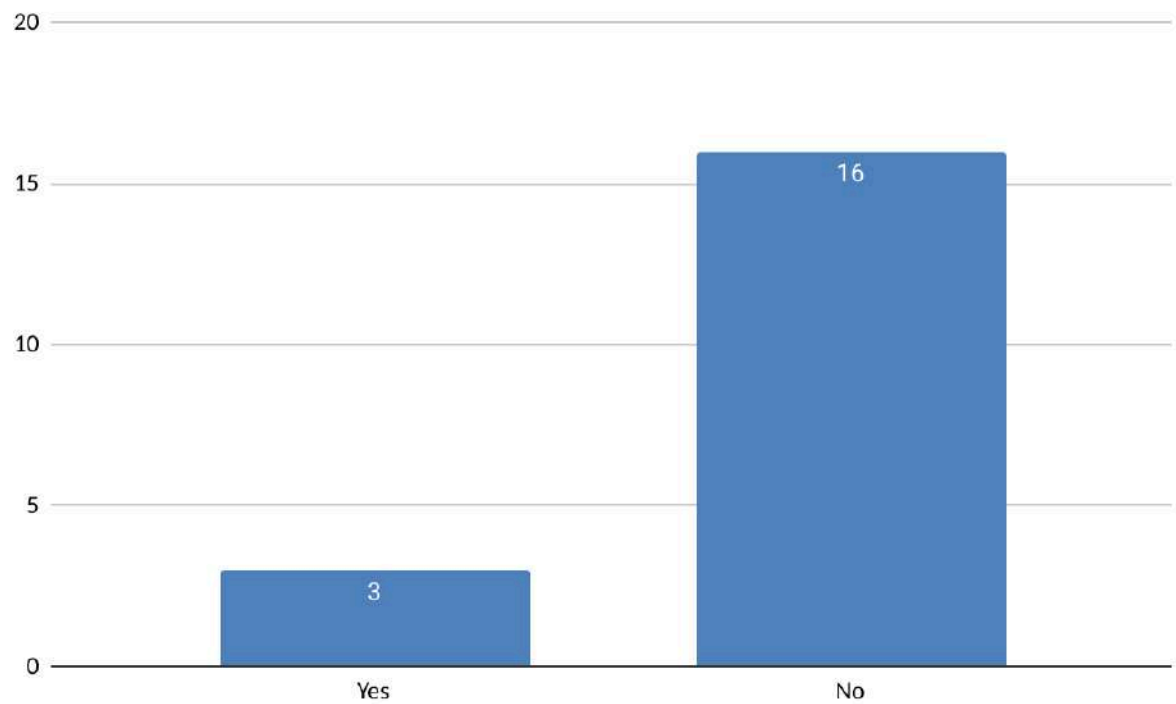
Yes	1
No	14
Prefer not to say	5

Age: what is your age group?



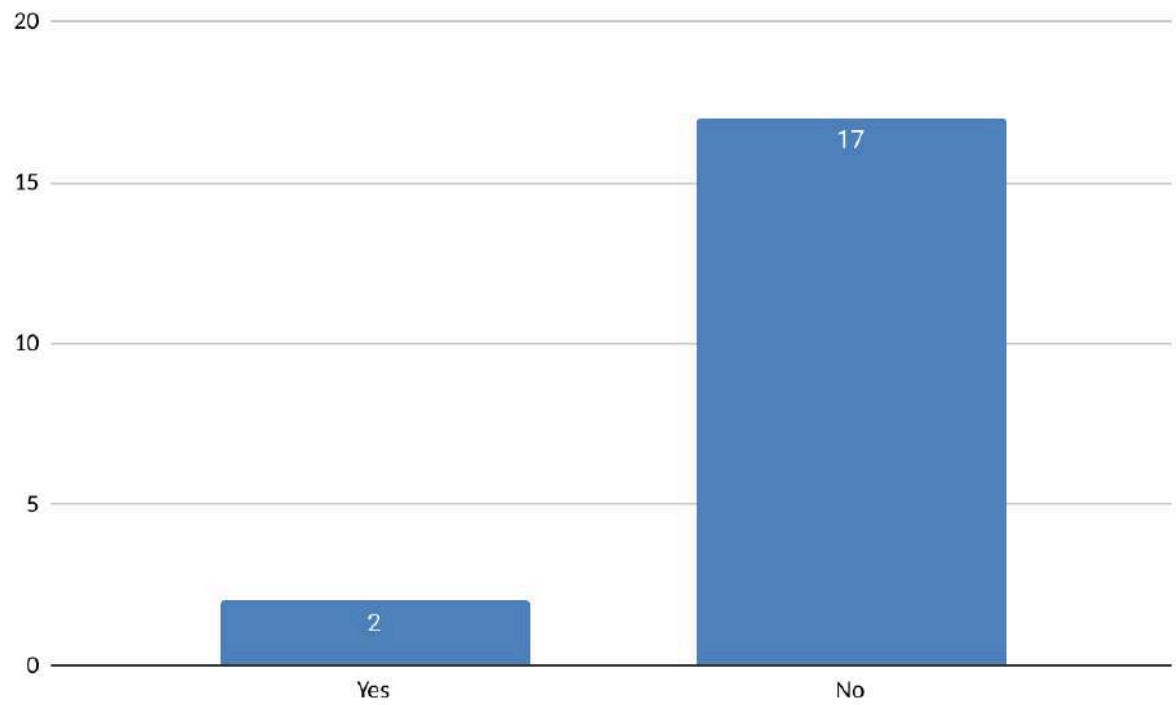
Under 16	0
16-17	0
18-24	0
25-34	3
35-44	2
45-54	6
55-64	8
65-74	0
75-84	0
85+	0

Disability



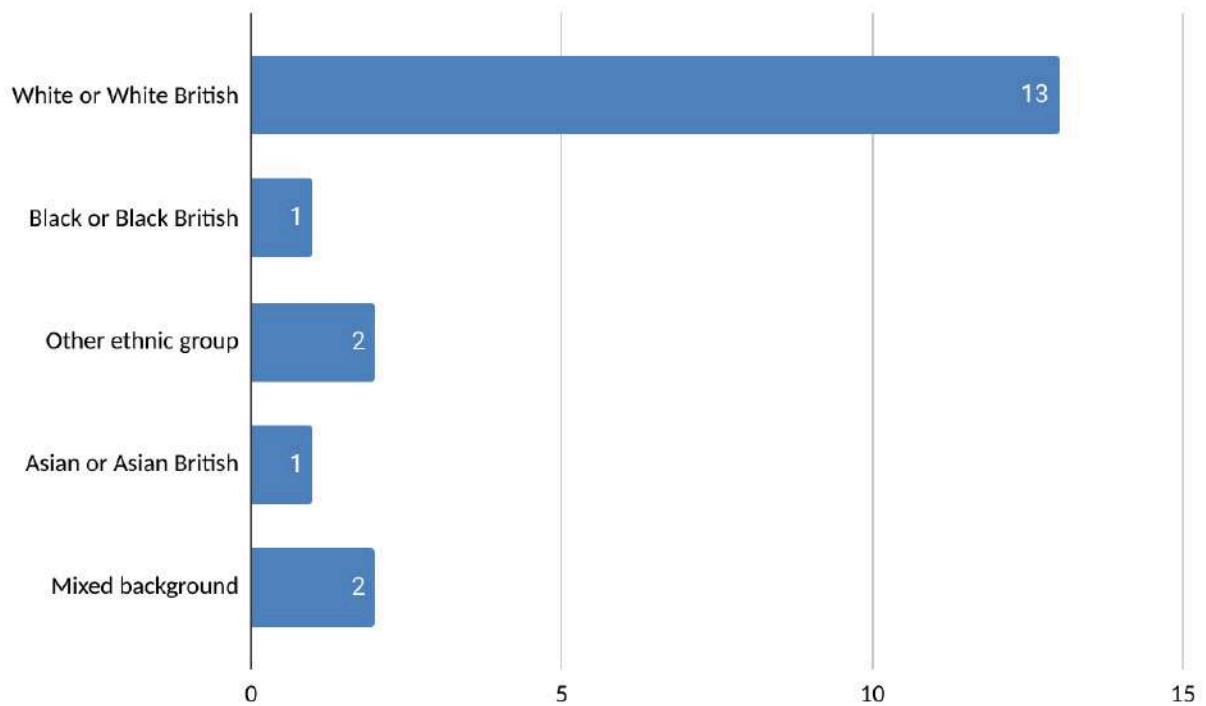
Yes	3
No	16

Caring responsibilities



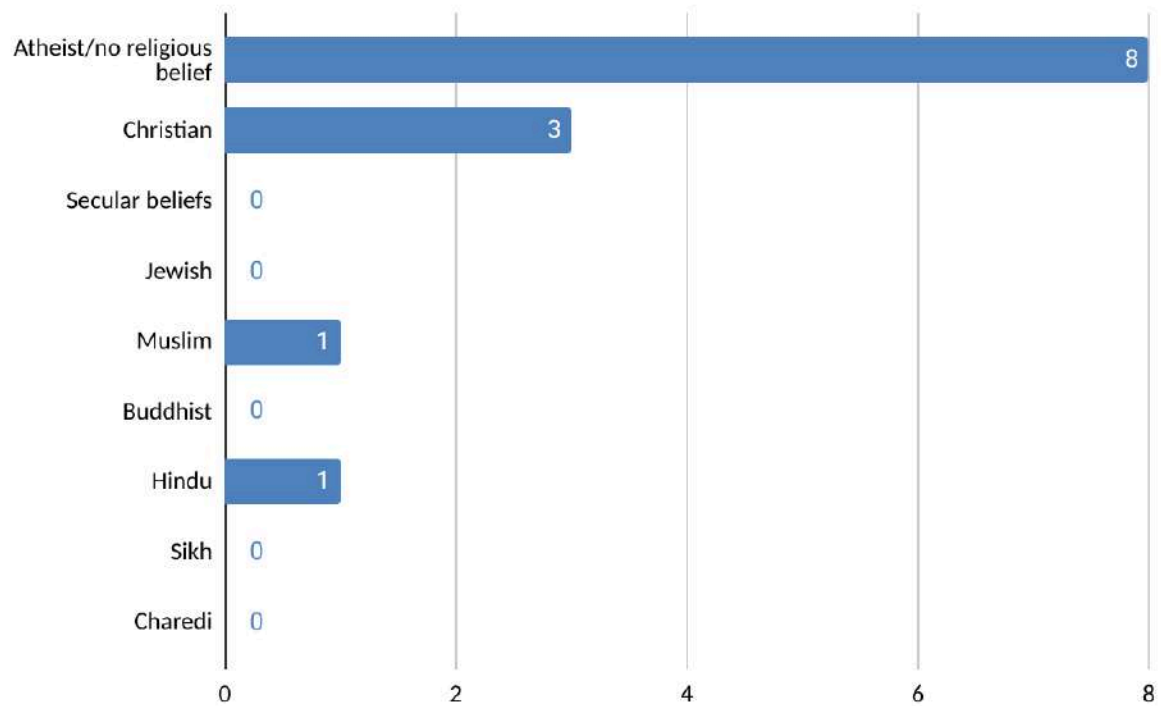
Yes	2
No	17

Ethnicity: Are you...



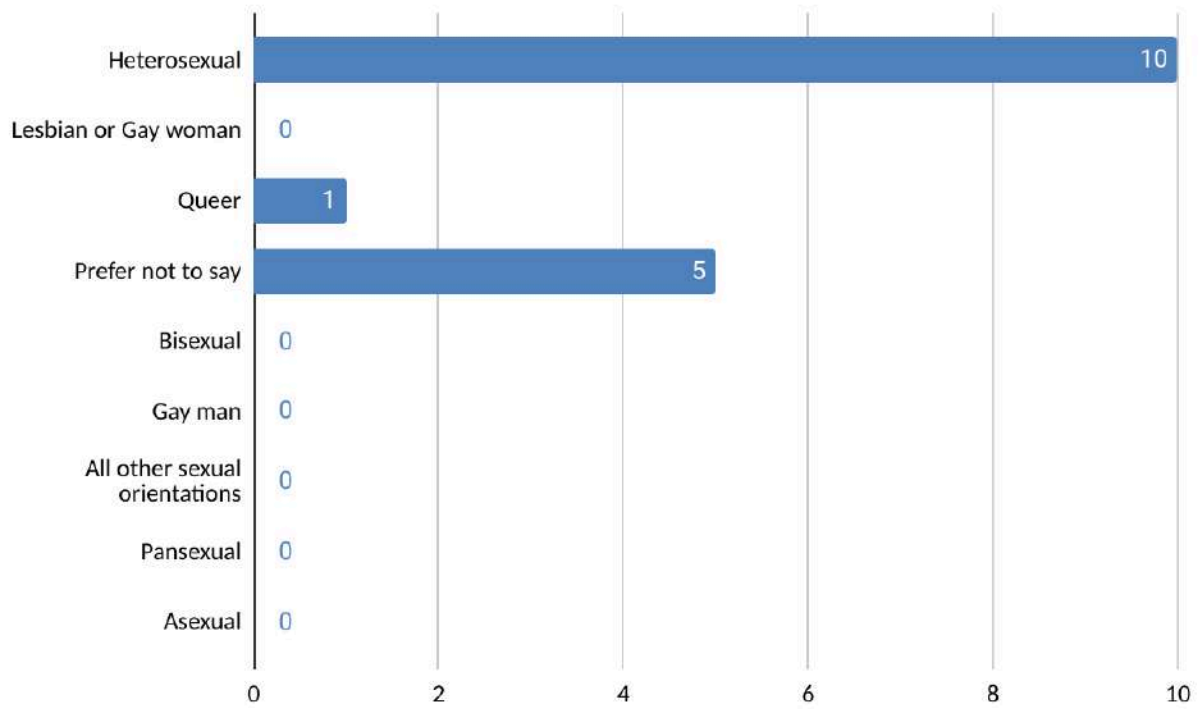
White or White British	13
Black or Black British	1
Other ethnic group	2
Asian or Asian British	1
Mixed background	2

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



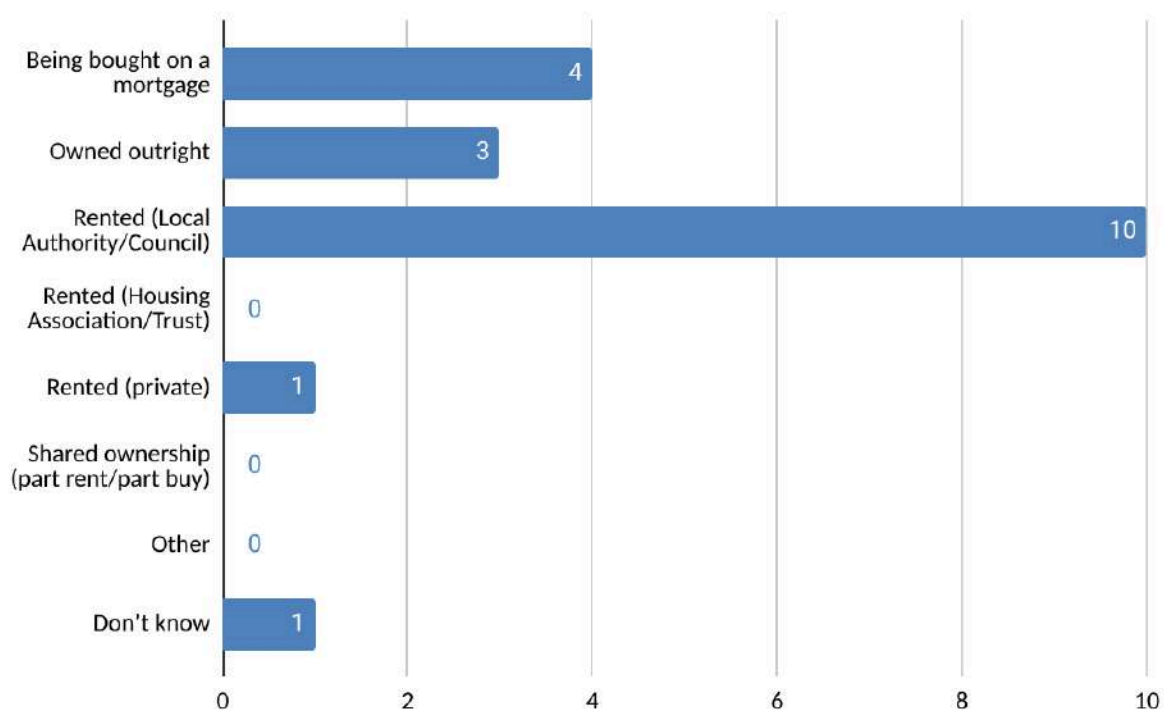
Atheist/no religious belief	8
Christian	3
Secular beliefs	0
Jewish	0
Muslim	1
Buddhist	0
Hindu	1
Sikh	0
Charedi	0

Sexual orientation: Are you...



Heterosexual	10
Lesbian or Gay woman	0
Queer	1
Prefer not to say	5
Bisexual	0
Gay man	0
All other sexual orientations	0
Pansexual	0
Asexual	0

Housing Tenure:



Being bought on a mortgage	4
Owned outright	3
Rented (Local Authority/Council)	10
Rented (Housing Association/Trust)	0
Rented (private)	1
Shared ownership (part rent/part buy)	0
Other	0
Don't know	1