

# Priory Court Estate Development Stakeholders

## Consultation Report

### 1. Introduction

Newman Francis (NFL) has been appointed by the London of Borough of Waltham Forest (LBWF) to undertake an Independent Tenants Advice (ITA) service and provide advice and support to the residents of Priory Court. It is anticipated the Independent Tenant Advisor (ITA) will engage residents, stakeholders and other interest groups in the coming months during which time the estate will be undergoing a programme of redevelopment. The ITA will provide advice to residents covering the design process and subsequent planning submission.

**The Newman Francis ITA service aims to ensure that the following outcomes are achieved:**

- Residents and stakeholders are supported and advised about the redevelopment of Priory Court
- LBWF and Sixty Bricks are aware of, and take into consideration the community's views and concerns
- The community becomes informed, involved and helps shape and influence the emerging proposals through a co-design process
- The Priory Court redevelopment delivers the best outcomes for existing residents

**Aims and Objectives of the Newman Francis service:**

- To enable residents and stakeholders through regular participation, gain a better understanding of the design proposals.
- To facilitate opportunities for face to face and online engagement between the Project Team and the community.
- To increase levels of public awareness about the current proposals through clear communications and outreach activities in the community
- To encourage maximum attendance using the Community Centre as a hub for information and discussion around the current proposals.

The report seeks to update and provide a summary of the consultation work undertaken so far by Newman Francis so that the Council and SixtyBricks can look at how resident and stakeholder feedback can be considered and help shape and influence the development programme up to planning submission and beyond. The report also highlights some key recommendations and identifies project risks.

*It should noted, that Newman Francis has carried out a separate report about the proposal to re-site the MUGA (Multi Use Games Area). This report is based on the workshop which took place 3 August 2022.*

### 2. Background

Priory Court is a low to medium rise estate built in 1946, and like most estates of the period had in recent years fallen into disrepair, urban decay and neglect.

LBWF subsequently embarked on an urban renewal programme to bring the homes up to Decent Homes Standards. These included both internal/external and environmental improvement works.

The previous development proposals stalled or could not progress due to several reasons, which included resident and stakeholder opposition to what was being proposed. It was felt that there was insufficient consultation, and that the engagement process largely failed to address resident and stakeholder concerns.

LBWF with its development company SixtyBricks, following a review of the previous scheme, now propose the design and construction of:

- 83 new homes of which 40 are affordable (21 Council ownership, 19 Share ownership, and 43 private sale)
- A new re-sited Multi Use Games Area (MUGA)
- A range of public realm and environmental improvements, including better utilisation of existing open space, new lighting and new managed play spaces

The new homes comprise 1-3 bedrooms in three blocks ranging from 5-6 storeys and will also include private gardens or balconies.

The previous proposals as well as proposing around 130 new homes, also involved the creation of a new Priory Court Community Centre and a new nursery. The current proposals retain both the existing community centre and nursery.

### **3. Methodology – what we did, why and how we did it**

Newman Francis first developed an indicative engagement programme.

An online Stakeholder Forum took place on 11 July facilitated and organised by Richard Harley, Priory Court Community Centre. Howard Mendick from Newman Francis attended and gave a presentation on its service, and how NFL proposed to work with the community.

The following engagement and consultation activities were the first opportunity for the community to find out about the latest design and development proposals for Priory Court. The project team as part of its initial community engagement organised three consultation and information events:

- Wednesday 20 July, 3pm – 7pm @ Priory Court Community Centre – in person drop in
- Saturday 23 July, 11am – 3pm @ Priory Court Community Centre – in person drop in
- This was followed by an online meeting on Wednesday 27 July – online event over Zoom, presentation followed by Q&A session

The aim of the above consultation events was to provide an opportunity for the community to find out about the latest proposals for Priory Court, ask questions and give their views and have a voice in the process. The current proposals were displayed on A1 Boards displayed in the lounge area of the Community Centre.

The events were publicised via:

- An event flyer delivered to all Priory Court households, shops, nursery and library (600 event flyers distributed). (See appendices)
- Event posters displayed in blocks
- Email invitations via Priory Court CC's email distribution list – to residents and stakeholders
- LBWF e-newsletter
- Two outreach sessions on the day of the in-person drop-in exhibitions – around 20 residents were engaged informally and encouraged to drop into the public exhibition drop-ins
- Information on the SixtyBricks webpage
- Via LinkedIn (posted by SixtyBricks Communications Manager)

During the two in-person drop-ins residents and stakeholders had several options to have their say, voice their likes and dislikes about the project and ask questions in person to Robert Ball, SixtyBricks development manager and Conor Smith (On Architecture). *Conor Smith also accompanied one resident on a visit her property to provide reassurance around her concerns on loss of light.*

Officers from LBWF and Clarion Housing also attended and were able to deal with questions around existing housing management issues.

A wide cross-section of the Priory Court community attended the consultation events. This included:

- residents who were involved during the time of the previous set of proposals
- representatives from the Save Priory Court campaign group
- several residents who were attending a consultation event for the first time
- one resident who had lived on Priory Court since 1948
- some residents who had only moved on to the estate very recently
- young people who use the MUGA

Participants were encouraged to have their say via:

- A short feedback form developed by Newman Francis. (See appendices)
- Post-it notes on the tables
- Flip chart paper displayed on the centre walls. (See appendices)
- A QR code which enabled attendees to give feedback via their smartphones
- *Note: the current proposals as well as the feedback questionnaire are also hosted on the SixtyBricks website and still on display at Priory Court Community Centre – copies of the feedback form are also available in the centre and can be posted in a project ‘post box’*
- *A parking consultation hosted by LBWF also took place during the first drop-in event*

The online event was chaired by Newman Francis and attended by Robert Ball and the On Architecture team. It comprised of a presentation followed by a Q&A session. Participants submitted their questions and comments via the Chat function. (See appendices)

Attendees	Public Exhibition Drop in 1 20 Jul 2022	Public Exhibition Drop in 2 23 Jul 2022	Online Exhibition 27 July 2022	MUGA Workshop 3 Aug 2022	*Stakeholder Forum 11 Jul 2022	*HTA Rise Event 11 Aug 2022
Priory Court Residents	26	34	8	0	2	10 approx
Young People (MUGA users)	14	0	0	0	0	
Officers (LBWF/RPs)	7	5	2	4	15 approx	
Other stakeholders (Big Local, PC CC User Groups etc)	1	3	0	0	10 approx	

MUGA/Priory Court user stakeholders				5	0	60 approx
Ward Councillors	0	3	0	0	0	
<b>Total</b>	48	45	10	9	29 approx	70 approx

To date the number of feedback surveys collected is as follows:

Public Exhibition Drop-in 20 July	11
Public Exhibition Drop-in 23 July	18
SixtyBricks website	4
Feedback left at the centre after the event	3
<b>Total</b>	36

Newman Francis also attended the following events:

- \*Online Stakeholder Forum (organised by Priory Court CC) – 11 July 2022
- \*Rise Priory Court Refurbishment Consultation (organised by HTA architects) – 11 August 2022

#### **4. Key findings – what we have found out so far over the course of the recent consultation events**

**There were several positives:**

- Several residents were happy for the most part that the previous proposals had been downscaled significantly
- The general building designs and the look and feel of the new homes received some positive comments. Several residents were happy with the proposed building scale and heights in comparison to the previous scheme
- Several residents liked the proposals for the improved green spaces, proposed tree planting, play spaces and seating etc
- The proposal to introduce CCTV and better estate lighting was generally well received
- Some residents agreed that the proposal to 'open up' the existing estate through the removal of fencing would be a positive improvement
- The young people who used the MUGA expressed satisfaction with the idea of a new, larger, FA standard facility
- Some residents were also pleased about the number of new homes available for social rent

**The feedback received so far identified the following concerns and trends:**

##### **1, Intensification and overdevelopment:**

A common theme was that residents believe the proposals will create a general over development of the area and the corresponding impact that more homes and residents will have on the existing infrastructure (healthcare, schools, parking, transport etc). Alongside this, some residents stated that LBWF had fulfilled their new build homes quota and so didn't need to build any further new homes.

##### **2, Existing housing management issues:**

Again, several residents expressed the belief that existing housing management problems affecting Priory Court needed to be addressed and resolved before SixtyBricks and LBWF move ahead with the current development

proposals. Residents cited the following ongoing issues: fly tipping, repairs issues, parking problems, community safety, vermin infestation, issues with communal areas, problems within their homes etc.

### 3, How the existing community will benefit from the development proposals:

Several residents voiced concerns that the existing community would not experience significant benefit from the current proposals and that quality of life would be negatively impacted should the development go ahead. Several residents also stated that they were unclear about whether there would be opportunities for existing residents to move into the new homes.

#### Residents also voiced the following concerns:

- Many residents believe existing parking concerns would worsen if development happens, and that a car-free development would bring extra vehicles to the site without adequate parking facilities
- Some residents expressed concerns about the proposals impact on daylight and sunlight levels on the existing homes – specifically residents of Everglade, who felt that the new block was too close to their homes and that this would impact on their privacy
- The proposal to remove a number of fences and ‘open up’ the estate, had some residents concerned over the safety and security around their own properties and the safety of their own children who they believed would lack the security to play out on their own and would also be closer to the main road which would pose a major risk
- Several residents were concerned about the environmental impact of the proposals - the general reduction of green space and loss of existing mature trees brought about by the footprint of the new blocks
- Residents from Everglade also expressed concerns about the proximity of the MUGA and the impacts of the floodlights, noise, evening use as well as ASB and security issues
- Some residents believed that the development would create gentrification and division within the community - a ‘them and us’ situation, due to the number of private sale units
- Several residents expressed concerns about construction disturbance – noise, dust pollution, construction traffic movements

Key resident concerns about the design proposals	Proposed mitigation and possible solutions
<b>Intensification and overdevelopment: overcrowding and pressure on existing infrastructure</b>	<p>The project team needs to demonstrate that the proposals are in line with planning guidelines and that consultation has taken place with the statutory authorities – health, education, transport etc. The project team also needs to establish the facts about LBWF’s commitments to create more new homes over the next few years.</p> <ul style="list-style-type: none"> <li>• More resident consultation and engagement – in person exhibitions, focus groups, door knocking</li> <li>• Development of a resident charter</li> <li>• Representative resident working group</li> <li>• Effective communications – newsletters etc</li> </ul>
<b>Existing housing management and community issues need to be addressed first</b>	<p>LBWF and Housing Associations to clearly communicate capital investment and improvement plans for the existing homes with timeframes etc.</p> <ul style="list-style-type: none"> <li>• Housing management officers to attend drop-ins on the proposals to address residents’ estate issues on the spot and provide information about programmes of works etc</li> <li>• Safer Neighbourhood Team to be invited to future consultation drop-ins to address community safety concerns</li> </ul>

<b>How the proposals will benefit the existing community</b>	<p>Clearer demonstration of the community benefits needs to be demonstrated by the Project Team.</p> <ul style="list-style-type: none"> <li>• Greater awareness of the benefits of the public realm improvements needs to be created, new play facilities, community park, new MUGA, CCTV, better lighting – through public realm co-design activities, communications (newsletters etc), more resident consultation, resident working group, study visits to other schemes etc</li> <li>• Clarity established about how the new social rent homes will be allocated</li> <li>• Clarity about the process for local people interested in buying a new shared ownership property</li> <li>• Clarity about the social investment arising from the development – jobs, apprenticeships, training opportunities and contractor contributions etc</li> </ul>
<b>Parking issues</b>	<p>LBWF to progress parking consultation that meets the needs of residents around a CPZ scheme and demonstrate how resident feedback has been taken into account. Consideration needs to be given to residents' concerns around increased outside of permit hours visitor parking – this was a key concern during the recent drop-ins:</p> <ul style="list-style-type: none"> <li>• Project Team needs to demonstrate that a car-free development can work</li> <li>• Further consultation, study visits, ongoing engagement around parking issues</li> <li>• HAs need to link up with LBWF to progress parking schemes for their own residents</li> </ul>
<b>Impact on daylight and sunlight levels on the existing homes and loss of privacy</b>	<p>Project team to provide easy to understand information from daylight and sunlight studies carried out and demonstrate clearly that proposals will not impact significantly on neighbouring properties.</p> <ul style="list-style-type: none"> <li>• Focused engagement (one to one work where necessary) with residents in Everglade to provide reassurance around this issue</li> <li>• Further information provided at future consultation events, clear FAQs etc</li> </ul>
<b>Removing fences and 'opening up' the estate</b>	<p>The project team will need to arrange further consultation around this issue to work through residents' concerns about the potential impact of this proposal on community safety.</p> <ul style="list-style-type: none"> <li>• The project team will need to demonstrate that this proposal along with other public realm improvements could enhance community safety. Further consultation is recommended.</li> </ul>
<b>Environmental impact of the proposals - reduction of green space and loss of existing mature trees</b>	<p>The project team will need to demonstrate the Council's environmental ambitions around cutting carbon emissions, the new energy efficient buildings, better utilisation of existing open spaces by creating new sustainable landscaping features, the new community park and play way, new tree planting (net gain of trees).</p> <ul style="list-style-type: none"> <li>• LBWF/Sixty Bricks/ ITA to recognise that this is a sensitive issue and provide regular opportunities for consultation with residents to ensure comments and feedback are taken on board</li> </ul>
<b>Proximity of the new MUGA</b>	<p>The project team need to demonstrate how the impact of the MUGA on surrounding properties will be mitigated.</p> <ul style="list-style-type: none"> <li>• Recommended that future consultation should take place around how the MUGA is managed (and how the community is involved in overseeing the management of the MUGA), opening hours, how security is enhanced etc</li> </ul>
<b>Fears of gentrification and division within the community - a 'them and us' situation</b>	<p>The project team will need to demonstrate that residents moving into the new homes will be supported to integrate successfully with the existing community and that the inward investment that the redevelopment will bring about can create wider community benefits.</p> <ul style="list-style-type: none"> <li>• Study visits to similar, successful projects will help support this process – E.G. Marlowe Road</li> </ul>
<b>Construction disturbance – noise, dust pollution,</b>	<p>LBWF/SixtyBricks/ITA to involve the community in the procurement of a preferred contractor. Potential developers' Construction method and Method statement should be comprehensive and robust</p> <ul style="list-style-type: none"> <li>• The development of a robust residents' charter will provide clear commitments around how residents will be supported throughout the construction process</li> </ul>

<p>construction traffic movements</p>	<p><b>Newman Francis asked residents to identify what was most important to them when considering any new buildings on Priory Court.</b></p> <p><b>The top 5 things most important to residents according to the recent feedback survey:</b></p> <ul style="list-style-type: none"> <li>1, Impact on surrounding residents</li> <li>2, Parking</li> <li>3, Size and design of the new buildings</li> <li>4, Maintaining a balanced community</li> <li>5, Quality of open spaces including a new community park</li> </ul> <p><i>Information taken from the recent feedback survey – 36 respondents</i></p>
---	--

5. Recommendations

1. More community and resident engagement is needed

Many Priory Court residents are still unaware of the current proposals. The recent community engagement initiatives need to be continued and expanded and build on the momentum of the recent consultation events. It is clear from resident feedback that the community likes an ‘in person’ approach and would like to have community engagement opportunities structured in ways that enables greater participation and involvement of residents and other stakeholders.

This means clear community newsletters (with FAQs and highlighting ‘You Said, We Did’), more in-person public exhibition drop-ins, door to door outreach, further work with the groups who use the MUGA and the community centre, walk and talk events, focus group meetings (with support from Priory Court Community Centre), study visits and ongoing wider stakeholder forum meetings.

More community engagement will help raise general awareness of the development proposals and help the community gain an understanding that the development can provide significant community benefits, especially if the community are kept on board and involved with what is happening.

*Over 75% of residents who completed the feedback survey stated that they would prefer to attend in-person events in future. However, it is envisaged that opportunities for online engagement will need to continue.*

2. A resident working group needs to be established

A representative resident working group should be set up and meet with LBWF and the SixtyBricks team on a regular basis to discuss the development proposals and feedback their own views and concerns as well as those of the wider community. The group can lead on the development of a Residents’ Charter, help shape the design proposals, (especially the public realm improvements), and help make sure that the community are involved in the procurement process for the contractor to build the new homes. Setting up a group will take time and will also require capacity building.

*Over 90% of residents who completed the feedback survey expressed an interest in finding out more about the development proposals. The aspiration is that some of these residents will be interested in become part of a resident working group.*

3. There needs to be clarity about what can be influenced and what can’t be influenced, before and after planning submission

Residents need to be clear about what they can influence and what they can't and there needs to be honest and open communication about this. There also needs to be clarity about how residents' views and concerns have been taken into account and considered.

There is scope to involve the community in the co-design of the public realm improvements and there needs to be clarity about the scope of this involvement and what can still be influenced. It is proposed that the next round of consultation will have a clearer public realm focus.

*It should be noted that the current well used play facilities, (on Priory Court Road), were the result of a very effective co-design process, and this should be the project team's ambition in working with the community on the emerging proposals for the new public realm, MUGA and community park.*

#### **4. Formal engagement with the three Housing Associations needs to happen**

Agreement needs to be reached with the Housing Associations about how they will facilitate engagement around the current development proposals with their own residents.

#### **5. There needs to be formal agreement with the three Housing Associations about added investment into the 'gold standard' public realm offer**

Agreement needs to be reached with the Housing Associations about how they can add value and top up the offer by contributing further investment into the public realm improvements in addition to the £600K committed by LBWF.

#### **6. Newman Francis advises both LBWF and SixtyBricks to give serious consideration to putting back the planning submission**

Stakeholder and community engagement is the best way to create genuinely sustainable communities. This can take time. On Priory Court there has been a long gap since the community were last consulted on the previous development proposals. After this pause, engagement has now started again, and the community is beginning to engage. However, more time is needed to engage a complex group of stakeholders and a community facing many challenges and create genuine collaboration. So, our view is that more time may be needed to help encourage better understanding of what is being proposed and help build support for the scheme.

The Council and SixtyBricks believe that the current development proposals will help re-invigorate the community and deliver significant community benefits. Convincing the community to buy into the redevelopment process over a very short consultation period is challenging and poses serious project risks.

If the community does not agree to the proposals, (seeing it as a 'done deal'), then the Save Priory Court campaign could build support and pose a threat to the success of the planning submission. Those opposed to the proposals will also claim that consultation is happening during August when many members of the community are taking their holidays. The proposal to remove some mature trees could also bring about organised protests by environmental groups. This could endanger the ambition to provide 83 (of which 40 are affordable) much needed new homes. However, it is acknowledged that slippage of the planning application will bring about overall delay and affect SixtyBricks' intention to deliver the new homes on time.

If LBWF and the project team wish to proceed with a planning submission towards the end of August 2022 then there will need to be clarity about the areas of the design proposals that the community can still influence after submission and how the community can then work with the Council and SixtyBricks to help make decisions about a 'gold standard' public realm offer and potentially have further input into the designs of the new homes.

Ken Ibe

Howard Mendick

Newman Francis

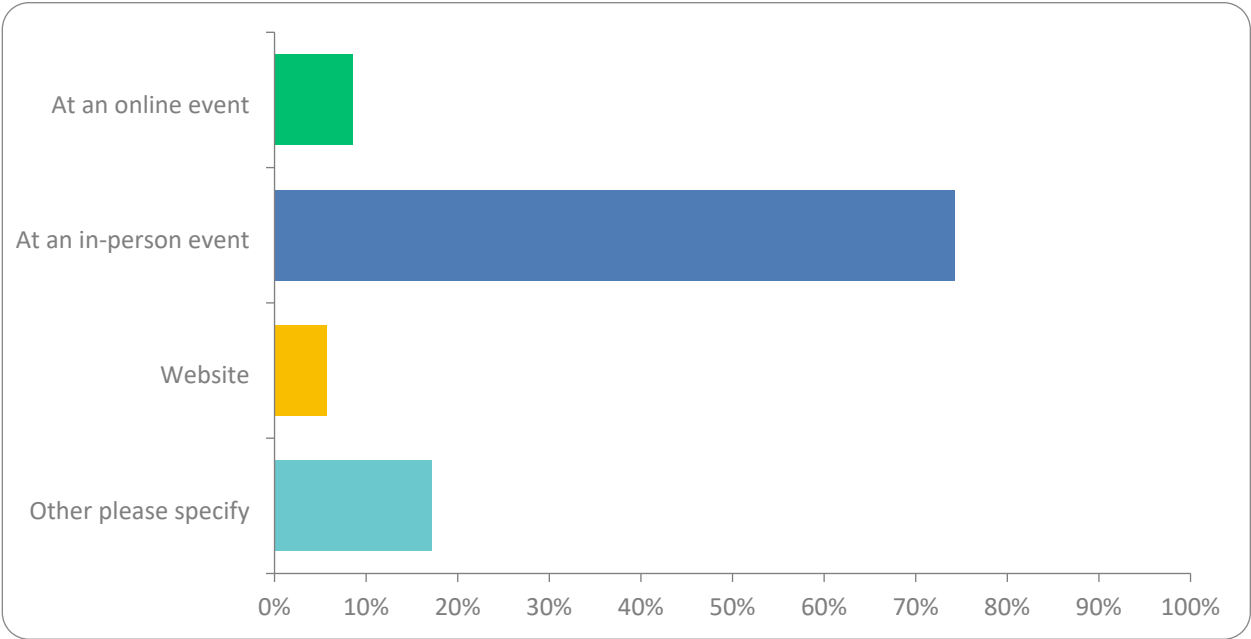


Appenices-

1. Survey Monkey Feedback Report: Data and findings from the Feedback Survey carried out during the recent consultation

Q1: How did you view the proposals for Priory Court (please tick all that apply)

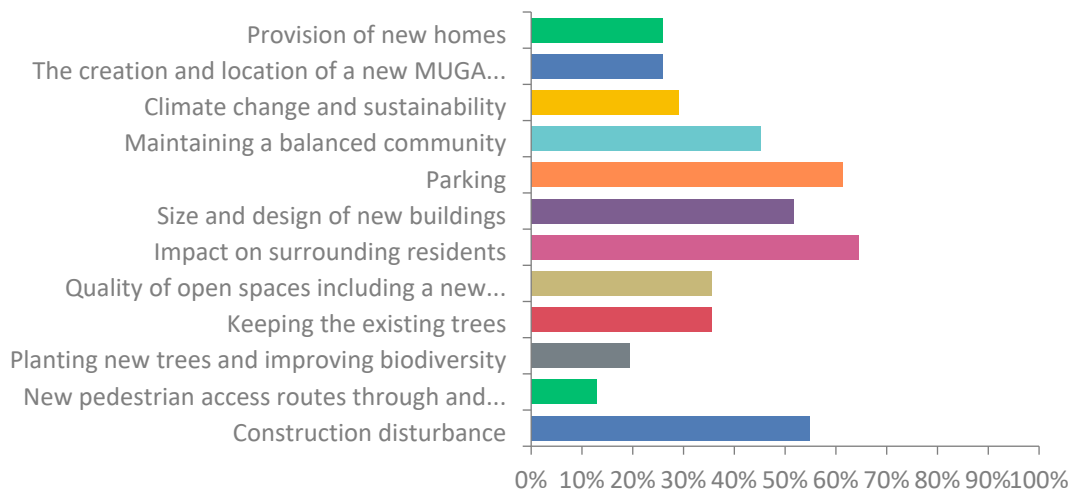
Answered: 35 Skipped: 1



ANSWER CHOICES	RESPONSES	
At an online event	8.57%	3
At an in-person event	74.29%	26
Website	5.71%	2
Other please specify	17.14%	6
TOTAL		37

Q2: How important are the following to you when considering any new buildings on Priory Court? Please tick the 5 things most important to you. You can tell us about anything else in the box below.

Answered: 31 Skipped: 5



ANSWER CHOICES	RESPONSES	
Provision of new homes	25.81%	8
The creation and location of a new MUGA (Multi Use Games Area)	25.81%	8
Climate change and sustainability	29.03%	9
Maintaining a balanced community	45.16%	14
Parking	61.29%	19
Size and design of new buildings	51.61%	16
Impact on surrounding residents	64.52%	20
Quality of open spaces including a new community park	35.48%	11
Keeping the existing trees	35.48%	11
Planting new trees and improving biodiversity	19.35%	6
New pedestrian access routes through and across the estate	12.90%	4
Construction disturbance	54.84%	17

TOTAL	143
-------	-----

## Q2: How important are the following to you when considering any new buildings on Priory Court?

Answered: 32 Skipped: 1

overcrowding

i don't support this development, taking away green space and lack of parking not enough social housing overcrowded on buses difficult to go to work as it is, it will cause noise pollution

i do not agree with the development, too many blocks parking and greenspaces and trees

air quality sustainability crime regulation and resident satisfaction construction disturbances we do not want the development

i do not support this development alot of green space will go also the parking

parking of construction vehicles and workers during the project

I AM CONCERNED ABOUT the impact on the residents

gang activity at the new muga gang hangouts

car parking. planting of new trees near Washington house already to many blocking lighting.

is there space for a doctors surgery on the estate? what about school spaces for new families?

provision of new medical services. I.E GP,S and dentist make the community center available and affordable to local clubs and groups.

amount of light, wellbeing health and noise

Powered by  SurveyMonkey

## Q2: How important are the following to you when considering any new buildings on Priory Court?

Answered: 32 Skipped: 1

The location basketball courts need to be adjacent to the community centre. This is critical for youth workers who need access to both areas simultaneously.

Economic and social impact on existing residents,

when you make the park near adalade and opposite existing homes i hope i don't get noise of the children, it stays open to up to 11pm its supposed to close at 9pm. they don't close the gate at the moment children playing till 11pm causing noise

privacy and proximity of new builds impact on existing residents parking loss of green space

quite relaxed about the development. a bit concerned about the number of new people living here and moving in would like to make sure there is good facilities for the youngsters

Placing existing residents at the heart of what goes on around the estate and listening to what they say about the impact the new proposal will have, especially given that the last development on the estate, circa 20 years ago, lowered the density of housing by demolishing flats and replacing with houses

i have lived here in priory court since it was first built in 1948 its once again taking away green spaces

i have lived on the court for 50 plus years and had this disruption 25yrs ago, you knocked down blocks to free up space so why now build more? this is not what i want, this will have a impact on surrounding resident's i dont support this development as you are taking away more green space

Powered by  SurveyMonkey

Priory Court

**Q3 What are your thoughts on the emerging designs of the new housing? Here are some examples of the sort of things you could tell us about. The size and style of the buildings The number and mix of new Council affordable rent and Shared Ownership and private sale homes**

Answered: 25 Skipped: 8

#	RESPONSES	DATE
1	The location basketball courts need to be adjacent to the community centre. Currently the plan is to move the courts away from the community centre. This existing arrangement is critical for youth workers who need access to both areas simultaneously. This will have a very negative impact on anti social behaviour.	7/30/2022 5:55 PM
2	It's unnecessary and exploitative to keep building homes without corresponding infrastructure of schools, GPs, etc. The Council has been censured already for building too many homes.	7/28/2022 11:43 AM
3	test	7/27/2022 2:10 PM
4	what is private price? can we buy property for reasonable price	7/27/2022 1:48 PM
5	not in favor of the site, mass and position	7/27/2022 1:41 PM
6	ne homes look good	7/27/2022 1:36 PM
7	I don't know enough about this and would like more information about how the affordable rent and shared ownership units will be distributed and managed (tenanted units of social housing should be at a premium but careful thought needs to be given as to who should manage all of the new units - there are already problems on the estate caused by the difficulty of having different social landlords	7/27/2022 1:32 PM
8	would the new buildings make the old flats look out of place	7/27/2022 1:30 PM
9	designs look good	7/27/2022 1:25 PM
10	all fine	7/27/2022 1:19 PM
11	the size and style of the buildings proposed are very modern my main concern is that there should be more council housing accommodations	7/27/2022 1:13 PM
12	the balconies are ok	7/27/2022 1:09 PM
13	i am not in favor of the new development this is because the area will be overcrowded	7/27/2022 1:05 PM
14	not fair on existing residents in the area 50% stole housing	7/27/2022 1:01 PM
15	too many blocks overcrowding	7/27/2022 12:57 PM
16	there is no space for new buildings even the amount of council homes doesn't make sense they are not affordable	7/27/2022 12:54 PM
17	buildings shouldn't be higher then the existing ones	7/27/2022 12:48 PM
18	everything sounds very good from my perspective	7/27/2022 12:40 PM
19	happy with plan	7/27/2022 12:35 PM
20	the design is very different to what is on the site already. it doesnt blend in. overcrowded area already not enough parking on site already.	7/27/2022 12:11 PM
21	the numbers and mix of new council affordable and assured ownership, private	7/27/2022 11:58 AM
22	the designs and plans look good, pleased the community center will remain.	7/27/2022 11:36 AM
23	the height of the proposed buildings is in the keeping with the current state	7/27/2022 11:30 AM

1 / 2

Priory Court

24	n/a	7/27/2022 11:24 AM
25	the size of the buildings blocking the light.	7/27/2022 11:20 AM

Priory Court

**Q4 What do you think about the overall look and feel of the estate improvements, the new community park, and the creation of a new Multi Use Games Area (MUGA)? Here are some examples of the sort of things you could tell us about. Safety and security Parking arrangements Landscaping and trees The relationship with neighbouring properties and streets The balance between pedestrians and vehicles**

Answered: 27 Skipped: 6

#	RESPONSES	DATE
1	The location basketball courts need to be adjacent to the community centre. Currently the plan is to move the courts away from the community centre. This existing arrangement is critical for youth workers who need access to both areas simultaneously. This will have a very negative impact on anti social behaviour.	7/30/2022 5:55 PM
2	It's unnecessary and exploitative to keep building homes without corresponding infrastructure of schools, GPs, etc. The Council has been censured already for building too many homes. The existing parks and green spaces are suitable for residents as they allow parents to watch children from their homes. There is no demand for increased housing from the local residents.	7/28/2022 11:43 AM
3	test	7/27/2022 2:10 PM
4	safety and security of muga ASB green and play area is positive to create community - current layout creates noise concerns acoustic fencing to mega is important	7/27/2022 1:41 PM
5	we like the current play facilities	7/27/2022 1:36 PM
6	The community park and other environmental plans look boring/perfunctory and there has been no resident involvement in the design. I think a co-design approach, which was used very successfully in refurbishing the existing blue playground a few years ago, would benefit the designs and potentially offer existing residents a stake in the project which they have so far been denied by the very stop/start and arms length approach to engagement.	7/27/2022 1:32 PM
7	I think the new buildings will make the estate look very cramped. the will be to close to te existing flats. we have a existing problem with drug dealings anyway and I think this will be easier for the dealers we do not have police walking about the estate	7/27/2022 1:30 PM
8	looks good	7/27/2022 1:25 PM
9	may be residents on the current state of development should be asked about the reasons why they try to cover their balconies with material, that effects the outlook on the appearance of the building it doesnt look nice so things like this wont happen in the new build development	7/27/2022 1:19 PM
10	my maain worries are about the parking and congestion in the already overcrowded estate	7/27/2022 1:13 PM
11	overcrowding for parking	7/27/2022 1:09 PM
12	its nice on paper but i am worried about overcrowding	7/27/2022 1:05 PM
13	less children to play and dont want IN front of house	7/27/2022 12:57 PM
14	there are enough green spaces here without the development safety and security has only become a priority because of the influx of new expensive apartment's	7/27/2022 12:54 PM
15	im concerned there will be to much cars without parking spaces.	7/27/2022 12:48 PM
16	overcrowding the parking	7/27/2022 12:44 PM
17	there will be better views however my only concern i have is parking of cars of new resident's	7/27/2022 12:40 PM
18	priory court is now a major road not safe for young and old. cars speeding exceeding 30MPH.	7/27/2022 12:35 PM

1 / 2

Priory Court

	cctv in muga area	
19	parks need good lighting CCTV. or they will become hub for ASBH and violence. the estate is already suffering in the way people will not walk though the estate. moving the sports area away from the community center isolates it from the community. and will result in damage/ ASB	7/27/2022 12:11 PM
20	i am concerned about the impact on residents safety	7/27/2022 11:58 AM
21	muga shouds stay where block 2 is block 2 moved where muga is	7/27/2022 11:54 AM
22	noise from muga park. is there a meterage resisition from flat to muga park? opening up the estate EG taking away locked gates! safety for children and residents. not enough parking.	7/27/2022 11:45 AM
23	not enough parking spaces	7/27/2022 11:39 AM
24	the overall look of the estate improvements are good. the no car plan could be a problem. residents have victors who come by	7/27/2022 11:36 AM
25	very disappointed at the NO car proposals, many people rely on thier car because of lack of mobility and victors not being able to park would result in them feeling isolated. and increase mental health issues. the landscaping look's goodhopefully it will follow through.	7/27/2022 11:30 AM
26	we wanted to talk to clarion housing.phoned them but they had already left at 5.20 pm?	7/27/2022 11:24 AM
27	its best the way it is without the MUGA and there is enough parks already.	7/27/2022 11:20 AM

## Priory Court

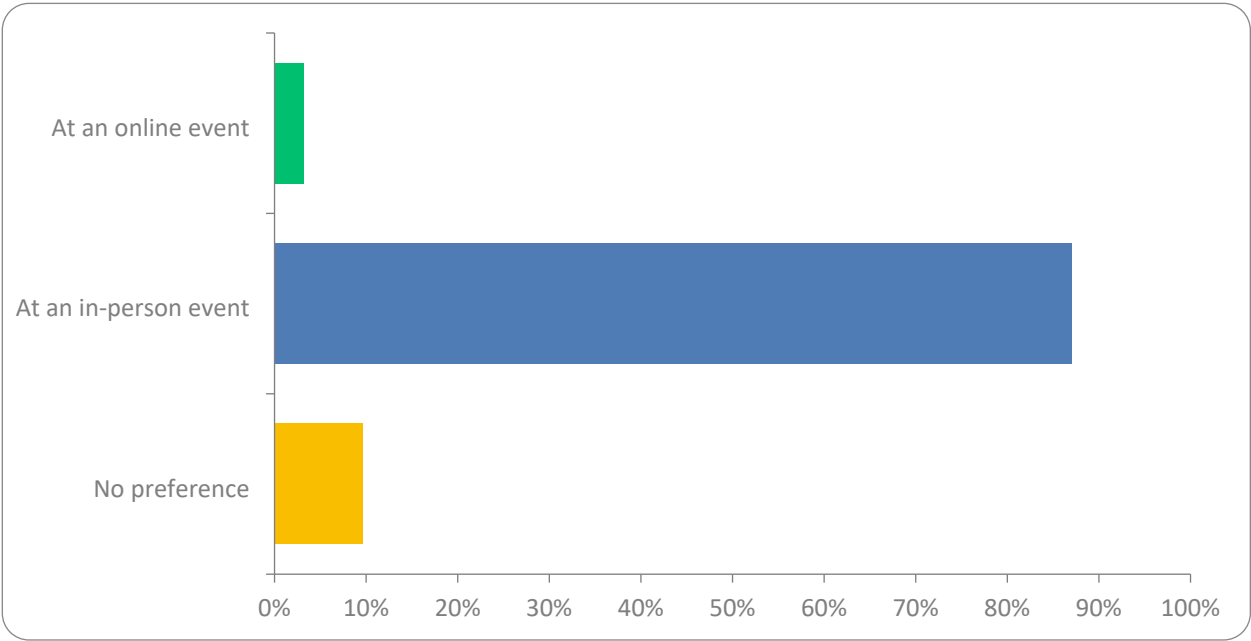
### Q5 Is there specific information or questions you would like to be presented at the next consultation?

Answered: 21 Skipped: 12

#	RESPONSES	DATE
1	One of the big issues of the estate currently is lack of communal areas, which has an impact on social cohesion, crime and anti social behaviour. This should be a key facet of any design. It still feels pretty fragmented.	7/30/2022 5:55 PM
2	test	7/27/2022 2:10 PM
3	when building the new homes you are supposed to follow house door numbers not the streetwise numbering. because priory court on one area of land.so finish following the numbers. we are all getting problems with mail because of the numbers being doubled. every street wise coming.	7/27/2022 1:48 PM
4	safe gated routes required. safety measures on top of proposed	7/27/2022 1:41 PM
5	Balmoral house - the drugs and noise problems are getting worse. how will safety be considered. would like to know when construction will start more info on parking more info on where bikes will be kept	7/27/2022 1:36 PM
6	How will residents be involved in this going forward and will they be listened to?	7/27/2022 1:32 PM
7	more details about play area and landscaping information on how residents may be able to more on to the new development ? only have 2 bedrooms but have 3 children	7/27/2022 1:25 PM
8	will there be any safe park areas for our children and the elderly	7/27/2022 1:13 PM
9	more engagement	7/27/2022 1:09 PM
10	what is the allocation of new housing going to work? are local residents going to be priority	7/27/2022 1:05 PM
11	more dates for engagement	7/27/2022 12:57 PM
12	why is the development needed? LBWF have hit their quotas can LBWF address the current issues in priory court LBWF need to focus on resident's not profit	7/27/2022 12:54 PM
13	understand more about the thr time line of the project and the disturbances it will cause to the neighborhood	7/27/2022 12:48 PM
14	alot more engagement	7/27/2022 12:44 PM
15	all my questions were answered by the lovely gentleman. apart from the pricing of the new flats? clarion housing need to have a meeting with newmanfrancis and residents to clarify this	7/27/2022 12:40 PM
16	the view of the regeneration on priory court and the new homes being built. LBWF need to address the issues of there existing propertied and existing residents. all entries and lobbies need fully refurbishing most importantly cctv must be installed	7/27/2022 12:35 PM
17	impact on residents	7/27/2022 11:58 AM
18	how far by law (meters) can you have a MUGA park next to a bedroom?	7/27/2022 11:45 AM
19	could there be a car parking space underneath the blocks of flats ??	7/27/2022 11:36 AM
20	car parking under new blocks.	7/27/2022 11:30 AM
21	clarion	7/27/2022 11:24 AM

Q6: How would you prefer to attend our events in the future? (Tick one)

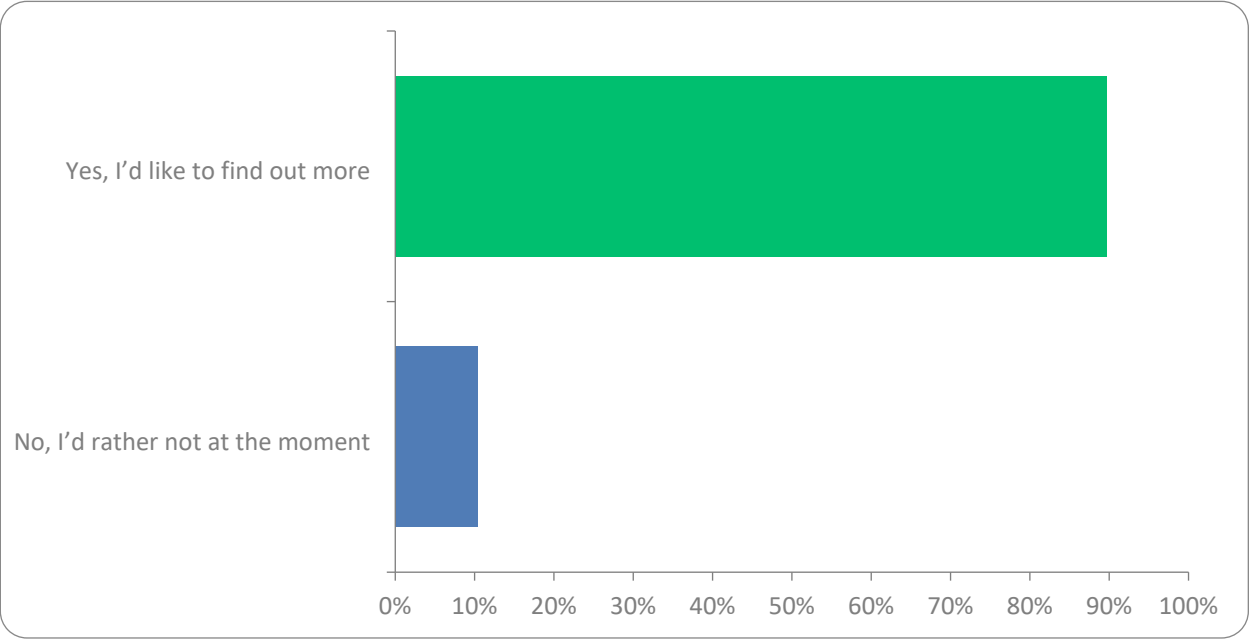
Answered: 31 Skipped: 5



ANSWER CHOICES	RESPONSES	
At an online event	3.23%	1
At an in-person event	87.10%	27
No preference	9.68%	3
TOTAL		31

Q7: Would you be interested in finding out more about the development proposals as they progress?

Answered: 29 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes, I'd like to find out more	89.66%	26
No, I'd rather not at the moment	10.34%	3
TOTAL		29

**Q9: How can we keep in touch with you would you like to be given information about the proposal? (Please tick all that apply)**

**Answered: 29   Skipped: 7**

ANSWER CHOICES	RESPONSES	
Email	65.52%	19
Phone	20.69%	6
Mobile Text	10.34%	3
Newsletter delivery	37.93%	11
Face-to-face contact	34.48%	10
TOTAL		49

## Appendices

### 2. Zoom Chat from the online presentation 23 June 2022

What is the reality of existing residences being able to afford these new properties? Would they have priority on the 'affordable' homes? I'm doubtful that would be the case"

Priory court is already overpopulated and this would just make area more claustrophobic with more people what difference would it make with the little green spaces offered

why build this in Priory Court why not in more rural places with greener spaces

We are losing existing green spaces and tress though right?

I feel priory court is already poorly maintained. Will this be improved for the whole estate or just the new areas.

green spaces does not compensate for increased resident density this would not be in consideration if Walthamstow was one of the wealthier boroughs

The nursery should be well informed on this

There's a nursery right next to the construction site and hundreds of children living on the estate and using the main road to get to the nearby schools

Definitely a safety concern

## Appendices

### 3. Consultation events publicity



**Priory Court redevelopment drop-in sessions - 20 & 23 July 2022**

*Invitation...*

**Come along to a drop-in session to find out about the latest design and development proposals for Priory Court.** The team will be there to discuss the designs and answer your questions.

- **Dates:** Wednesday 20 July: drop in between 3pm - 7pm  
Saturday 23 July: drop in between 11am - 3pm
- **Venue:** Priory Court Community Centre, 11 Priory Court E17 5NB

The drop-in sessions will be the same, but we are running them twice so as many of you as possible can attend.

**For more information:**  
0800 644 6040 (freephone)  
[priorycourt@newmanfrancis.org](mailto:priorycourt@newmanfrancis.org)  
[www.newmanfrancis.org](http://www.newmanfrancis.org)  
[www.sixtybricks.co.uk](http://www.sixtybricks.co.uk)

We are looking forward to seeing you!

**SIXTYBRICKS** Building communities by Waltham Forest Council  
**Waltham Forest**  
**newman francis** Building strong communities



**Priory Court redevelopment online meeting - 27 July 2022**

*Invitation...*

**You are invited to an online meeting showcasing the latest design and development proposals for Priory Court.** There will be a presentation followed by a question and answer session.

- **Date:** Wednesday 27 July
- **Time:** 6:00pm - 7:30pm
- **Venue:** Online Zoom meeting ID: 884 7155 2956

If you have any questions about the Priory Court redevelopment proposals, please use the contact details below.

**For more information:**  
0800 644 6040 (freephone)  
[priorycourt@newmanfrancis.org](mailto:priorycourt@newmanfrancis.org)  
[www.newmanfrancis.org](http://www.newmanfrancis.org)  
[www.sixtybricks.co.uk](http://www.sixtybricks.co.uk)

We are looking forward to seeing you!

**SIXTYBRICKS** Building communities by Waltham Forest Council  
**Waltham Forest**  
**newman francis** Building strong communities

## Appendices

### 4. Emails received after the consultation events. Details have been anonymised.

July 29 2022

"I am a local resident near Priory Court and disagree strongly with the initiative presented for new housing to go up on the estate. You have been censured for building too much housing already and the people already living here are suffering from lack of infrastructure. New development of housing will only make this worse. Please reconsider."

July 29 2022

"To Whom It May Concern,

The proposed redevelopment of Priory Court, though less egregious than the previous proposal, is still unwelcome and seems obviously damaging to the estate. Bringing "market value" homes into a council estate, which the council in question cannot be bothered to maintain, is an obvious case of pressurising inequalities within the borough. The fact that these new buildings will occupy the only accessible green space within the estate makes this proposal markedly worse. What benefits are being offered to existing tenants through this scheme? Will the council finally address complaints of rodents in homes or backed-up sewage?

Finally, and most importantly, the proposed plans include no mention of appropriate infrastructure being built up on the area to accommodate new residents. The local GP is already notoriously overstretched and the transport options are severely limited. How will the schools be built up to accommodate new students? What provision will be made for the resident youth who are losing common spaces? What ecological studies have been conducted in relation to this proposal and how can removing green spaces possibly coincide with the council's declaration of climate emergency?

Most importantly, why has the whole community not been consulted? These plans look very suspect and the way they are being handled is anything but forthright. The council needs to improve the existing state of Priory Court or leave it well enough alone.

Best,"

Appendices

5. Event photographs from the consultation drop in 20 July 2022

