



London Borough of Hackney
Council Meeting
Municipal Year 2025/26
Date of Meeting: Wednesday, 26 November 2025

Minutes of the proceedings of
the Meeting of Council held at
Hackney Town Hall,
Mare Street, London E8 1EA

Councillors in Attendance:	Cllr Sharon Patrick - Speaker of Hackney Elected Mayor, Caroline Woodley Cllr Kam Adams, Cllr Grace Adebayo, Cllr Frank Baffour, Cllr Robert Chapman, Cllr Liam Davis, Cllr Michael Desmond, Cllr Sade Etti, Cllr Zoë Garbett, Cllr Margaret Gordon, Cllr Christopher Kennedy, Cllr Hershy Lissner, Cllr Ben Lucas, Cllr Jasmine Martins, Cllr Clayeon McKenzie, Cllr Sem Moema, Cllr Jon Narcross, Deputy Mayor Guy Nicholson, Cllr Joseph Ogundemuren, Cllr Deniz Oguzkanli, Cllr Samuel Pallis, Cllr Benzion Papier, Cllr Patrick Pinkerton, Cllr Clare Potter, Cllr Fliss Premru, Cllr Ian Rathbone, Cllr Midnight Ross, Cllr Ali Sadek, Cllr Ian Sharer, Cllr Anya Sizer, Cllr Gilbert Smyth, Cllr Simche Steinberger, Cllr Sheila Suso-Runge, Cllr Faruk Tinaz, Cllr Lynne Troughton, Cllr Claudia Turbet-Delof, Cllr Jessica Webb, Cllr Penny Wrouth and Cllr Sarah Young
Apologies for Absence:	Cllr Soraya Adejare, Cllr Alastair Binnie-Lubbock, Deputy Mayor Anntoinette Bramble, Cllr Sophie Conway, Cllr Susan Fajana-Thomas, Cllr George Gooch, Cllr Ben Hayhurst, Cllr Clare Joseph, Cllr Anna Lynch, Cllr M Can Ozsen, Cllr Ifraax Samatar, Cllr Caroline Selman, Cllr Joe Walker and Cllr Carole Williams Cllr Michael Levy (dispensation)
Absent:	Cllr Humaira Garasia, Cllr Shaul Krautwirt and Cllr Richard Lufkin,
Officer Contact for information:	Natalie Williams, Senior Governance Officer governance@hackney.gov.uk

Councillor Sharon Patrick [Speaker] in the Chair

1. **The Speaker's Welcome**
 - 1.1 The Speaker welcomed all attendees, both in person and online.
 - 1.2 A special welcome was extended to the family of the late Keith Drummond, member of the reggae music band Black Slate, who were present in the Chamber.

2. Apologies for Absence

- 2.1 Apologies for absence were received from Deputy Mayor Anntoinette Bramble, and Councillors Adejare, Binnie-Lubbock, Conway, Fajana-Thomas, Gooch, Hayhurst, Joseph, Lynch, Ozsen, Samatar, Selman, Walker and Williams.
- 2.2 Apologies for lateness were received from Councillors Selman and Young.

3. Speaker's Announcements

- 3.1 The Speaker informed the Council of the civic and community events she had hosted and attended since the last meeting. These included:
- Citizenship ceremonies,
 - Tours of the town hall,
 - Silver Sunday intergenerational event at St Mary's Secret Garden,
 - The annual Local Democracy Week event in the Council Chamber,
 - Hackney Central's Remembrance Sunday parade and wreath laying, and
 - the AJEX memorial parade at the Cenotaph
 - The 25th anniversary of the Greater London Assembly,
 - The High Sheriff of Greater London Justice Service, and
 - The launch of the Hillier Nursery and Tree Musketeers partnership.
- 3.2 The Speaker thanked those who had participated in the Shoreditch 10k run and the borough-wide fundraising Activities Day for which Better Hackney kindly provided free swimming places.
- 3.3 The Speaker advised of upcoming charity events she would be hosting which included:
- A VIP reception and panto at Hackney Empire on Friday 12th December, and;
 - A quiz at Concorde Youth Hub in Kingsmead Way on Saturday 13th December so watch this space for further details.
- 3.4 Hackney would be joining the London Parade on New Year's Day 2026 with a float celebrating unity and inclusivity, in collaboration with local businesses. An art competition for young people to design a themed T-shirt was being held. The winner's design would be worn by all Hackney participants, and the winner would have the opportunity to join the float in the live, worldwide broadcast event. Additionally, the Speaker would be collaborating with the Mayor on another art competition for Hackney's corporate festive card. There would be prizes for the winner and five runners up. Entries from children with special educational needs and disabilities were particularly welcomed.
- 3.3 The Speaker noted the recent death of Keith Drummond, a founder of Black Slate and a pioneering voice in British reggae. His music defined a generation of British reggae and carried Hackney's spirit. Drummond and Black Slate were part of the 1985 British Reggae Artists Famine Appeal Team (BRAFA), which raised money for Ethiopian famine relief and is recognised by BRAFA Square in Shoreditch. In later years, Mr Drummond was an active Hackney community advocate, and the group played at the Dalston Square opening in September. It was hoped his music would continue to inspire. The Speaker also reported that

the life of musician Ray Carless was recently celebrated at an event in Gillette Square. Mr Carless had contributed to the cultural life of Hackney as well as the Vortex Jazz club.

- 3.4 The Speaker acknowledged the profound loss of life and devastation in Jamaica and the Philippines following recent hurricanes and typhoons. Thoughts remained with the grieving families, communities rebuilding, and all facing hardship. The Speaker invited all present to join her in a minute of silence to remember those who lost their lives and honour the resilience of the affected communities.

4. Declarations of Interest

- 4.1 The Speaker acknowledged the cross party request for a dispensation under Section 33 of the Localism Act 2011, made to the Monitoring Officer in writing which was granted under Section 33(2)(a) and (b). This dispensation would last until the elections in May 2026.
- 4.2 In respect of agenda item 15 Labour Motion: Hackney Needs Rent Controls, the following declarations were made:
- Councillors Garbett, Davis, Lucas and Ross declared they were private renters in the borough
 - Cllr Troughton declared that she was related to a private landlord in the borough
 - Cllr Desmond declared he was a sponsor in the Homes for Ukraine Sponsorship Scheme

5. Minutes of the Previous Meeting

- 5.1 The Speaker advised that she had suggested additional comment at paragraph 4.29 of the minutes of the Extraordinary Council meeting, since their publication.

RESOLVED:

That the minutes of the meeting held on 17 September 2025 be agreed as a true and accurate record of proceedings.

That subject to the amendment requested by the Speaker that the minutes of the extraordinary meeting held on 23 October 2025 be agreed as a true and accurate record of proceedings.

6. The Elected Mayor's Statement

- 6.1 Mayor Woodley echoed the Speaker's sentiments on remembrance, reporting that communities gathered on Remembrance Sunday to reflect on the immense sacrifices made in past and present conflicts. Attendees stood united in remembrance and seeking a just and peaceful end to all conflict. Hackney was also united in supporting all those impacted by the recent devastation of Hurricane Melissa. Hackney Council led an appeal for donations and supplies were in transit to Jamaica. The Mayor thanked all who had donated and who continued to help coordinate appeals.

- 6.2 The Mayor extended condolences to Keith Drummond's loved ones and to the Black Slate family who say *his presence strengthened their message of truth, love, and unity*.
- 6.3 The Mayor commented on the autumn budget, announced earlier that day, which she believed to be a cost-of-living budget in action. Mayor Woodley welcomed the removal of levies on energy bills, commitment to the pensions triple lock, freezing of rail fares and the increase in the Universal Credit Standard Allowance. Specific areas highlighted by the Mayor included: Minimum wage, which would raise pay for 240,000 Londoners, with full-time workers gaining up to £900 annually; commitment to lift the two child benefit cap. The Mayor believed both policies reflected Labour's principles of lifting children and families out of poverty. She further advised that as Mayor and, in her London Councils role for Children and Young People, she had long lobbied the Government to lift the cap. The Mayor reported that Hackney's leadership in poverty reduction had been commended; notably the Poverty Reduction Framework, Here to Help Service and use of the Household Support Fund to help families in need.
- 6.4 The Mayor advised that the Government had set out its response to the consultation on the Fair Funding Review, following months of lobbying. This long anticipated overhaul of local government funding aimed to create a system that better matched resources to need, after 14 years of Conservative austerity. Full details of the provisional funding allocations would not be available until later in the year. The Mayor expressed confidence that the amendments would benefit Hackney, welcoming in particular the extension of the recovery grant.
- 6.5 The Mayor addressed national and local delivery, focusing on the anticipated positive impact in Hackney of the Renters' Rights Act. The Council was dedicated to protecting tenants and enforcing this legislation. Cabinet recently approved Hackney's new Landlord Licensing scheme to raise standards in the private rented sector. The Labour group proposed a rent control motion for debate, which would be considered later in the meeting. Planning permission had been granted for 9 new council homes along Millfields Road in Clapton on the Nye Bevan Estate. This was the first in a wave of 300 new council homes to be built in the area, edging closer to the 1000 homes at social rent target. The Mayor believed these initiatives demonstrated the administration's ambition to support renters in accessing affordable, quality housing.
- 6.6 The Mayor reported that the administration was delivering on its promises to create liveable neighbourhoods. The residential solar power project was advancing, with estate residents signing up for cheaper, renewable energy through Hackney Light and Power. The aim was to scale up community energy for the benefit of both the planet and people's finances.
- 6.7 In reference to the proposed reforms to the asylum system recently announced last week, the hope was to see proposals that reflect the values of inclusivity upheld in Hackney. The Mayor advised that Hackney Labour was proceeding with work to make Hackney a real Borough of Sanctuary - with a funded action plan, delivered in partnership with Sanctuary Ambassadors, and services shaped by people's lived experience. The Council would continue to honour the motion unanimously passed and ensure migrants, refugees, and asylum

seekers were welcomed, supported, and able to thrive in the borough. It was noted that since the last Full Council meeting, many had attended the Council's Black History Season events. The Mayor highlighted that Hackney celebrated Black History all year, being the first UK Council to pass a motion supporting the Windrush Generation. The Labour administration remained proud of the borough's diverse history and culture.

- 6.8 Concluding, the Mayor informed the chamber that she had joined the Mayor of London at Shoreditch Park Primary School to mark the delivery of 100 million Free School Meals, served in London since the policy was introduced in 2023. She believed that this significant achievement proved that Labour initiatives to lift children out of poverty had delivered real, tangible change in the borough. The Mayor was pleased to see local Labour values reflected on the national stage, in City Hall and in Hackney.

Conservative group response

- 6.9 Cllr Sharer responded to the Mayor's Statement on behalf of the Conservative group. He welcomed the announcement in the autumn budget, earlier that day that the two child benefit cap had been scrapped. He reminded Members that the Conservative group had brought a motion to Council which was passed unanimously concerning this.
- 6.10 Cllr Sharer welcomed the granting of planning permission for 9 new Council homes but asked for an estimated occupation date. He voiced concern over the length of time taken to consider planning applications and perceived unresponsiveness from the Planning Department. He cited a report indicating that no social housing units had been built in Hackney in the previous six months, attributing this lack of progress in part to the Planning Department.

Green group response

- 6.11 Cllr Garbett responded to the Mayor's Statement on behalf of the Green group. She expressed gratitude to all who had campaigned and petitioned against the two-child benefit cap, noting that ending it would alleviate poverty for thousands of children. However, Cllr Garbett contended that the government had only agreed to lift the cap under pressure and following significant public backlash. Furthermore, she criticised the Hackney Labour group's actions in seeking to amend the Conservative group's motion. Specifically, she condemned their attempt to remove the word "immediately" from the motion's title, which called for an end to the two-child benefit cap, suggesting that Labour preferred to wait for a task force's conclusion.
- 6.12 Commenting further on the Labour Government's budget announced that day, Cllr Garbett voiced concerns over its implications for Hackney residents. It was noted the budget failed to address several critical issues: the housing repair crisis, SEND funding, cuts to youth services, library funding, raising the local housing allowance, or introducing rent controls. Cllr Garbett argued that if the government was genuinely committed to tackling poverty, keeping families in Hackney, and ensuring residents could live stable and secure lives, then the implementation of rent controls would have achieved these goals.

- 6.13 Cllr Garbett welcomed the mansion tax but criticised the regressive council tax, the absence of a much-needed wealth tax (supported by 70% of the population, Green MPs, the Green Party, and patriotic millionaires). She felt the budget was disappointing, doing the bare minimum and lacking the ambition needed during this moment of multiple crises.
- 6.14 Cllr Garbett shared the Mayor's concern regarding the changes to immigration and asylum policies. She noted she was already receiving desperate emails from those impacted by changes to indefinite leave to remain, who fear the destruction of family, community connections, and hopes they built in this country. Many residents faced deportation due to changes in skilled working visas. As a borough sanctuary, Cllr Garbett urged a cross-party statement calling on the government regarding the impact on Hackney residents and to stand up for them.
- 6.15 Concluding, Cllr Garbett, expressed solidarity with all the people impacted by Hurricane Melissa noting that the Hackney community had deep connections with the region. Recognising the extent of the suffering, she reported that she had been praying for the families affected at a church the weekend after the disaster.

Hackney Independent Socialist group response

- 6.16 Cllr Wrout responded to the Mayor's Statement on behalf of the Hackney Independent Socialist Group. She welcomed the end of the two-child benefit cap, stating it was long overdue given Hackney's high deprivation rates. She quoted the English indices of deprivation report, noting that a staggering 64% of Hackney's children lived in income-deprived households. Hackney was now the second worst area in England for child deprivation (up from 22nd in 2019) and income deprivation among older people (55% of over 60s are below the bread line). Overall, 40% of residents were income deprived, the third highest rate in England. She criticised Rachel Reeves' tax threshold freezes and changes to pensions and savings, arguing these amount to unwelcome tax rises for ordinary residents.
- 6.17 Commenting further on the Labour Government's budget, Cllr Wrout believed that the government was misleading councils with its £2 million "mansion tax" high council tax surcharge. Despite the name and the requirement for it to be collected by the Council, the funds would go straight to the Treasury, not local authorities. This confusing "stealth tax" reflected poorly on councils and showed a profound disconnect between the government and the realities on the ground in Hackney. The question was raised whether the Chancellor was aware of Hackney's deficit, which stood at £51 million and rising, potentially leading to bankruptcy within two years. Cllr Wrout opposed the lack of a wealth tax, arguing the budget needed to promote good growth that reduced poverty, addressed affordability and the climate emergency, and rebuilt local public services.
- 6.18 Concluding, Cllr Wrout spoke out against the government's recent attack on migrants, expressing shock and anger at proposed reforms to legal migration and the asylum system. She highlighted the inhumane nature of doubling the time to achieve settled status from 5 to 10 years, and extending it to 20 years for refugees, believing this created ongoing insecurity. She also criticised the

required A-level English standard and the frightening increase in deportations, noting Labour's boast of already forcing 50,000 people out. It was believed that the government was pandering to the far right which was the antithesis of the borough's traditions and values.

The Mayor's reply

- 6.19 Mayor Woodley highlighted the cross-party consensus among all four political groups on the need to end the two-child benefit cap. She expressed anticipation for the upcoming Housing Bill and her pride in the work accomplished at Tower Court, noting the enthusiasm for replicating such community-collaborative projects. The Mayor reported that the Council had completed 956 of its 1,000-home target, with 90 of these being homes bought back to enable more immediate occupancy. She also mentioned that additional funding from the Greater London Assembly allowed the conversion of some homes originally intended for private rent into social rented accommodation. An invitation was extended to view the recently fitted out homes on Wimbourn and Buckland, which she described as "absolutely beautiful."
- 6.20 The Mayor described the budget as comprehensive and detailed, offering great hope, despite the national vote for change taking time to implement. She reaffirmed the commitment to lifting people out of poverty, a goal shared by all political parties represented in Hackney. The Mayor pledged to continue lobbying vigorously to secure more for Hackney families through housing, benefits, work opportunities (including the youth guarantee and mobility promise), and expressed optimism for the future.
- 6.21 The Mayor concluded by addressing the topic of asylum seekers. She affirmed Hackney's dedication to collaborating with Borough Sanctuary partners and neighbouring boroughs. Furthermore, the Mayor stated the Council would lobby central government to adopt the 'Hackney way' nationally, ensuring that local best practices were recognised and implemented across the country.

7. Questions from Members of the Public

7.1 To the Cabinet Member for Employment, Human Resources and Equalities from Antoinette Fernandez

Will Hackney Council commit to publicly calling on central government to enact reparations for Slavery and Colonialism - a global historical reality that has affected many Hackney families' parents and grandparents?

The questioner was not present and was sent a written response attached at Appendix A

7.2 To the Cabinet Member for Climate Change, Environment and Transport from Heather Mendick

In the summer, Hackney hit the news because of shocking images of a housing-association block infested with rats. In response residents shared similar stories and the issue of street rubbish and rats comes up often when talking to people across the borough. What is Hackney Council doing to address this?

In the absence of the Cabinet Member for Climate Change, Environment and Transport the response was provided by the Cabinet Member for Cabinet Member for Health, Adult Social Care, Voluntary Sector and Culture

Cllr Kennedy advised that the council took a scheduled approach to managing public spaces, including a timetable for street cleansing throughout the borough. He noted that street cleansing teams cleared litter and maintained cleanliness within available funding resources, with each street cleaner assigned a round of streets. He explained that, in autumn, cleansing took longer because of the large amount of leaf fall.

Cllr Kennedy acknowledged that fly tipping was an increasing problem across London and that the borough was experiencing similar challenges, with waste being left on street corners and next to bins rather than being placed in the range of services provided by the council, many of which were free. He identified bins left without lids as a primary factor contributing to rodent activity and stated that preventing the build up of rubbish on streets and estates was the most effective method of reducing rodent issues.

He outlined the council's provision of a comprehensive range of waste and recycling services, including separate food waste bins, dry recycling bins, and residential waste bins, and advised that street bins were also provided. Residents and businesses experiencing pest problems on their property were encouraged to contact the council's pest control service via its website or by telephone. He further noted that the council's education enforcement team supported residents in understanding how to manage their waste and that the council would take enforcement action against continued improper disposal by individuals or businesses.

Cllr Kennedy also highlighted the role of community action, noting that many residents organised litter picking sessions in parks, green spaces, on their streets and estates, and along the canals. He described such activity as fostering community pride and contributing to cleaner public spaces. He concluded by emphasising the shared desire for clean streets, stating that Hackney was a beautiful borough, that considerable work had been undertaken to maintain it, and that residents and the council should work together to care for the area.

Supplementary Question from Heather Mendick

What message should I give to residents who have reported seeing rats?

Response from Cabinet Member for Cabinet Member for Health, Adult Social Care, Voluntary Sector and Culture

Cllr Kennedy expressed confidence in the Environmental Services Team and advised that residents should report any problems as soon as they occurred, providing clear and accurate information. He stated that the team would then do its best to attend to the issue as quickly as possible.

7.3 To the Deputy Cabinet Member for Inclusive Economy from Mayiata Lahai

How is the Council supporting small and medium enterprises in Hackney?

Response from the Deputy Cabinet Member for Inclusive Economy

Cllr Pallis spoke about the council's support for small and medium sized enterprises (SMEs) in Hackney. He stated that these businesses were vital to residents, the local economy, and the borough's unique character, providing essential services, employment and training opportunities.

The council had undertaken significant work to support SMEs, and that on Monday the Cabinet had approved the new Hackney Economic Development Plan, which set out proposals to deliver a more inclusive economy for residents and businesses and to continue supporting local business growth.

Cllr Pallis reported that, between 2023 and 2025, the council had supported over 300 businesses through the business support programme Hackney Impact, and that the current programme, running until March 2026, would support more than 90 businesses. He noted that during the pandemic the council had distributed business support grants to local businesses totalling just over £133 million, including specific programmes to support town centres, high street businesses, and the cultural sector in Hackney.

Hackney Business Network had over 4,500 members, through which the council provided support, advice, regular newsletters, connections via LinkedIn and events, and championed local businesses through the Love Hackney Shop Local campaign.

Cllr Pallis further noted that the Employment Skills and Adult Learning service supported local businesses by providing a free recruitment service and working with employers to design training programmes that met their needs. He reported that the council had invested £1 million in an affordable workspace fund, via grant funding, to improve existing and create new affordable workspace in the borough.

Cllr Pallis concluded by stating that the council's Sustainable Procurement and Insourcing Strategy included commitments to increase procurement and spend with local businesses, ensuring that council operations actively supported a thriving and inclusive economy in Hackney.

Supplementary Question from Mayiata Lahai

Can you tell us more about the new phase of your business support program and how it will support small businesses?

Response from the Deputy Cabinet Member for Inclusive Economy

Cllr Pallis advised that Hackney Impact had been relaunched and encouraged members to share information about the programme with small businesses in their wards. He noted that the programme was funded through UK Government Shared Prosperity Fund allocations and that the council was pleased to receive this funding.

It was explained that the current phase of Hackney Impact focused initially on under represented groups, including businesses from the Bengali, Kurdish, and LGBTQ+ communities. He further advised that the programme aimed to help businesses become contract ready, particularly in relation to procurement, reflecting the council's commitment to increasing the number of local businesses it procured with. He highlighted plans to reconvene the Hackney Business Network and to work with organisations such as East End Trade Guild and Social Founders to host events, including "meet the buyer" sessions where local businesses could meet council officers and other providers.

Cllr Pallis also noted the council's commitment to growing the green and circular economy. He advised that support would be provided to 30 small businesses to improve their energy efficiency and sustainability between that time and March 2026.

He concluded by emphasising that the core aim of the council's business support work was to foster grassroots growth, recognising that 99% of businesses in Hackney were small enterprises, and that the council was committed to doing all it could to help these businesses thrive.

7.4 To the Deputy Mayor and Cabinet Member for Housing Management and Regeneration from Richard Steele

Residents of Colville Estate have been waiting a considerable length of time for the regeneration of the estate to be completed and many remain concerned about the pace of progress. Could the Cabinet Member for Regeneration provide an update on the Colville Estate regeneration scheme?

Response from the Deputy Mayor and Cabinet Member for Housing Management and Regeneration

The Deputy Mayor advised that the Colville Estate was one of Hackney Council's largest new homes regeneration schemes, delivering approximately 1,000 new homes and being rebuilt on a phased basis to enable as many residents as possible to benefit from a single move into their new homes as they were completed.

It was reported that, to date, over 110 families had moved into new homes and a further 50 were awaiting completion of their properties, which were currently under construction. He acknowledged that the combination of the council's approach and the scale of the project meant that it had taken a number of years to reach that stage, which could be frustrating for all involved.

The Deputy Mayor advised that the project was progressing with construction well underway on the current phase, which included 93 new homes, 52 of them for social rent, a new community hub, and a low carbon energy centre for the estate. He advised that the current phase was expected to complete in early 2027.

It was noted that Phase Four of the project was about to be submitted to the planning authority and that plans were underway to procure a delivery partner next year to build all remaining phases, from Phase Four through to Phase Seven. He noted that the Phase Four planning application was due to be

submitted in January of the following year and would deliver 175 new homes, all for social rent. He added that the council's housing regeneration team had been working with residents and the Colville Estate TRA over the previous two years to update the masterplan for Phases Five to Seven, which was planned to deliver around 440 new homes, with designs updated to incorporate the latest building regulations and fire safety standards.

Deputy Mayor Nicholson concluded by giving assurances that the council's housing regeneration team remained committed to the Colville Estate regeneration and was using its experience to maintain the pace of delivery of new homes and to build a high quality council estate for future generations.

7.5 To the Cabinet Member for Finance, Insourcing and Customer Services from Rida Oyeade

Can the Cabinet Member for Finance update us on the recent migration to universal credit, there was a worry that a third of Hackney residents risked losing their benefits.

Response from the Cabinet Member for Finance, Insourcing and Customer Services

Cllr Chapman stated that the overall move to Universal Credit was the responsibility of the Department for Work and Pensions (DWP) and that it mainly impacted the council in that the council would no longer be responsible for administering most housing benefits, which had been incorporated into the new scheme.

Council services and voluntary sector partners had been meeting with the DWP over the previous 18 months to track and monitor the transition to Universal Credit. He noted that the council had also undertaken a wide ranging communications campaign, including presentations to frontline staff and partner organisations, social media, leaflets and posters aimed at residents to ensure that residents and partners understood the changes and could access available support.

Residents previously entitled to housing benefit who were known to the council and who had not migrated into the new system within the specified time had been contacted by the council's customer services team, encouraging them to apply for Universal Credit and signposting them to relevant support. He reported that, of the 7,557 households involved, only 6.5% had not yet transferred to the new scheme, which he described as a successful outcome.

The working group monitoring the transition would continue to operate to track longer term impacts of the move to Universal Credit. He noted that the council would continue work to maximise benefit take up in the borough through its Here to Help scheme and to support voluntary sector organisations undertaking similar work.

Cllr Chapman concluded by stating that the council would continue its lobbying and influencing work to encourage the DWP to share more data with councils generally, in order to improve understanding of who was impacted by welfare benefit changes and enable better targeted support.

Supplementary Question from Rida Oyebade

How many families are affected by the migration to Universal Credit?

Response from the Cabinet Member for Finance, Insourcing and Customer Services

Cllr Chapman confirmed that it was 7,557 in total and most of those have now transferred which is really a fantastic testament to the work carried out.

7.6 To the Cabinet Member for Health, Adult Social Care, Voluntary Sector and Culture from Celya Maxted

Hackney has recently announced that we have achieved the groundbreaking milestone in eliminating Hepatitis C. How can we be sure that this has been done and what exactly does this mean?

In the absence of the questioner, a written response was provided which is attached at Appendix A

7.7 To the Deputy Cabinet Member for Families, Early Years and SEND from Jennifer Parillon

Could the Council be updated on how well pupils with special educational needs and disabilities are being supported to achieve and progress alongside their peers?

Response from the Deputy Cabinet Member for Families, Early Years and SEND

Cllr Sizer stated that pupils with an Education and Health Care Plan and those receiving SEN support in the borough had strong attainment outcomes across both primary and secondary phases, performing above national averages.

Year 1 phonics, 31 % of pupils with an EHCP met the expected benchmark compared with 20 % nationally, and 68 % of pupils receiving SEN support met the standard compared with 52 % nationally. At Key Stage 2, 19 % of pupils with an EHCP achieved the expected standard in reading, writing and maths compared with 9 % nationally, and 46 % of pupils receiving SEN support achieved the expected standard compared with 26 % nationally.

By Key Stage 4, pupils with an EHCP had an Attainment 8 score of 19, more than double the national figure, and those on SEN support scored 46 compared with 26 nationally.

Cllr Sizer concluded by noting that the council's new SEND and Inclusion Strategy was scheduled to be considered by Cabinet in December and would continue the work to ensure that every child in Hackney with SEND received the support and opportunities they deserved.

7.8 To the Cabinet Member for Climate Change, Environment and Transport from Ken Gabbott-Rolph

Hackney residents are plagued by underinsured Lime riders speeding and ignoring the highway code on our public parks, pavements, highways. Without docking stations there is noisy chaos at the designated parking spaces, the agreement with Lime and Voi has not alleviated these issues, what further steps will Hackney Council take?

In the absence of the Cabinet Member for Climate Change, Environment and Transport the response was provided by the Deputy Mayor and Cabinet Member for Housing Management and Regeneration

Deputy Mayor Nacholson advised that, with over 700,000 trips each month, cycle hire had become an integral part of many residents' daily lives and transport choices in Hackney, and that the majority of these trips were conducted considerately.

It was acknowledged that a small but significant percentage of cycle hire use did not meet acceptable standards, stating that it was completely unacceptable for cycle hire bikes to be ridden or parked in an obstructive manner that caused inconvenience or potential health and safety issues for other road users.

The Deputy Mayor reported that Hackney had 230 dedicated cycle hire bays and was planning to deliver 70 more by March of the following year. He noted that the council's contract required users to park within these designated bays, a requirement supported by users taking an end of trip photo. He emphasised the council's commitment to expanding the borough's network of dedicated cycle hire bays to help keep footways and other shared public spaces clear and accessible.

Hackney had been a leading local authority in enforcement against uncontrolled cycle hire parking and had taken a proactive and firm approach, working closely with suppliers to promote compliant parking behaviour.

The Deputy Mayor advised that a new cycle hire contract had commenced on 1 October 2025, with stronger provisions for managing parking compliance, rider behaviour, and secondary impacts of the service. He noted that the council continued to work proactively with operators Lime and VOI to identify and deliver operational solutions using new technology to improve parking accuracy, compliance, and safety, including improved "go slow" and "no parking" zones across the borough. He further advised that Hackney was committing over £100,000 to adult cycle training, in addition to training every child in Hackney how to ride a bike.

Supplementary Question from Ken Gabbott-Rolph

Can you clarify regarding insurance for the bikes which are picked up by people who have had a drink as they would have no third party insurance and no insurance for the riders themselves?

Response from the Deputy Mayor and Cabinet Member for Housing Management and Regeneration

The Deputy Mayor was unable to give a definitive response as the issue fell outside of his portfolio, however a written answer would be forthcoming from the Cabinet Member for Climate Change, Environment and Transport.

Cllr Young arrived at the meeting at 8.03pm.

7.9 To the Cabinet Member for Climate Change, Environment and Transport from Jasmine O'Connor

How is the Council monitoring the effects of recent road system changes on and around Chatsworth Road, particularly regarding local residents, businesses, and air quality? Will the Council release the original traffic modelling, projected outcomes, and a comprehensive report detailing the actual impacts of these changes as soon as possible?

Response from the Cabinet Member for Climate Change, Environment and Transport.

Cllr Young confirmed that the council was happy to share the data it had gathered, including ongoing monitoring and specific monitoring carried out over periods of one week to ten days, and that this data was not confidential.

It was explained that the monitoring process involved gathering baseline data before a scheme was introduced, modelling based on that data, ongoing monitoring during implementation, and subsequent follow up monitoring. When assessing the operation and impacts of a low traffic or livable neighbourhood, the evidence considered was wide ranging and not limited to vehicle numbers or speeds on a particular street, but also included data about surrounding and wider streets.

Cllr Young noted that, at that time, it was difficult to measure the exact impact of the Chatsworth Road Livable Neighbourhood scheme in isolation because of concurrent major works in the borough, including significant roadworks and transformation projects at Hackney Central and Pemery Circus, greening works on Amhurst Road, and improvements to accessibility and public realm at Hackney Town Centre. She advised that these works also affected other streets in the area, such as Hamilton High Street, which connected with Chatsworth Road.

The monitoring would therefore provide correlations but not always clear causation, and formed part of a broader assessment of transport outcomes. Councillor Young reiterated that the borough's aim was to improve transport for everyone in Hackney, recognising that the vast majority of journeys were made on foot, by public transport, cycling or wheeling, while also acknowledging the needs of those who required use of a vehicle for family or work reasons.

Cllr Young concluded by noting that the monitoring data would be used to evaluate whether the scheme was working, to what extent it was effective, and whether any changes needed to be made.

Supplementary Question from Jasmine O'Connor

Can you give me a timeline on when you'll have some kind of report and data? And can you also let me know how you'll be engaging with residents and responding to any of the issues identified?

Response from the Cabinet Member for Climate Change, Environment and Transport.

Cllr Young advised that she, the Speaker and local ward councillors were engaging with residents on a daily basis, and that residents were regularly providing views, both positive and negative. She stated that these detailed resident experiences were useful in helping the council understand impacts that modelling alone might not capture. It was noted that residents who submitted feedback were receiving responses as promptly as possible.

Cllr Young also acknowledged that she was unable to provide an exact date for when the monitoring report would be ready, but confirmed her willingness to have an open and honest conversation about the timeline for its completion.

7.10 To the Deputy Mayor and Cabinet Member for Children Services and Young People from Feyzi Ismail

Council-run nurseries had significant fee increases in September 2025. The Council promised to review this decision. Parents are submitting evidence of severe impact. We have a petition with hundreds of signatures to stop cuts and fee increases. What review has the Council done and when will families be updated?

In the absence of the Deputy Mayor and Cabinet Member for Children's Services and Young People the response was provided by the Deputy Cabinet Member for Families, Early Years and SEND

Cllr Sizer acknowledged the strength of feeling expressed by parents and carers and recognised concerns raised through both a petition and evidence submitted by families about the impact of the changes. Under the new arrangements, she explained that families with a household income above £55,000 were no longer eligible for a council subsidy and now paid the full cost of provision in line with the private sector, although these families could still access the national early years entitlement available to parents earning up to £100,000. Families with incomes below £55,000 continued to receive a council subsidy of around 50%. She further noted that the council was supporting families with additional needs, including those eligible under the national No Recourse to Public Funds childcare criteria.

Cllr Sizer advised that, when the decision was taken, the council had committed to reviewing the impact of the changes, and that this review was now underway. She explained that, because children entered nursery, reception or school at different points during the autumn term, it took time to properly understand the consequences of the new fee structure. The council was monitoring attendance, demand, affordability for families, and the impact of withdrawing the subsidy for higher income households across the academic year, and that a dedicated steering group had been established to oversee this work.

Hackney was one of only three London councils, alongside Islington, to continue offering a significant means tested childcare subsidy in addition to the national early years entitlement, and expressed pride in the financial support provided to families.

Cllr Sizer advised that the council expected to have a clearer picture in early 2026, once autumn term movements had settled, and that the review was expected to conclude by summer 2026. She confirmed that families would be updated on the findings and any proposed changes at that point, and that the council remained committed to listening to parents and taking full account of the evidence shared.

Supplementary Question from Feyzi Ismail

Will you commit to publishing that? Including the withdrawals, the arrears, the reduced hours and the testimonies from affected families and commit to bringing real options to cabinet to pause, review and ultimately reverse the fee increases for the worst hit families?

Response from the Deputy Cabinet Member for Families, Early Years and SEND

Cllr Sizer stated that she had met several times with parents affected by the childcare subsidy changes and reiterated that the council had not taken the decision lightly. She emphasised that, aside from only one other council, Hackney had maintained lower income childcare subsidies, and expressed pride in the council's commitment to supporting lower income families.

The council was using the current period to gather data and information to understand the impacts of the subsidy removal. She noted that at that stage it was too early to determine whether falling school rolls were primarily driven by the subsidy changes or by people leaving London. She stated that it was necessary to take stock and compile all the data. Councillor Sizer confirmed that the findings would be presented to Members and committed to staying in dialogue regarding the matter going forward.

Questions from the public that were not taken at the meeting due to absences of time constraints are attached at **Appendix A**

8. Future Shoreditch Area Action Plan Proposed Submission Version

- 8.1 The Deputy Mayor and Cabinet Member for Housing Management and Regeneration introduced the report highlighting that Shoreditch was one of the most economically vibrant and active parts of the London Borough of Hackney. Sitting within London's central activity zone, with over 12,000 businesses at the last count, ranging in size from very small micro businesses through to global corporations and businesses of all sizes in between and hosts about 150,000 jobs. The evening and nighttime economy, based in and around Shoreditch, was seen as second only to London's West End. There were 6,200 residents based within the plan area

Deputy Mayor Nicholson explained that the Council's approval was sought for the plan to become the published version. This would be used for the final consultation, and all responses, along with the published plan, would be forwarded to the Planning Inspectorate and the Secretary of State for public examination.

Cllr Steinberger advised that the Conservative group did not support the recommendations and would not be voting in favour.

RESOLVED:

- 1. To approve the proposed submission Future Shoreditch Area Action Plan at Appendix 1 for publication and subsequent submission to Government for an independent examination in public.**
 - 2. To delegate authority to the Group Director, Housing, Climate and Economy to approve amendments to the AAP and supporting documentation which are considered necessary ahead of consultation or ahead of submission to Government for examination in public.**
- 9. Section 85 Local Government Act 1972 – Resolution To Extend Six Month Rule**
- 9.1 The Speaker on behalf of the Chamber, wished Cllr Levy all the best and a full recovery.
 - 9.2 On behalf of the Conservative group, Cllr Steinberger thanked Councillors for their well wishes and concern shown from across the Chamber.

RESOLVED: To approve a dispensation for Councillor Levy from the statutory requirement to attend meetings of the Council until 10 May 2026 due to ill health.

10. Appointments to Committees

RESOLVED: That Cllr Sharer replaces Cllr Levy on the Planning Sub Committee

11. Appointments to Outside Bodies

RESOLVED: That Cllr Faruk Tinaz be appointed to the West Hackney Parochial Charity

12. Questions from Members of the Council

Cllr Papier left the meeting at 8.23pm and did not return.

12.1 From Councillor Troughton to the Deputy Cabinet Member for Private Rented Sector and Housing Affordability

There are over 34,000 private renters in Hackney, constituting almost one in three households. What does the Renters Rights Act, which has just been

passed by the Labour government, mean for these residents across our borough?

Response from the Deputy Cabinet Member for Private Rented Sector and Housing Affordability

Cllr Moema spoke on the recently enacted Renters (Home Protection) Act, which had become law in October. She described the Act as a transformational piece of legislation, noting that it abolished Section 21 no-fault evictions and would introduce a decent homes standard for the private rented sector for the first time. She observed that the changes delivered by the Act had finally addressed years of delays and broken promises by the previous government.

Cllr Moema advised that the reforms followed years of campaigning by Hackney Council and the Labour administration, including efforts to end Section 21 evictions, ban bidding wars, and prohibit excessive letting agent fees, and that Hackney had been at the forefront of this national campaign. She noted that many of the issues addressed by the Act were already incorporated in the council's existing housing strategy.

The phased implementation of the Act, stating that phase one would come into force in May 2026 and would include the abolition of Section 21 and limits on rent increases, along with a ban on bidding wars. Phase two would introduce a national landlord ombudsman for the private rented sector and a national database of landlords, subject to further legislation. Phase three would cover long term measures, including the decent homes standard and the extension of Awaab's Law to the private rented sector.

Hackney supported all of these measures and welcomed their introduction, noting that they would benefit the approximately 34,000 households renting privately in the borough. Cllr Moema stated that the council would advocate for shorter timescales for certain measures, such as the decent homes standard, which was currently estimated for introduction in the 2030s.

It was noted that the council would need to be prepared and adequately resourced to oversee the introduction and enforcement of the new duties. She advised that the government had indicated that local authorities would have stronger enforcement powers and that the council would engage with the Department for Levelling Up, Housing and Communities to secure support and new burdens funding for council teams responsible for implementation.

12.2 From Cllr Turbet-Delof to the Cabinet Member for Health, Adult Social Care, Voluntary Sector and Culture

At the October Health in Hackney scrutiny meeting, significant concern was raised about the non-mandatory Palantir Federated Data Platform being introduced in Hackney health services given its use in surveillance and mass migrant deportations. What assurances can be offered to ensure full alignment with Hackney's Borough of Sanctuary commitments?

Response from the Cabinet Member for Health, Adult Social Care, Voluntary Sector and Culture

Cllr Kennedy advised that he had attended the October Health and Hackney Scrutiny Commission, where he had indicated that he shared concerns that awarding a contract to that particular company may have run a risk of some members of these communities from accessing necessary healthcare.

Cllr Kennedy confirmed that he had passed those concerns to Cllr Williams, who was leading on the borough's sanctuary work, as he had promised at that meeting. He also noted that earlier in the proceedings the Mayor had renewed his commitment to the principles of a Borough of Sanctuary. In addition, he advised that he had raised the matter at his monthly meeting with the Chief Executive of Homerton, who had confirmed that protecting data and ensuring access to healthcare for migrant and refugee communities was a priority.

Members were reminded that decisions relating to the commissioning and use of the federated data platform were matters for NHS England, NHS North East London, and Homerton Healthcare, who were the data controllers for any local implementation, and not decisions for the London Borough of Hackney.

It noted that NHS England had made publicly available information stating that the supplier acted only as a data processor and that UK GDPR rules applied in full, requiring lawful, appropriately governed use of patient data, limited to the minimum necessary for defined purposes under UK law. He advised that NHS England's privacy notices were available on their website for any residents, including migrants and asylum seekers, who had concerns.

Cllr Kennedy further advised that, in relation to the borough's sanctuary work, Cllr Williams had confirmed that a comprehensive three year action plan would be published early in the new year, outlining practical steps to support refugees, migrants, and people seeking asylum across key areas including health. Members would be given the opportunity to review the plan prior to its formal publication in January.

Councillors Steiberger and Lisser left the meetings at 8:31 and did not return.

Supplementary Question from Councillor Turbet-Delof

Will all elected Members get a chance to feed into that to ensure that the actions that we set out there reflect the values and the needs of that community?

Response from the Cabinet Member for Health, Adult Social Care, Voluntary Sector and Culture

Cllr Kennedy responded further on the matter of health data and its use. He stated that any use of health data must comply with UK GDPR and that, in his view, the current data protection framework provided robust and appropriate controls. He referred to the Mayor's earlier remarks regarding partnership work on the Borough of Sanctuary initiative with partner boroughs and Cities of Sanctuary.

It was acknowledged that concerns had been raised about government statements on related issues but emphasised the council's strong record of working in partnership with, and lobbying, national government. He noted recent national budget announcements and expressed his confidence that the voice of Hackney and its concern for local communities would be heard.

12.3 From Cllr Smyth to the Cabinet Member for Health, Adult Social Care, Voluntary Sector and Culture

What measures is the Council taking to reduce the harms of gambling, given the shocking statistic that 87% of the profits of gambling companies is made from just 5% of their customers?

Response from the Cabinet Member for Health, Adult Social Care, Voluntary Sector and Culture

Cllr Kennedy stated that, according to available evidence, 87% of profits of gambling companies were generated by 5% of their customers, indicating that vulnerable and addicted customers were the primary source of industry profits. He noted that this statistic related specifically to online gambling profits, which were not regulated by the council; however, he emphasised that local residents suffered harm as a result.

Cllr Kennedy described gambling as a public health issue and advised that, in his capacity as Cabinet Member for Health, the council's Public Health Team had established a Gambling Harms Reduction Community of Practice. This group worked with internal and external partners, including the health system, community safety, suicide prevention, and debt advice services, to apply an evidence based and consistent approach to reducing gambling related harms in the communities most affected.

The council had resources to support this work because the Labour Government had introduced a new gambling levy in April, intended to provide additional funding to local authorities to address gambling harms. He noted that a recent budget announcement had increased the duty on remote gaming from 21% to 40%, with a portion of the resulting revenue expected to come to the council to support its responsibilities under the Gambling Act 2005.

It was reported that, locally, the council had responsibility for gambling establishments and had maintained a Statement of Principles in accordance with the Act. The council had also upheld a resolution not to issue casino licences, which he supported. He further advised that the council had successfully lobbied the government to change the maximum odds on Fixed Odds Betting Terminals.

Cllr Kennedy described ongoing local initiatives, including work on an interactive film, Inside Odds On, to be shown in Hackney in a pop up unit alongside gambling advice services. He also advised that he and the Mayor had written to the Mayor of London seeking consideration of a ban on gambling advertising across the Transport for London estate.

Cllr Kennedy announced that Hackney would be named as one of ten new council supporters of the Coalition to End Gambling Ads. He concluded by

emphasising that gambling ruined lives and that the council was doing all it could to protect its residents.

12.4 From Cllr Garbett to the Deputy Mayor and Cabinet Member for Housing Management and Regeneration

I'm aware of instances in Hackney where developers have failed to pay section 106 and Community Infrastructure Levy money which could be used for important services. Over the last 5 years how much Section 106 and Community Infrastructure Levy money has the Council failed to recoup from developers?

Response from the Deputy Mayor and Cabinet Member for Housing Management and Regeneration

The Deputy Mayor responded to a question regarding the recovery of Section 106 and Community Infrastructure Levy (CIL) contributions from developers. He advised that, over the previous five years, the council's Planning Service had collected over £65 million in planning gain from development activity within the borough. This comprised approximately £25 million in Community Infrastructure Levy receipts and £41.5 million in Section 106 contributions.

It was explained that these payments were used to support a range of activities, but primarily to ensure that community and environmental infrastructure could meet the increased demands associated with growth in the borough. He stated that planning gain in Hackney was used to fund "good growth".

The Deputy Mayor outlined that the Planning Service adhered to a principle of taking a responsible and prudent approach when pursuing planning gain payments. The service sought, in the first instance, to negotiate and secure payments directly with developers. Legal action was only pursued where this approach failed, due to the length and cost associated with such proceedings.

Deputy Mayor Nicholson further advised that a recent case had been successfully pursued by the council's legal team on behalf of the Planning Service, resulting in a court order requiring a developer to pay £1.2 million in outstanding Community Infrastructure Levy. Such cases were the exception rather than the norm and concluded by emphasising that developers who failed to make required payments would be pursued by the council.

Supplementary Question from Cllr Garbett

Cllr Garbett stated that she did not feel his original question regarding the amount of Section 106 and Community Infrastructure Levy (CIL) funding not recouped from developers had been directly answered. She then raised the potential impact on the borough of proposed changes by the Mayor of London and the Government to Section 106 and CIL arrangements, including proposals to reduce contributions to 50%. She asked what impact these changes would have on Hackney and whether the council would commit to objecting to the proposals as part of the forthcoming Government consultation.

Response from the Deputy Mayor and Cabinet Member for Housing Management and Regeneration

The Deputy Mayor advised that a related question concerning announcements by the Mayor of London and the Secretary of State on exceptional planning intervention measures for the capital was scheduled later on the agenda and would be addressed in response to that question. He clarified that Cllr Garbett's original question related specifically to the amount of Community Infrastructure Levy (CIL) currently unpaid and owed to the London Borough of Hackney. He confirmed that the outstanding amount totalled £800,000. The Deputy Mayor stated that he was unable to provide further detail, as a number of parties were being pursued through the courts and legal action was ongoing. He confirmed that this figure represented the current balance of outstanding CIL being actively pursued for payment.

12.5 From Cllr Potter to the Deputy Mayor and Cabinet Member for Housing Management and Regeneration

Kings Crescent and Finsbury Park estates residents have reported inefficiencies when the Council attempts to deal with more prolonged and complex housing repairs cases. Can the Cabinet Member set out how the service's new reporting and monitoring systems will help ensure cases are followed up systematically until satisfactory conclusion?

Response from the Deputy Mayor and Cabinet Member for Housing Management and Regeneration

The Deputy Mayor thanked Councillor Potter for her question on behalf of residents regarding frustrations experienced in relation to prolonged and complex housing repair cases. He acknowledged that many councillors would have shared these concerns, as they regularly received similar representations from council tenants and leaseholders.

Housing Services had been aware of the issues and had prioritised identifying the root cause. It had been identified that the existing back office system had been designed to log individual repair requests only and was not capable of managing complex repairs or coordinating work across multiple professional teams.

To address this, a new fit-for-purpose single back office management system was in the process of being implemented. The first phase was on track to go live by April 2026, with subsequent phases scheduled for April 2027 and April 2028. The system would manage the full repairs process end to end, support both simple and complex repairs, and include planning, commissioning, administrative support, and project management functionality. It would also assist the council in meeting its legal obligations, including those arising from Awaab's Law and damp and mould legislation.

The Deputy Mayor further advised that interim measures had been put in place while the new system was being introduced. These included adapting the existing system and commissioning additional frontline capacity through the appointment of two subcontracting teams to support the in house service in dealing with large or complex repair cases.

Deputy Mayor Nicholson concluded by stating that the council was investing in Housing Services, recognised the challenges faced by tenants and leaseholders, and was committed to ensuring the service was equipped with the appropriate tools and resources to deliver improvements.

Supplementary question from Cllr Potter

How are resident's feedback building into the cycle in terms of satisfaction, jobs being carried out and also additional oversight for contractor's tractors to ensure that their processes are the most efficient and cost the council the least amount of money.

Response from the Deputy Mayor and Cabinet Member for Housing Management and Regeneration

The Deputy Mayor confirmed that resident engagement was being strengthened through tenant and resident liaison groups and that a restructuring of support for tenant and resident associations was underway. An independent advisory panel had also been established to advise on service improvement, resident engagement, and meeting legislative requirements.

12.6 From Cllr Adams to the Deputy Mayor and Cabinet Member for Housing Management and Regeneration

Can the Cabinet Member provide an update on the work on Bridport House on Colville Estate, including the expected completion time?

Response from the Deputy Mayor and Cabinet Member for Housing Management and Regeneration

The Deputy Mayor acknowledged that Cllr Adams and residents were well aware of the history of the building, and for the benefit of the chamber, advised that Bridport House had been constructed in 2011 as an ambitious attempt to build high quality council homes, being one of the first timber framed high rise buildings in the United Kingdom.

Following completion and residents moving in, a number of significant building defects had come to light. A major structural survey had identified problems with the timber structure, cavity wall insulation, brickwork, and balconies. On the advice of the surveyors, the council had decided in 2019 that residents would need to temporarily relocate because of the scale of the works required to rectify the defects. Residents had been supported by the council to relocate during the pandemic lockdown years of 2020 and 2021, and all had been offered a right to return once the repair works were completed.

The council was pursuing the original contractor, but that he was unable to speak to details of the ongoing legal matter. He confirmed that the council had appointed a different contractor in 2022 to undertake the remedial works. In addition, structural engineers and architects had been employed to design and plan the major repair works and to monitor progress.

The Deputy Mayor noted that these significant structural works had taken longer than expected, due to the need to ensure all defects were identified and

properly rectified, including fully exposing the timber frame to determine areas requiring structural repairs. He reported that the structural frame repairs were now well progressed and were due to be completed in January of the following year. Once completed, internal fit out work would proceed, with the expected date for completion of all building works being the end of 2026, after which residents were scheduled to return in early 2027.

Questions from Councillors that were not taken at the meeting due to time constraints are attached at **Appendix B**

The Speaker announced that there would be a five minute break in proceedings

The meeting resumed at 9:02

13. Gender and Ethnicity Pay Gap 2025

- 13.1 Mayor Woodley introduced the 2025 Gender and Ethnicity Pay Gap report, highlighting the council's commitment to pay transparency and addressing structural discrimination through its anti-racist equality plan and strategic plan. The council voluntarily included ethnicity pay gap data and expanded transparency to include a pensions pay gap analysis.
- 13.2 Hackney welcomed the forthcoming Equality, Race and Disability Bill which was expected to mandate ethnicity and disability pay gap reporting. A detailed pay gap analysis was not possible due to the rate of declared disability which was 6.48% slightly up from 6.11% in 2024. Those not stated decreased to 14.46% a decrease from 15.29% in 2024. The rate of overall staff who had made a disability declaration had improved and was at 85.5% of all staff. The report noted a positive consistent reduction across both gender and ethnicity pay gap metrics. Hackney pay figures placed it favorably in the first quartile compared to other London boroughs. The Mayor thanked officers who had worked on providing detailed data.

RESOLVED: to note the contents of the Gender and Ethnicity Pay Gap 2025 report.

14. Annual Report of the Pensions Committee 2024/25

Cllr Adams, Chair of the Pensions Committee presented the annual report of the pensions committee for the £2.1 billion pension fund, acknowledging the challenges of managing assets in volatile markets and complex regulatory environments. The Hackney Pension Fund was named "Pension Fund of the Year for funds under three billion" at the Local Authorities Pensions Fund Investment Awards, reflecting its responsible investment approach. The fund returned a positive 3.5%, slightly above the local authority average, and significant progress was made in implementing major investment strategy changes, including new commitments to housing and nature-based funds

**15 Labour Motion: Hackney Needs Rent Controls and
15b Joint amendments by the Green Group and the Hackney Independent Socialist Group**

Cllr Young who had arrived late to the meeting and was not present at agenda item 4 - Declaration of Interests declared that she was a landlord within the borough.

15.1 Cllr Pallis introduced the motion emphasising the impact of the cost of living crisis on renters who spend an average of 41.6% of their income on rent in London. Cllr Pallis supported the Mayor of London's commitment to building 6,000 rent-controlled homes and noted that rent controls are common sense, having been implemented historically by Labour governments.

15.2 Cllr Martins, seconded the motion and emphasised that while the government's Renters Rights Act guarantees security of tenure, it did not address the critical issue of affordability. For this reason, Cllr Martins argued that rent controls are vital for achieving both social justice and economic stability.

Proposed amendments to the motion

Cllr Garbett proposed amendments to the motion which were seconded by Cllr Wrout.

15.3 Cllr Garbett acknowledged the Renters Rights Act as a positive development but argued that the motion required strengthening. She outlined several amendments proposed by Green and Hackney Independent Socialist Group (HISG) Councillors. These amendments included: advocating for greater rent control powers from the Mayor of London, formally recognising the efforts of trade unions, establishing a rent commission to discuss and develop a rent control model, and ending the right-to-buy scheme to stop the depletion of council homes.

Cllr Sharer left the meetings and did not return.

15.4 Cllr Wrout supported the need for rent caps and an end to right-to-buy but criticised the Labour motion for being self-congratulatory and ignoring the delay in implementing the landlord licensing scheme locally.

Following a vote, the Speaker declared the amendments to the motion were: **NOT CARRIED.**

Members proceeded to debate the substantive motion.

15.5 Cllr Narcross spoke in support of the motion stating that less than half of private renters in Hackney earned less than £30,000 a year emphasised the need for rent controls by citing the high percentage of private renters in Hackney earning less than £30,000 year, the average rent in Hackney was over £2,000 a month, which amounted to over £25,000 a year excluding bills and the cost of travel. He explained that rent controls were vital to prevent essential workers like nurses, teachers, and care workers from being priced out of the community they served.

- 15.6 Cllr Pinkerton supported the motion, noting that while the Renters Rights Act addressed issues like no-fault evictions and slow repairs, cities like London required more, aligning with global cities such as Paris and Berlin that have rent control systems in place.
- 15.7 Cllr Moema, Deputy Cabinet Member for Private Rented Sector and Housing Affordability spoke in support of the motion reporting that the Landlord Licensing Consultation was considered and approved by Cabinet a few days prior. Cllr Moema addressed criticisms regarding the time it had taken to introduce the landlord licensing scheme, explaining that the process required robust consultation and legal enforceability. The scheme was expected to be rolled out in the spring of 2026. Cllr Moema also highlighted the motion's support for rent stabilisation and the right of private tenants to challenge rent increases through a tribunal, which was included in the Renters Rights Act.

Following a vote, the Speaker declared the substantive motion, **CARRIED UNANIMOUSLY.**

RESOLVED:

This Council notes:

1. Hackney has some of the highest rental costs in the country/London with market rent now on average £2,102pcm a 49% increase since 2010, and requires a £65,000 annual household income¹. With nearly half of private renters earning less than £30,000, many families are struggling to pay their rent.
2. After housing costs, the median net annual household income in Hackney is £28k.
3. Hackney Council has introduced a pioneering private rented sector strategy that will drive up standards around repairs and energy efficiency across the borough's private rented sector.
4. Hackney Council has one of the most ambitious social housing building programmes in the country, demonstrating our unshakeable commitment to genuinely affordable homes.
5. Hackney Labour have delivered on their manifesto commitment to consult on Landlord Licensing, which will provide much needed security to private renters across the borough, and have launched the Fairer Renting Campaign.
6. The Government has brought forward the Renters' Rights Bill, which represents the biggest return of power to renters in a generation - introducing transformative measures such as ending no-fault evictions, banning letting fees and regulating private landlords. Whilst opposition have consistently and cynically opposed these reforms and the increased protection of renters.
7. In 2024, the Mayor of London committed to deliver 6000 rent control homes for key workers, a recognition that rent controls are an essential tool for protecting London's workforce.

This Council believes:

8. Housing is a fundamental human right, and every resident deserves a safe, secure, and genuinely affordable home in the community they call their own.
9. The private rental market has too often failed Hackney's residents, with unchecked rent inflation pricing families out of their neighbourhoods, fracturing established communities, even forcing our schools to close, and driving inequality to morally indefensible levels.
10. Working people are the backbone of our borough—the nurses, teachers, care workers, transport staff, local council officers and other essential workers who keep Hackney running should not be forced out of the area they serve because of profiteering in the rental sector.
11. Bold intervention is urgently needed to break the cycle of exploitation in the private rented sector and to restore dignity, security, and affordability to renters who are being priced out of our borough.

This Council resolves:

12. To continue to build a new generation of council homes and continue to buy back properties.
13. To work with the Mayor of London to introduce rent controlled housing to tackle the cost of living crisis
14. To write to the Secretary of State for Housing, Communities and Local Government to request the Government enable Local Authorities to introduce rent controls. 15. To continue to campaign for rent controls, making clear that Hackney stands with renters and against the failed experiment of an unregulated private rental market.

End of meeting.

Duration of the meeting: 7:00pm - 9,34pm

Date of next meeting: 28 January 2026

Contact: governance@hackney.gov.uk

Chair of the meeting: Cllr Sharon Patrick
Speaker of London Borough of Hackney 2025/26

Attachments

Appendix A - Questions from the public that were not taken at the meeting due to absences or time constraints.

Appendix B - Questions from Councillors that were not taken at the meeting due to time constraints.

Appendix A - Questions from the public that were not taken at the meeting due to time constraints.

7.1 To the Cabinet Member for Employment, Human Resources and Equalities from Antoinette Fernandez

Will Hackney Council commit to publicly calling on central government to enact reparations for Slavery and Colonialism - a global historical reality that has affected many Hackney families' parents and grandparents?

Written response from the Mayor

In Hackney, we stand with our residents in acknowledging the profound gravity and vital importance of the global conversation around reparations for Slavery and Colonialism. We recognise its enduring, devastating, and intergenerational impact on countless families in our borough.

Our commitment is to actively fight systemic injustice. We are united in our mission to be an anti-racist borough, ensuring every one of our residents is supported to thrive.

One example of the Council's commitment is in the dedicated work we are undertaking right now to deliver justice for our Windrush residents. This includes providing robust, practical support to ensure residents can successfully access compensation and a relentless fight to correct the historical injustices they have endured. This action is a powerful, concrete way in which we support and stand with those in our community affected by colonial history.

We are also committed to continually scrutinising and engaging with all best practices and available avenues to ensure we, as a proactive local authority, respond to the immense scale of these global issues most appropriately and effectively.

Thank you again for your question and your engagement on this important topic.

7.6 To the Cabinet Member for Health, Adult Social Care, Voluntary Sector and Culture from Celya Maxted

Hackney has recently announced that we have achieved the groundbreaking milestone in eliminating Hepatitis C. How can we be sure that this has been done and what exactly does this mean?

Written response from the Cabinet Member for Health, Adult Social Care, Voluntary Sector and Culture

Hepatitis C is a blood-borne virus that can cause serious liver disease, including cirrhosis, liver failure, and cancer. Worldwide, it leads to around 290,000 deaths and 1.5 million new infections each year. Fortunately, modern antiviral treatments can cure over 95% of those infected and are simple and well-tolerated.

City and Hackney Recovery Service, delivered by Turning Point, has now achieved “micro-elimination” of Hepatitis C within its service users. This means the service has met four NHS-verified targets for the population it supports:

- 100% of clients were offered a Hepatitis C test.
- 98% of people with a history of injecting drug use have been tested.
- 90% of this group have been tested within the past year.
- 90% of those diagnosed have started treatment.

This does not mean every resident in Hackney is free of Hepatitis C. Instead, it shows that within this high-risk population, the virus is being systematically identified, treated, and cured. This achievement is significant both locally and nationally.

England has reduced chronic Hepatitis C infections by 57% since 2015 and is on track for the WHO's 2030 elimination goals. City and Hackney's success demonstrates that targeting specific groups, such as people who inject drugs, the highest-risk population, can drive national progress. It also creates a model for other services to follow.

The impact on individuals is profound. People treated through the service report better sleep, more energy, improved confidence, and a more positive outlook.

Turning Point provides free, simple Dried Blood Spot Tests and records every intervention. Weekly data reviews ensure accountability and accurate monitoring. Testing takes place both within the service and in community settings, including the Hackney Community Wellbeing Van. A flexible, person-centred approach helps remove barriers that can limit access to hospital-based care.

Work must continue across the system, including in sexual health services and emergency departments, as some cases remain undiagnosed and new infections still occur. But this milestone shows we can effectively find, treat, and cure Hepatitis C in the highest-risk group, and our teams are committed to maintaining this progress.

7.11 To the Cabinet Member for Finance, Insourcing and Customer Services from Gemma Peramiquel

The council appears to be making efforts to collect data on access needs for impaired residents that are piecemeal and not comprehensive. Can you let me know what efforts and progress you are making for a centralised register that would better serve disabled residents across all council services?

Written response from the Cabinet Member for Finance, Insourcing and Customer Services

We do not currently have plans to develop a centralised register of the access needs for impaired residents. Given how data has historically been collected, and the consent that was gathered from residents when sharing their

impairment information, amassing data from across services in this way would be against data protection legislation.

Alongside this legal barrier, a central register using historical resident data could also be problematic because it could oversimplify residents' needs when sharing data between council services. Using data from one context to inform a different one, with different policies, risks negatively impacting residents and ignoring their unique circumstances. Current best practices focus on specific needs. For example, in housing, we have the specialised framework to help staff better identify and support residents with additional needs, ensuring a more tailored approach.

However, the council has recently refreshed guidance on collecting equalities data, including new and more thorough questions about disabilities (for e.g. we ask "If you do consider yourself to be disabled, what would make services more accessible for you?") which should help to standardise the new data we collect and provide more useful information. This would enable, with appropriate consent, bringing that data together as part of a future 'register', which could be considered as part of wider council transformation efforts.

7.12 To the Deputy Cabinet Member for Families, Early Years and SEND from Abigail Kingston

The Times reported that Hackney is in the top 10 authorities in the country in terms of number of assessments for child sexual exploitation in the country, could the cabinet member give us more detail on the systemic reasons behind this?

Written response the Deputy Cabinet Member for Families, Early Years and SEND

Thank you for your important question at the 26 November Full Council meeting. I apologise that I didn't have enough time to respond on the night but I trust the below will be of use.

Hackney Children and Education recognises and understands the risks associated with all forms of extra-familial harm. We have robust processes and oversight of this work including strong practice guidance and practice tools. We would worry if we were not identifying children at risk of sexual exploitation.

There is a dedicated Contextual Safeguarding Practice Lead who oversees an Extra-Familial Risk Panel which identifies children who are vulnerable to extra familial harm and multi-agency plans are developed and agreed. This Practice Lead also offers consultation and guidance to practitioners to support them in their direct work. We work collaboratively across the council and safeguarding partners to address risks and reduce harm. The 6-weekly Multi Agency Child Exploitation (MACE) panel co-chaired by CFS and Met-Police identifies concerns or trends and advises the partnership on how to respond.

The MACE feeds into the City and Hackney Safeguarding Children's Partnership (CHSCP) and into the Extra-Familial Harm Safeguarding Adolescents Strategy 2024-2026. The 2024 Inspection of Local Authority Children's Services (ILACS) by Ofsted noted:

Children at high risk of extra-familial harm benefit from effective interventions. Professionals work across service areas and through multi-agency panels to robustly explore risks and vulnerabilities for children. Actions are identified to help to reduce risk, harm and offending, and to increase children's safety. Children are seen within the context of their own needs as well as within their family, community and peers. Progress is evident for some children. Risks have reduced through successful interventions and the trusting relationships built with key practitioners. If risks increase, children's cases are appropriately escalated through child protection processes to coordinate the multi-agency response.

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Appendix B - Questions from Councillors that were not taken at the meeting due to time constraints.

12.7 From Cllr Davis to the Deputy Mayor and Cabinet Member for Housing Management and Regeneration

What will be the impact in Hackney of the Labour Government and the Mayor of London's revising down of the affordable housing target from 35% to 20%, and what will Hackney's response to the consultation be?

Written response from the Deputy Mayor and Cabinet Member for Housing Management and Regeneration

Your question related to the recent announcement on the emergency exceptional temporary measures to restart the construction industry in London following the profound decline of building activity that resulted, at the end of 2024/25, with only 31,000 new homes being built in London, the lowest number of new homes built in London for at least 4 years.

I am sure I speak for all in the Chamber at Full Council when I say that all are more than aware of the demand for affordable homes in Hackney and across London. The two year state led intervention that was announced by the Labour Government and the Labour Mayor of London is designed to bring about an immediate intervention into the 'crisis in construction' in the capital and restart London's housebuilding sector, specifically by creating the economic conditions to drive up building activity which in the capital, has almost halted.

Hackney Council knows first hand the challenges that the wider development sector faces, as it too is a developer building new homes. But despite this crisis in construction Hackney's Labour Administration has remained committed to building new high quality Council homes and has been deploying substantial resources including over £100million of Mayor of London and Government grant to build new social rent homes in the borough.

Over the course of the Council meeting we had already spoken about the delivery of 1,000 new homes on the Hackney Council owned Colville estate and none of these are included in the additional 956 social rented homes that are also currently in development, planning or being built as part of the Council's award winning new homes programme.

I note that in your question you spoke of the proposed reduction of affordable homes from 35% to 20% in London. But I note that the Mayor of London is adamant that the exceptional intervention of 20% will not apply to land owned by the GLA or other public bodies and I can also confirm that the proposed reduction will not apply to the Council's new homes programmes.

The Council is waiting, alongside all of London's Councils, for the draft legislation and its release for consultation, only then can an informed response be brought forward.

In the meantime, Hackney's Labour Administration remains committed to continuing to prioritise genuinely affordable homes in the Council's own house building programme and Hackney's latest wave of new homes delivery, the

New Homes Programme launched in 2022 - is delivering 75% of the homes being built in this programme as social rent homes.

Whilst all wait for the publication of the draft legislation Hackney will of course be calling for maximising social-rent housing in all developments, alongside calling for all development projects already in delivery to honour their commitments on housing affordability. These principles remain firm and will be at the heart of a response to the Government.

12.8 From Cllr Gordon to the Cabinet Member for Climate Change, Environment and Transport

Can the Cabinet Member provide an update on the implementation and monitoring of the Chatsworth Liveable Neighbourhood scheme, particularly on any proposals to alleviate traffic bottlenecks around Median Road, Lea Bridge Road or in Lower Clapton?

Written response from the Cabinet Member for Climate Change, Environment and Transport

The Chatsworth Road Liveable Neighbourhood scheme was implemented at the end of August 2025, with the first pedestrianised market taking place on August 24th.

The Council committed to monitoring the impact of the scheme for at least three years and to publish the first set of data by December 2025. In line with this commitment, we have started collecting traffic data on November 24, 2025. In addition to this the Council is also carrying origin-destination surveys. These are ANPR enabled cameras, which, when strategically placed, allows us to track vehicles in the area so we can see if these are 'local' trips or from outside the local network.

In response to residents' concerns officers are in discussion with TfL to try and ease congestion and help the traffic flow better at the Urswick Road/Lower Clapton junction. Some of the changes being proposed to TfL include changes that can be made to the signals to allow more southbound green time which will help more traffic being able to exit Median Road onto Lower Clapton Road. This should also have a positive knock on effect on both Glenarm Road and Powerscroft Road. As well as looking at the signals, officers have also asked TfL to look at the possibility of upgrading the existing keep clear road marking to a yellow box junction to prevent blocking of the Median Road/Lower Clapton Road junction, which is a common occurrence.

TfL during the discussion were also clear that the Lower Clapton Road/Urswick Road junction is expected given the significant major scheme that is currently underway at Hackney Central in particular Pembury junction.

We understand and share the concerns of residents regarding the current delays in the area. A settling-in period for traffic is expected with any changes to the road network. The Council remains committed to making the collected traffic data public and will upload it to the dedicated scheme webpage. In addition, I am aware that Lea Bridge ward councillors have arranged a ward

forum on 22 January and both Streetscene officers and I will attend and discuss the monitoring data at that stage and see how the scheme is working.

12.9 From Cllr Binnie- Lubbock to the Deputy Mayor and Cabinet Member for Housing Management and Regeneration

Will the Council agree to impose an Article 4 Direction borough-wide, to remove the right for developers to convert family homes into Houses in Multiple Occupation, without prior permission from Hackney Council – as happened recently, when a developer used national guidelines to force through a conversion over the council's objection?

Written response from the Deputy Mayor and Cabinet Member for Housing Management and Regeneration

Thank you for your question which unfortunately we didn't get to at Full Council as time ran out for the section on the Agenda to answer questions from Councillors so I am providing a written response.

Some residents in parts of the borough have already raised concerns with their local Councillors and the Mayor about the conversion of single family dwellings into houses of multiple occupation and a comprehensive response about the weight that Article 4 Directions could or could not bring to managing such conversions is already in the public domain.

It may be of value to take this opportunity to clarify Planning Law on houses of multiple occupation. In summary any conversion of a single family dwelling into a house of multiple occupation for six or less persons does not in law currently require Planning permission, such a conversion falls under Permitted Development Rights.

Conversions of single family dwellings to accommodate more than six persons are already required in law to obtain Planning permission before the conversion can take place. Therefore an Article 4 Direction in these cases would be of no worth - it would be repeating what is already set in law. It is these larger conversions that are of great concern to some residents.

Your question is unclear about the size of the house of multiple occupation that is being referred to.

Suffice it to say that Labour Councillors representing residents who have concerns about the conversion of single family dwellings have already discussed next steps and how the Planning system might be able to be best deployed to provide a layer of control of such conversions and how it may also be able to demand quality management plans should a conversion take place.

12.10 From Cllr Lufkin to the Cabinet Member for Employment, Human Resources and Equalities

Can the Cabinet Member provide an update on how the Council is providing employment support to care-experienced young people in Hackney?

Written response from the Cabinet Member for Employment, Human Resources and Equalities

Thank you for your question which unfortunately we didn't get to at Full Council as time ran out for the section on the Agenda to answer questions from Councillors so I am providing a written response.

Hackney is committed to ensuring care-experienced young people have the same opportunities as any other young person. As corporate parents, we treat care experience as if it were a protected characteristic and work to remove the barriers that can limit access to education and employment.

Our main employment offer is the Full Potential programme, delivered by ESAL with the Drive Forward Foundation. Launched in autumn 2025, it focuses on long-term outcomes, providing tailored employment support, mentoring and practical help so young people can move into good, sustainable work.

The programme is now fully operational, with dedicated staffing in place and delivery co-located at the Hackney Care Leavers Hub. We are on track to support 50 care-experienced young people by March 2026, with around half expected to move into good work or significantly improve their job readiness.

Care-experienced young people also receive priority access to the Council's Connect to Work programme, which helps young people move quickly into jobs with intensive in-work support to help them stay and progress.

Looking ahead, we are working with partners to scale this work so that employment support for care-experienced young people becomes a core part of our offer, not a short-term pilot.

12.11 From Cllr Martins to Cabinet Member for Community Safety and Regulatory Services

Residents in my ward have reported an increase in burglaries of people's homes, vehicles and mobile phone thefts. Whilst these incidents continue to be reported to the police, can the Cabinet Member outline how the Council is working with the Metropolitan Police to crack down on these issues?

Written response from the

Thank you for your question at the 26 November Full Council meeting regarding reported increases in burglaries, robberies of phones and vehicle crimes. As Cllr Fajana-Thomas is on leave, I will respond in her absence. I also apologise that we didn't have the time to discuss in the room but I trust the below will be of use.

While local reports of these incidents are taken seriously, I am happy to confirm that burglary, robbery and vehicle crime are actually down in Hackney over the last 12 months.

The Hackney Community Safety Team is working closely and proactively with the Metropolitan Police on a range of comprehensive interventions to tackle and prevent these crimes including the following joint partnership interventions. The

Hackney Community Safety Partnership has implemented several direct measures focused on prevention and visibility, including initiatives for pedal cycle and phone marking in several areas to raise awareness and provide protective measures, making stolen goods harder to sell. These are two of the main property types that are stolen in burglaries.

Our Enforcement Team has dedicated many hours to patrols in hotspot areas, which are complemented by the police's Safer Neighbourhood Teams. The Safer Neighbourhood teams conduct patrols in areas experiencing increases in burglary, robbery and vehicle crime and distribute crime prevention advice, including tips for protecting targeted homes and vehicles.

Our extensive CCTV system across Hackney is monitored 24/7, providing significant evidence of suspected burglars, robbers and vehicle criminals and leading to a number of arrests. The police's Automated Number Plate Recognition cameras are also monitored by our CCTV team, aiding in tracking vehicles involved in crime. We work closely with CrimeStoppers and Hackney Neighbourhood Watch to ensure that vital information and intelligence are provided to the police to help bring offenders to justice.

We are also working in partnership to deliver targeted crime reduction projects notably in E9, London Fields, N16 Stoke Newington, and Manor House, bringing together multiple partners to undertake preventative measures, such as phone, property and bike marking, aimed at reducing priority crime like burglary, robbery and vehicle crime.

The police's Criminal Investigation Department has worked with their forensic team to identify burglary, robbery and vehicle crime suspects, leading to the apprehension of a number of offenders. This action has contributed to the overall reduction in burglary, robbery and vehicle crime in Hackney.

We also have a Hackney Integrated Offender Management scheme in collaboration with the Police and Probation Service to prevent and divert offenders from their criminal behaviour.

I recognise the link between the environment and crime opportunities as research indicates that environmental improvements reduce crime opportunities. Therefore, through our cleanup operations, we have increased street cleaning, enhanced street lighting, and overseen the removal of excess foliage and abandoned vehicles in neighbourhoods where burglary, robbery and vehicle crimes have increased.

Officers are working closely with residents to set policing priorities for the area, like reducing robbery, burglary, and car crime and to keep the public informed about our progress. This is done through local meetings with the Hackney Community Safety Team and the Safer Neighbourhood team. On the enforcement side, the police have taken action by working with second-hand dealers to prevent stolen property from being sold and by executing arrest warrants to bring criminals to justice.

Thank you again for your question.

12.12 From Cllr Joseph to the Deputy Mayor and Cabinet Member for Housing Management and Regeneration

Many residents feel strongly about the need to keep a supermarket of the same size as the current Tesco on 55 Morning Lane. However the Council is only looking at options that downsize the store by nearly two thirds. What assessment has been made of the Tesco's value to residents?[50 words]

Written response from the Deputy Mayor and Cabinet Member for Housing Management and Regeneration

Thank you for your question which unfortunately we didn't get to at Full Council as time ran out for the section on the Agenda to answer questions from Councillors so I am providing a written response.

Over the past 5 years, thousands of residents and visitors to the town centre have shared their views on the future of 55 Morning Lane and what they want to see change in Hackney Central. They have told the Council that their priorities for the town centre included access to affordable food, more affordable homes and workspaces, and a greener, safer and thriving town centre.

Since December 2024 there have been a range of community consultation and engagement events to shape the ideas for the future of the 55 Morning Lane site. The events included community workshops, street interviews, a school workshop, pop-up community consultation events in Hackney Central and an online survey.

The Hackney Central community shared their thoughts and ambitions for the site and for a future development. They explored what could be possible to be built on the site, and discussed how a new development could set out to realise the ambitions of the community whilst supporting a growing local economy and a thriving town centre. A summary of what was said included:

- Affordable housing: there was strong support for including good quality, affordable social rent homes in a new development.
- Retaining a supermarket: there was strong support for retaining a full-sized, supermarket in the new development
- Green and public spaces: there was a lot of support for creating more inviting and accessible public realm in the new development, with a focus on green spaces, tree planting to create shaded public spaces and the introduction of play areas
- Commercial uses: there was support for using new ground floor space for retail uses including a supermarket, as well as for small and independent local businesses; some people also mentioned space for cultural, community and creative uses
- Community facilities: there was a clear desire for indoor and outdoor community spaces where people of all ages can socialise and come together
- Parking provision: while some supported reducing car dominance, a significant group of participants wanted to see adequate parking retained for disabled residents, families, and for older residents

- Traffic and safety: residents expressed concerns about traffic safety along Morning Lane itself and particularly at the existing pedestrian crossings. There was support for improved pedestrian access to the site
- Building height and design: there was concern expressed about buildings that might exceed 12 storeys. There was support for ensuring a high architectural quality for the development and for a new building to be energy efficient

With all of this community feedback and ambition in mind a revised and updated set of project goals for a development on the site have been shaped and these are:

- To build genuinely affordable homes
- To provide a new supermarket, new workspaces, and space for community and cultural activities
- To create accessible public spaces and provide tree planting and play spaces
- To ensure the Hackney Central community remain part of the design process
- To make sure the Council secures as much social and economic value from the development as possible and maximises the community benefits of the site.

As you can see there has been and still is, strong support for a major supermarket to remain in Hackney Central and on this site. This ambition will be incorporated into any future plans for the redevelopment of the site.

It is also important to stress that the Council is committed to exploring all funding opportunities to realise the local community's priorities for this development, and it remains committed to ensuring that the Hackney Central community remain at the centre of the work to shape the future of this town centre site.