Minutes

Meeting Title:	Hackney Education and SPPS Parents/Carers
Date/time/venue:	Monday 22 March 2021, 10:00 - 10:30 Google Meet
Attendance:	**School Representatives** ● Rachel Cleverton, Interim Headteacher ● David Cunnelly, Deputy Headteacher ● Claire Keady, Inclusion Manager ● Georgia Caton, Business Manager **Hackney Education / Council Officers** ● Annie Gammon, Director of Education ● Jane Havemann, Interim Head of Estate Regeneration ● Max Anderson, Project manager for Phase 2a ● Steve Anstee, Head of Education Property **Parents/Careers attendance:** 21

Notes

Purpose of today's meeting
Georgia Caton welcomed parents and carers to this meeting regarding the updates of the Britannia project.Council officers were introduced and welcomed. Approximately fifteen parents attended the meeting.

Summary: The section 2a of the Britannia project, which has been under way for some years, is most relevant to the school. Hackney Council has submitted a request (Section 77) to the Department for Education (DfE) to get permission to build a brand new housing development next to the school, resulting in the footprint of one block being on the school's playground. Shoreditch Park Primary School and Hackney Council have been in discussions over the last two years on a programme of mitigation work, which will uplift the school and improve the internal and external play spaces. With the Section 77 application submitted, Hackney Council is expecting a decision from the DfE. However, due to Covid-19 and many various reasons, there has been a delay in the decision making process. Today's purpose is to provide parents and carers with a general update.

Updates from Hackney Council

Phase 1

- Steve Anstee, Head of Education Property provided an update on the Britannia Phase 1 work. This includes the leisure centre, and the secondary school due to have its completion at the end of this academic year. Steve is also the key liaison for the school and the DfE.
- The new secondary academy was partly funded by Hackney Council, part of Britannia's project Master Plan. The leisure centre is due to open in May/June 2021, however, it will be in line with government's guidance.
- Another set of work linked to phase 1 is the upgrading of the park next to the school. Part of this scheme is to provide an adventure playground, on the other side of the park, this will be a

fantastic facility for all children in Hackney.

Phase 2a

- Jane Havemann, Interim Head of Estate Regeneration, gave an update on Britannia Phase 2a. This project will see 93 new homes delivered including 48 for social rent on the site next to the school.
- Shoreditch Park Primary School has played a key part in this project, working with the council to agree on timelines of the work to minimise disruptions as much as possible, as well as supporting the Council in the procurement process to identify an appropriate contractor to carry out the construction.
- Subject to the S77 being approved by the Department for Education, works should commence in July 2021 once the school has broken up for summer holidays. The scheme is due to complete in summer 2023.

Mitigations

- Steve shared that within this mitigation plan, there is a requirement under section 77 which is the disposal of education land, the council is required to compensate the school the value cost of the land being disposed of. This piece of land is valued at £6.5m, the council is providing compensation to the school, this is intended for the improvements of the internal and external play spaces of the school. In addition, extensive internal refurbishment to the school, for example, new toilets, music room, re-roofing of the buildings and school's playgrounds.
- In addition, the building adjacent to the art block will be revamped into a dance/arts studio. This will be a fantastic addition to the school's internal play space, as well as opportunities for rental use within the community.
- The north playground will be completely refurbished, this area is currently a sunken area which has a lot of mud. The council will be levelling the ground, and a number of new play areas will be installed. In addition there will be as many trees as possible, including planting new ones for shading.
- A number of gates will be installed around the early years centre, leading into the playground to make it a more flexible space.
- Concerns have been raised by a number of parents with the tower looking into the playground, the council understands this, and will be incorporating a permanent 5m canopy that extends out. This will allow children to play outside during the rain also.

Steve Anstee shared a presentation, outlining the illustrative plan of the Early Years centre.

- There are three large playgrounds in the school: east, west and north playground. The school will segregate these playgrounds into different year groups, it is not physically fenced off, but the school will manage this appropriately.
- Having a broad selection of playgrounds will allow the school to rotate children around and its use, not segregating the playground for a specific age group and allows them to be more flexible in its usage.
- The end of the programme is September 2023, with the playground to be delivered at this time. However, there will be a temporary surface installed during the construction period.
- The physical size of loss, with the additional MUGA, and the conversion of the car park into a playground means that the building footprint will only be reduced by $85m^2$. The school will have an addition of $200m^2$ of extra spaces in the art block, and $400m^2$ in the early years centre, which can be utilised by the school flexibly.
- The art block renovations includes a brand new build office, utilising as a reception facility, staircase with a lift accessible for all users, and the main area upstairs will be fully air conditioned. This will allow the windows to be left shut to avoid noisy activities from outside such as music

lessons.
- If section 77 is not approved by the central government, the council will have a discussion on alternatives as this will have an impact on the loss of 500 houses in the borough. The impact on the school will be all the mitigation work planned, shared today, will not go ahead.

Additional questions from parents relating to housing	
Why is all the social housing on top of the school grounds, rather than evenly split over the different housing sites?	***taken from the previous parent's meeting FAQ**** The Council wants to prioritise the delivery of the social housing within the Britannia masterplan. Phase 2b (which is the private homes) cannot be started until the existing leisure centre has been demolished, therefore if the affordable homes were to be built on that site, their delivery would have been much later than the delivery of Phase 2a.
According to the Planning Application, the future buildings, particularly the H1 building, which is a 16-storeys tower block, will create wind tunnels. ● How will it impact the children? ● Is there any additional information on this point? ● Sunlight will be reduced due to the height of buildings. What are your thoughts on this point?	***taken from the previous parent's meeting FAQ**** The proposed buildings within Phase 2a will be 16 storeys and 5 storeys with a one-storey podium between the two buildings.The assessment in January 2018 by Trium Environmental Consulting LLP modeled six microclimate wind tunnel tests. The results confirmed that wind impact could be solved by the inclusion of landscaping and the fabrication of a solid balustrade between H1 and H2.The report confirms that appropriately designed future measures have the potential to mitigate residual wind issues The daylight/sunlight impacts on the school and playgrounds were assessed at the Planning stage as part of the Environmental Statement carried out by Trium Environmental Consulting LLP, and a number of technical specialists including Point 2 Surveyors Limited. The Planner's Report summarised this assessment as follows: "the Environmental Statement shows that the proposals would have a negligible impact upon sun on the ground received within Shoreditch Park School playground. As such the proposals are not considered to detract unduly from the amenity of pupils at this school".

Link to previous Q&A.