

Proposal to build a new secondary school to open in 2017 in temporary accommodation before moving to permanent accommodation in 2019 and, to expand Nightingale school from 1 to 2 FE in 2019.

Updated Questions and Answers following the close of the consultation period on 13 November 2015

4 December 2015

Introduction

Hackney Learning Trust is consulting on a proposal to build a new secondary school in 2017 and to expand Nightingale Primary School from 1 to 2 FE (forms of entry), in 2019. The consultation was due to close on Friday, 23 October 2015 but this was extended to Friday, 13 November 2015, following representations.

A number of questions were received during the consultation period which have been addressed, wherever possible, in this updated leaflet. It should be noted that not all questions can be answered at this stage.

The council is in the process of considering the responses to the consultation and will feedback to stakeholders once these have been considered. This is likely to be early in the new year.

There were a number of media articles which suggested that the Council was planning to sell off playgrounds to fund the proposals. This is not correct - the Council is not planning to sell off any playgrounds. Hackney, like most of London, is facing a shortage of school places. We need to create nearly 500 extra primary and secondary places by 2020, and land and funding are extremely limited.

To ensure we can provide local school places for Hackney children, we are looking at how we can remodel existing school sites. It is our priority that children in Hackney should be taught in schools built to high standards. We are now less able to rely on Government funding for capital projects such as new school buildings. This means that, in some locations we are looking at co-locating education and residential developments. This will allow us to sell the homes, providing significant funding to develop the new schools and retain the freehold of the land.

Despite the current climate of financial restraint across the public sector, we still have a statutory duty to continue to provide a sufficient number of school places. Hackney has a proud record of delivering good quality schools, including its Building Schools for the Future and Academies programmes, and we are working hard to move this work forward in time for when the additional places will be required.

Find out more about the plans at: www.hackney.gov.uk/bsf and <https://www.learningtrust.co.uk/schools/Pages/Consultations.aspx>

Set out below are responses to questions that parents and other stakeholders have raised during the consultation and the effect the proposals will have on Benthall and Nightingale primary schools.

1. Were any other sites looked at for secondary schools?

The Council carried out a review of its existing primary school sites to identify whether there were any sites big enough to accommodate a new secondary school and, equally important, where the displaced primary school could be re-provided **locally**. As a result of the review, the Benthall, Nightingale and redeveloped Tiger Way group of sites was the only one that met the above requirement. This option also has the added advantage of the Council being able to increase primary places in the area by one form of entry through additional provision on the Tiger Way site.

A review of Hackney's education estate was originally undertaken in 2011 to identify a site. This also informed the statutory consultation on a new secondary school within the Hackney Wick area of the borough. This study identified all sites within the education portfolio of a suitable size, and the current and future earmarked use of these sites. This review demonstrated the Victoria Park Road site as the only education site in the borough that was available to deliver the secondary places when they were needed in 2014. This document can be reviewed via the Hackney Planning Portal – Paragraphs 3.17 to 3.23.

[\[http://idox.hackney.gov.uk/WAM/doc/Other-388654.pdf?extension=.pdf&id=388654&location=VOLUME1&contentType=&pageCount=1\]](http://idox.hackney.gov.uk/WAM/doc/Other-388654.pdf?extension=.pdf&id=388654&location=VOLUME1&contentType=&pageCount=1)

This review was revisited to identify what sites were available to develop a new secondary school from 2018/19 onwards, when the additional places are required. The outcome identified the Benthall site as the largest viable site within the education estate to develop a new 6FE secondary school and, at the same time, re-provide the displaced primary school in the local area.

The Sir Thomas Abney primary school site, which is slightly larger than the Benthall site, was discounted as it is expanding to a 3FE primary school and has taken bulge classes from 2014. The statutory consultation to expand this school will be published in early 2016. Additionally, there are no sites available to Hackney in the local area on which we could re-provide the displaced Sir Thomas Abney primary school.

2. Can the Council provide the massing model of the proposed developments?

There are no massing models available for the proposed developments as design work has not yet been started. The study we have carried out was simply a 'table top' analysis to establish whether buildings of the anticipated size and mass could be located on the proposed sites. Should the proposals for the new secondary school be approved, the developed design proposals will be presented to the school and Governing Body for comment and further discussion.

These developed proposals will be presented at public consultation meetings prior to the submission of planning applications. This will allow comments to be made by the public as part of the planning process. The proposals, as developed in the future, will undoubtedly look completely different to the building massing exercise undertaken as part of the 'table top' study referred to above. For example, the Skinners Academy massing proposals contained within the approved Woodberry Down Masterplan Outline Planning Permission are very different to the Academy building eventually built.

3. It would be useful to have a better understanding of the borough's strategy for Primary and Secondary provision and data on in and out borough flows

Several Councils in London base their strategies for school place planning on data received by the Greater London Authority (GLA) annually. This data is monitored and reviewed against local knowledge and actual data. Projections are provided for individual areas as well as the borough as a whole. This ensures that we are able to see where deficiencies and/or an oversupply of places will occur. The Council's strategy for providing primary places has been to increase the number of places available to meet demand.

In September 2015, the following schools opened:

- Halley House Free School (60 places)
- Hackney New Primary Free School (50 places)
- Mossbourne Riverside Academy (30 places, which will increase by a further 60 places in September 2016).

For September 2016, a further 120 places at the following primary schools have also been planned:

- Holy Trinity CE Primary (30 places)
- Sir Thomas Abney (30 places, subject to statutory consultation)
- Mossbourne Riverside Academy (60 places)

There may be a need to provide a further 30 places in 2018 before the proposed expansion of Nightingale in 2019.

The Council's strategy for secondary provision is to provide places for 83% of the Hackney resident children moving from a Hackney primary school to a Hackney secondary school. This target also takes into account the number of Hackney residents likely to obtain places at schools outside Hackney and the number of out borough residents likely to obtain places in Hackney schools. These pupils are typically those living close to borough boundaries.

The table below provides data for Hackney pupils offered a place in an out borough school and out borough residents offered a place in a Hackney school in the last 5 years.

Year	No. of Hackney residents offered a place in an out borough school on national offer day	No. of out borough residents offered a place in a Hackney school on national offer day
2015	294	268
2014	374	274
2013	347	267
2012	373	211
2011	359	198
2010	440	167

You can find out more about Hackney's school places strategy at: www.hackney.gov.uk/bsf

4. What will happen if the Tiger Way development doesn't go ahead?

Tiger Way is the first stage to unlocking a new site ready for educational use. This then allows the other proposed sites to be released for re-building. If Tiger Way does not go ahead, there will not be sufficient money available to provide the new secondary school as well as to provide additional primary school places.

5. What funds are paying for the secondary school build - is it independent of other proposals?

It is currently proposed that the construction of the new secondary school will be significantly funded by the construction of residential accommodation on the existing Nightingale site, and possibly the existing Benthall site, co-located with the schools. These residential units will be sold on the private market to gain the maximum revenue for the Council. This development will be progressed by the Council as the developer, so that it can benefit from the total income received from the sale of the accommodation. The only reason the residential accommodation is required is to provide funds allowing the Council to build the much needed new school. Further information on funding is supplied in answer to question 8.

6. Can the Council guarantee that it will not disperse the school community?

There is no intention to close or disperse Benthall Primary School. The intention is to move Benthall Primary School in its entirety to a new building on the existing Nightingale Primary School site. Nightingale Primary School will be moved to a new building on the Tiger Way site - at the same time, increasing its size from 1FE to 2FE from 2019.

7. Has a design been commissioned for the Nightingale and Benthall sites?

No design work for either site has yet been commissioned. However, architects have assisted the Council to determine whether it is possible to construct a secondary school on the existing

Benthal site and a new Benthal primary on the existing Nightingale site, together with residential accommodation. The design work is now likely to happen in early 2016.

8. Is there sufficient funding in the Council's budget to build a new secondary school and modernise the primary schools?

This was set out in the paper approved by Cabinet in July 2014. The paper identified that, having taken into account all revenue streams available to the Council, including those predicted to be available from planning contributions, there was a £44m shortfall in funds available to deliver the education capital needs of the Council. It is to close this funding gap that the Council is proposing to build residential accommodation co-located with the schools.

9. Are the planning contributions generated from all the redevelopment in the local area sufficient to pay for these projects?

No. See the answer to the previous question.

10. How can stakeholders input into the design?

Can the Council confirm that stakeholders, parents/carers will be involved in any new school's design which should, at a minimum: provide an environment of a quality which is as good or better, both internally and externally, as the existing school; reflect the current ethos of the school and meet the needs of working parents?

Initially the school will be invited to work with the Council's Education Capital Team to develop a brief for the new school building. This will establish what it needs to deliver and how it will be managed. The design team will take this brief and start to develop a concept design which will be shared with the school and parents/carers, in our experience, usually via the headteacher and Governing Body, in their role as key stakeholders.

Having agreed a concept design, the design will start to be developed in more detail to inform submission of a Planning Application. During this period, further meetings will be held with parents and the public – including at least one drop in consultation event. Once the Planning Application is submitted, members of the public will have an opportunity to make representations to the planning authority in support of, or in objection to, the proposals.

11. What type of temporary accommodation will be used for the children at Benthal? What is the plan for our students when building work starts? The proposal attempts to house 450 Benthal primary school children in temporary accommodation on a very small site.

The plans for temporary accommodation have not yet been developed in detail. We can, however, give an assurance that any temporary accommodation will be of a very high quality and would be based on the school's current site. We will share options or plans with the school as soon as possible during the design period. If the proposal to build a secondary school is agreed, there will be separate consultations as part of the planning process on the detailed design of the primary schools. This would include the proposed temporary accommodation for Benthal Primary School.

We are satisfied that Benthal Primary School can decant into temporary accommodation on the Benthal site whilst the new secondary school is being constructed without any harm coming to the children affected. We have been successful in doing this on a large number of our refurbishments and new builds over the past 10 years. It is worth noting that the attainment of all schools throughout this building programme has actually improved.

12. Can the Council provide case studies of temporary accommodation in Hackney?

It is not unusual for schools to decant and/or remain on site during extensive construction programmes. The Authority has successfully managed new build primary schools at Berger and Lauriston. Both of these schools remained on site during the construction works. Disruption will be carefully managed and minimised, wherever possible, to maintain a high quality learning environment.

The same has been the case for the rebuilding and refurbishment of the borough's secondary schools under the Building Schools for the Future programme. The following schools have all been successfully refurbished and/or rebuilt utilising a combination of phased construction, with the schools remaining on site and temporary accommodation (both on and off site) during an extensive seven year building programme:

- Clapton Girls' Academy
- Stoke Newington School
- The Urswick School
- Haggerston School
- Our Lady's Convent High School
- The Garden School
- Stormont House School

12a. Is the temporary site large enough to accommodate more than 2 years of a secondary school? Have studies been undertaken to ascertain whether the temporary site is large enough to accommodate 3, 4 or 5 years of a 4-6FE secondary school? If it could take 5 years of students then Richard Dalonso's proposal for a no double decant would be possible

A preferred site for the temporary secondary school accommodation has not yet been identified. A number of temporary sites are being considered for the new secondary school (none of which are in the Education Department's land portfolio). None of the sites being considered are large enough to take accommodation for more than a 2-3 year 5-6FE school.

The need to place the new secondary school in temporary accommodation materialised in July of this year. This happened as a result of funding for Hackney Wick Academy (a 5FE secondary school which was due to open in September 2016) being withdrawn by the Education Funding Agency. No substantive work has yet been done on assessing the viability of any sites for this temporary accommodation. Assessing the viability of any specific site will be determined as part of future design development should the consultation proposals be approved. This viability study will ascertain the number of year groups that a 5-6FE school could accommodate on these sites. Please see the answer to question 13 in relation to Richard Dalonso's proposal for reducing the time that Benthall Primary would need to be in temporary accommodation.

13. Can the Council comment on the revised timeline for the project presented at the consultation meeting on 4 November 2015 by Richard Dalonso which will ensure that children are not in temporary accommodation for the length of time currently being proposed?

The alternative programme presented at the consultation meeting on 4 November 2015 accurately represented the proposals as set out in the consultation document. The proposed alternative timeline attempts to reduce or eliminate the need for Benthall Primary School to have to decant into temporary accommodation. Unfortunately, it does not take into account that it will not be possible to leave the new secondary school in temporary accommodation for the period of time anticipated by the alternative programme. This is for two reasons:

1. We have been unable to identify a site to locate the temporary accommodation that is big enough to accommodate a full 6FE secondary school, rather than just the first two years as anticipated in our plans;
2. The alternative timeline does not take into account the fact that the Council needs to open a second, new secondary school in September 2019. This also needs to start life in the same temporary accommodation vacated by the first new secondary school when it moves to its new building on the Benthall site in September 2019.

14. What provision will there be for outside space as well as classrooms?

The Council will ensure that there will be sufficient access to outside space for all of the proposed and existing sites.

15. How will Hackney Learning Trust support us to ensure that various voices of the school community are heard - children, teachers, parents?

As soon as we are in a position to share further details about our plans, we will do so. As mentioned above, the school will be invited to work with the Council's Education Capital Team to develop a brief for the new school building. There will be various opportunities for all those involved to have their say formally, through consultations and the planning application process.

16. How might school clubs be affected?

This issue will be addressed by individual schools. The expectation is that the same number of places should be available for all of the clubs being run at the schools.

17. How will Rooftop nursery be affected?

The Rooftop nursery remains in its current premises and is not affected by this consultation. They are aware of the Council's plans and will be included in the consultation process as the scheme develops.

18. What benefits will there be to the current pupils following the moves?

The pupils at Benthall and Nightingale Schools will be educated in brand new primary school buildings and will be able to apply for a place at a brand new secondary school in the local area. More children will be able to attend a primary school in the area following the proposed expansion of Nightingale.

19. How will you compensate a school financially if it starts to lose pupils as a result of the building works?

Given the local demand for primary school places and the popularity of these schools, there is no reason to believe that parents will not express preferences for these schools whilst the new buildings are being built. As explained above, any temporary accommodation used for Benthall will be of a high quality and would be based on the school's current site. There will be no temporary accommodation for Nightingale pupils.

In the unlikely event that school numbers drop affecting the school's finances, Hackney Learning Trust will work closely with the school to secure a sound working budget.

20. We have heard that Benthall school will be listed. How does this affect the proposal?

A member of the public has made an application to Historic England to have the existing buildings of Benthall Primary School listed. Historic England have already visited the school and

are currently considering their position and writing their report. Following this, they will make a recommendation to the Secretary of State. It is probable that a decision will be made by the end of the year. In the event that the Secretary of State decides to list the buildings, the Council will need to reconsider its plans for the construction of the new secondary school in order to meet the statutory duty to provide a sufficient number of school places.

The result of this would be that Benthall Primary School would remain in its current building with limited funding available to bring the existing building up to modern standards. This would be more difficult and expensive if the existing buildings are listed. It would also bring into question the plans to move Nightingale to new premises.

- 21. We already have a major issue with parking at present and there is often no place to park. The new homes will lead to more congestion and potentially lead to dangerous driving. This could put children's lives at risk.**

The whole issue of parking and traffic will be dealt with during discussions with the planning department during development of the design for the new buildings. Consultations with Hackney Parking and Highways departments, as well as proposals informing part of the Planning Applications, will also address this issue in some detail.

- 22. Will the new schools comply with current space standards?**

All schools will be designed using the current space standards, as recommended by Building Bulletin 103, as well as in consultation with the schools' leadership teams.

- 23. Our children enjoy the space at their current schools. The majority of the children live in overcrowded accommodation and should not also have to be in schools that are much smaller than their current school.**

As explained above, all schools will be designed using the current space standards as recommended by Building Bulletin 103 and in consultation with the schools' leadership teams. Our commitment to do this can be shown in the design work we have done on the Tiger Way scheme which will be occupied by Nightingale primary school. The leadership team of Nightingale school have been involved with the development of the design, both internally and externally and are satisfied that the new school will meet their needs. Indicative of this commitment is that the new building for Nightingale primary school will be in the region of 130% bigger than their existing school. A large part of this is, of course, due to the fact that we are increasing the school capacity from 1FE to 2FE but we have gone beyond this to ensure that a more than adequate building area is provided for the school.

- 24. Will the new school be an academy or a free school?**

The DfE requires that there is a presumption that all new schools will be academies/free schools. It is only possible for a Local Authority to open a community school if it has not been possible to find an academy sponsor willing to set up the proposed school.

- 25. I don't agree with academies. Why can't the new secondary school be a community school?**

Please see the answer to question 24 above.

- 26. How will Hackney Learning Trust support the schools during this process and ensure that our children's education does not suffer during the building works?**

Hackney Learning Trust's 'Good to Great' policy outlines how the Trust's Leadership and Management Advisers work with leaders to identify priorities and provide tailor-made support to

all schools in Hackney. A Leadership and Management Adviser will work with governors and senior leaders to identify the required support and will coordinate appropriate activities, personnel and resources to maintain and further improve current standards. We will draw on our considerable experience of supporting schools in similar circumstances and tailor support accordingly.

27. What/where is the site strategy?

The studies carried out to date do not identify a finalised site strategy as the proposals are only indicative and may not reflect the final design proposals. A detailed construction programme will be developed in consultation with school management teams. This will clearly identify a site management strategy to manage the processes of relocating the Benthal School community to and from its temporary accommodation. This strategy will also carefully consider a construction programme which will minimise disruption and support learning standards.

28. Can the Council provide case studies of other successful builds and HLT's/LBH's capability to deliver such projects?

As explained in the answer to question 12 above, the Council has successfully delivered a number of similar new build projects where schools have remained on site throughout the construction period. These include the new Berger and Lauriston Primary Schools, and the Garden School. The extensive refurbishment and expansion of Orchard Primary School and Haggerston School are good examples where extensive construction works have taken place within occupied buildings and with complex decant phasing programmes. In these cases the learning environment remained safe and disruption minimised.

29. Nightingale – What are the benefits of increasing to 2FE?

There are a number of benefits to be had from a school expansion. For example, there are more opportunities for peer support and collaborative working for teachers where teachers can work together in year groups. There is also more opportunity for leadership development, greater availability of staff expertise, curricular provision can be enhanced and larger budgets give more financial flexibility.

30. Why was the consultation period so short?

The Council implemented the same 4 week timescale for this consultation as it has done for previous school organisation proposals. However, we extended this consultation by three weeks following representations. The original closing date was Friday, 23 October. This was subsequently extended to Friday, 13 November 2015.

31. Will catchment areas be re-defined for the new primary schools?

Hackney primary schools do not operate catchment areas; school admissions are determined by distance from home to school. However, consideration will be given to new measuring points from the school gates in conjunction with the schools.

32. Have the projections for the additional homes that will be built in the area been factored into Hackney's projections?

Yes, the proposed additional homes have been taken into account in the projections for school places.

33. What is proposed for the future use of the previous Ickburgh School site?

This site is being used as a decant site for New Regents College Pupil Referral Unit, until its new accommodation is available at the Nile Street site. It, therefore, does not meet the programme requirements for use as a decant site for Benthall. In addition, due to the physical restrictions of the site, it is not suitable for a new secondary school.

34. What happens if the majority of consultation respondents disagree with the proposals to develop a new secondary school?

As the consultation period has now ended, Hackney Learning Trust will collate all responses into a report which will be presented to its Senior Leadership Team. It is the Senior Leadership Team's responsibility to carefully consider all responses, and wherever possible take account of any ideas and further options submitted. Stakeholders will be notified of the decision.

35. Please provide the site areas for all Hackney secondary schools

Local Authority maintained school, voluntary aided school and academy new buildings, extensions and major refurbishment funded through the Local Authority:

- Cardinal Pole RC School - 12,900m²
- Clapton Girls' Academy - 21,200m² (excluding the Portico building)
- Haggerston School - 21,266m²
- Mossbourne Community Academy - 19,000m² (circa)
- Mossbourne Victoria Park Academy - 8,952m²
- Our Lady's Convent School - 6,603m²
- Skinners' Academy - 14,500m² (circa)
- Stoke Newington School & Sixth Form - 26,011m²
- The Urswick School - 12,056m²

Free schools, voluntary aided schools, academies and previously independent schools not developed by the Local Authority

The Local Authority has no responsibility for funding or maintaining the schools listed below and does not therefore hold records pertaining to site areas. This information will be held by the individual schools.

- Hackney New School - not known
- Lubavitch Senior Girls' School – not known
- The Bridge Academy - not known
- The City Academy - not known
- The Petchey Academy - not known
- Yesodey Hatorah Senior Girls' School – not known

36. The consultation questions appear fully loaded?

The consultation sought to gather views from the community on the need for a new secondary school (which is a statutory duty), rather than moving primary schools. The questions were generated to reflect this. It should be noted that Local Authorities are not required to consult on moving a primary school if the proposed new site is less than two miles away from the existing site, which is the case for Benthall and Nightingale schools.

37. Why can't Wilmer Place in Stoke Newington be used for a new secondary school? If it isn't educational land, can it be purchased?

The site identified as Wilmer Place is not owned by the Council. Were the Council required to purchase a site for the purpose of developing a new school, the cost of the purchase of the land would have to be taken into account in the whole viability of the scheme and could certainly render the scheme as financially unviable.

The question also assumes that a negotiation to buy the land from the current owner would be successful, which is far from certain. This could, in turn, delay the building works starting and potentially jeopardise the opening of the new school in time for September 2019.

The financial model predicates that the private sale of the residential offer must offset the capital development costs for the new school provisions. The higher the cost, therefore, the more residential units would need to be added to the scheme to compensate.

38. Why can't the results of the feasibility study be shared with stakeholders?

There is no requirement for the Authority to release this document.

As identified at question 2, the study carried out was simply a 'table top' analysis to establish whether buildings of the anticipated size and mass could be located on the proposed sites. Should the proposal to develop a new secondary school and expand Nightingale by 1FE be approved, the designs, as developed in the future, will undoubtedly look completely different to the building massing exercise.

A Freedom of Information request for the Feasibility Study has been received. The outcome of this is pending.

39. How many residential units are being proposed and will it comply with the London Plan?

The number of residential units has not been determined at this time and will depend on the overall viability of the schemes that are developed during the design process.

Work to identify the allowable density as recommended by the London Plan has been completed. However, there has been no fixed position taken as to whether or not a density up to the maximum recommended by the London Plan will be proposed.

40. The implications of shared education and housing sites must be considered.

Should this proposal be approved, all issues raised by the fact that we will be co-locating a school with residential properties will be taken into account in the design process, as has been the case for both the Nile Street and Tiger Way developments.

41. Can the Council make a commitment that work will not begin on the project until planning permission for all sites have been obtained?

Our proposal is that the planning applications for the redevelopment of the Benthall and Nightingale sites will be undertaken at the same time. This will reduce the risk to Benthall School being decanted into temporary accommodation without planning permission having been obtained for its new building.

Of course, until the design development process starts, the timelines and requirements for temporary provision will need to be scrutinised across the Tiger Way, Benthall and Nightingale sites. This will identify a formal programme for the provision of temporary accommodation.

- 42. Benthall is not the largest secondary school site - Grazebrook is bigger and Berger is even bigger. Why isn't Grazebrook, therefore, being used for the secondary school site and move Grazebrook to the Wilmer Place site and why isn't Berger being considered as a site for a secondary school?**

The Benthall site is larger than the Grazebrook site by 555m². This site was considered during the studies referred to in the answer to question 1, but it was determined that there would be no opportunity to re-provide Grazebrook school on another site in the local area. This option was, therefore, discounted.

Berger Primary School has received significant capital funding in recent years to deliver a new 2FE primary school. Given this recent expenditure, it was not included as an option for the new secondary school provision as this would not have been considered to be a good use of public money. In addition, the Berger site is located next door to Cardinal Pole Catholic school. This would create considerable issues with the volume of children converging on the same location, as well as questions of where in the local area we could provide a new Berger primary school.

Relocating Grazebrook to the Wilmer place site would not be physically possible. In addition, the school would need to be moved a considerable distance from its current community. This would not have been acceptable to the school or the Council. The response to question 37 sets out the reasons why the purchase of this site is not viable. This rationale also applies to the idea of moving Grazebrook school to this site.

Whilst Sir Thomas Abney Primary is on a larger site than Benthall, it is due to expand to 3FE in September 2016. The school took a bulge class in 2014, and is expected to take its first formal additional form of entry in September 2016. This site is destined to take overflow from the Woodberry Down Regeneration Scheme and is, therefore, discounted as an option for the new secondary school.

- 43. Why isn't the Triangle site being considered for a secondary school – it is in the region of 14,500?**

The 'Triangle' of land is part of the Nightingale Masterplan being developed by Housing Regeneration and is not available for a secondary school.

For over two years, the Council's Estate Regeneration Team has been liaising with the Nightingale Regeneration Steering Group on a proposal to finally build 400 new Council homes for social renting, shared ownership, and private sale (to help pay for them in the absence of government funding). This development is proposed for the long-vacant land left over from the last Southern Housing Group redevelopment that began in the 1990s and includes the 'Triangle' site referred to. A process of discussion, negotiation and compromise has taken place which, through agreement with residents, led to the inclusion of additional new Council homes for social renting (in excess of what the original plans for the site intended all those years ago).

Following extensive public consultation events that have taken place throughout this year, a new Masterplan is close to completion. The Masterplan focuses on new buildings of five storeys, extensive landscaping, and improvements to open spaces on the estate. A planning application will be submitted early in the new year.

The new Masterplan will be considered on its own merits by the planning sub-committee. It is part of a programme of interlinked housing development sites across the borough: an 18-site, 2,760-home estate regeneration programme, which will build more than 900 new Council homes for social renting and 500 for shared ownership, with the rest for private sale to help pay for them in all in the absence of government funding.

This programme is funded by the Council's own borrowing, which we can do more cheaply than a private developer. The extent of this for housing is, however, limited by the government with the delivery of different sites at different times taking the Council right up to the centrally-imposed limit of what we can borrow.

If any single scheme (such as the completion of the Nightingale Estate's regeneration) is delayed, it can mean that the Council breaches this borrowing limit. This would, in effect, halt all progress in building any of the new Council homes, discussed over the past two years (as well as across the borough) for a potentially indefinite period. The housing crisis notwithstanding, in the absence of any government-funded programmes to build new homes for social renting, this demonstrates the interlinked pressures and complexities on public land in London.

It is also anticipated that a significant financial contribution will be made available for building even more new Council homes for social renting and shared ownership, generated from the sale of private properties being built as part of the education programme.

44. Why can't Stoke Newington school site be used to temporarily house the new secondary school?

The only space that would be available to do this would be on the school playgrounds which would impact on Stoke Newington's ability to deliver its external play requirements. Stoke Newington School also has the largest number of pupils on roll in a Hackney secondary school. It is, therefore, not considered a suitable environment to temporarily place additional pupils.

45. Why can't the delivery of the second new secondary school be disconnected from the first new secondary school?

If fewer secondary places were required in the next few years, it would not be necessary to have a proposal connecting the building of two new secondary schools. However, there is a projected need for an additional 11 forms of entry by September 2021, which is the driver behind the requirement to connect the delivery of the two new schools. The Council has 6 years to deliver these new schools.

46. Redeveloping the Nightingale site would require the cutting down of several mature trees. This is not acceptable.

As we have done in the past on other school redevelopments, the intention would be to replace any trees that have to be removed. The development will, therefore, have at least the equivalent number of new trees as part of the landscaping proposals. This is also an issue that the planners would need to be convinced about and would be considered in discussion with planners and, ultimately, by the Planning Sub-Committee.

47. Why can't the new secondary school be built on the existing Nightingale site? There are currently three secondary's on smaller footprints than this. Why not save unnecessary costs, upheaval and disruption, to both Benthall and the local area, by building the new secondary on the Nightingale site. It would be finished earlier than your predicted timeline?

The Council is not prepared to build a new 6FE secondary school on a site as small as Nightingale. In addition, it would not be possible to include sufficient, co-located residential accommodation on this site that would provide additional funding for the build. The proposal would also not allow the Council to rebuild Benthall Primary or even bring the existing buildings up to modern standards, as no funding would be available for this.

It is true that there are secondary schools in Hackney situated on sites smaller than the Nightingale site (e.g., Hackney New School, Bridge Academy and Our Lady's Convent High School).

Hackney New School is a free school (with an admission number of 100). The Council had no input or influence on the site approved, or the size of school. The same can be said for Bridge Academy, although this was constructed some years ago under the academy's programme and not the recent free school programme.

Our Lady's Convent High School is a 4FE school which existed on its site for many years before it was included in and funded by the Building Schools for the Future programme for rebuilding. The site itself is actually owned by the Catholic Diocese and not the Council. The rebuild included a multi-story school building that met current space standards, whilst making much more effective use of the site in terms of the building footprint verses the play space, This was also mitigated by including a MUGA (Multi Use Games Area) on the roof of the new sports hall, which hugely increased the outdoor play area for the school.

48. There appears to be a lack of joined up thinking across the Council

The Educational Strategy for providing school places is complex and contingent upon a number of related and often interconnected factors (e.g., the demand for school places, the availability of educational sites, finance, maintaining educational standards, housing schemes and targets, and DFE guidelines). Whilst it might appear that decisions are taken by individual departments in isolation, this is not the case. Council officers work across departments to ensure that information and resources are shared and that decisions are made for the benefit of the entire borough.