



Housing and Neighbourhoods

Housing and Neighbourhoods

There were an estimated 94,240 households in Hackney in 2008¹, an increase of more than 18,500 since 1991². Further growth is expected; to over 103,000 households by 2016 and to almost 116,000 by 2026³. In 2008, the average household size in Hackney was 2.28 people⁴.

Almost half of the housing stock in Hackney was socially rented in 2008⁵, more than twice the rate for England and London (2007)⁶. Demand for social housing outweighs supply, particularly for larger sized properties, with implications for lengths of waiting times and levels of overcrowding. There is little movement out of social housing and the average incomes of households in this tenure type fall far below those of households paying a mortgage.

With large numbers of Hackney residents relying on social housing, the standard of that housing has implications for the quality of life for many in the borough. The Decent Homes programme will bring all council accommodation to a decent standard by 2012

House building activity in recent years has meant that an estimated 8326 net new homes were delivered between 2002/03 and 2008/09. A further 3373 are expected by the end of 2011/12.

Rapidly rising house prices have left many households unable to afford properties on the open market. Linked with the need for more affordable housing, it is projected that 2767 new affordable homes will have been built between 2008/09 and 2015/16, 60% for social rent and the remainder for shared ownership and intermediate rent.

Creating neighbourhoods where people are happy to live is also important. Residents' satisfaction with their local area increased between 2006 and 2008. In 2008, over three quarters of people in Hackney felt that their local area was one where people from different backgrounds got on well together. This compares closely with the national average. Peoples' sense of belonging to their neighbourhood was lower in Hackney than in England and Wales, although this is a story repeated in other London Boroughs. Hackney compared favourably with the London average. However, just over half of

¹ Housing Needs Survey 2008

² Census 1991

³ GLA projections, 2008

⁴ Hackney Housing Needs Survey 2008

⁵ Hackney Housing Needs Survey 2008

⁶ CLG

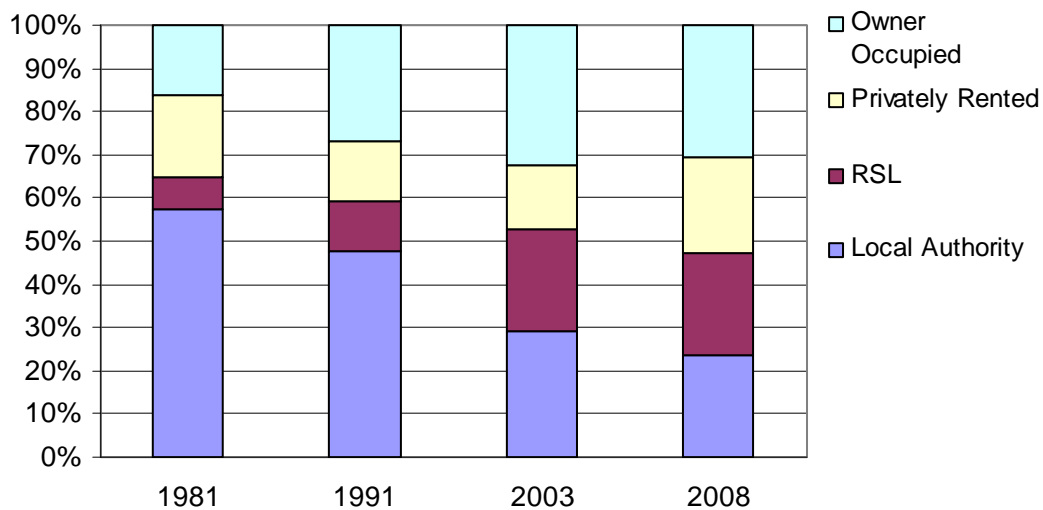
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Hackney residents felt that their area had a problem with people not treating each other with respect and consideration, a higher rate than the inner and outer London averages.

Housing Tenure

There was considerable change in housing tenure in the Borough between 1981 and 2008 (Figure 1). The proportion of houses rented from the council decreased by 34 percentage points, largely as a result of the 'Right to Buy' policy and stock transfer to registered social landlords. The combined social rented stock - properties rented from both the Council and registered social landlords - decreased by 18 percentage points. In contrast the proportion of owner occupied properties almost doubled. After decreasing in the years to 1991, the share of the housing stock that is privately rented has increased, and the growth in this tenure type has accelerated since 2003. Those who rented privately typically have a shorter length of residency than those socially renting or owner occupying.

Figure 1: Tenure of Dwellings in Hackney (1981-2008)



Source: Census (1981, 1991) & Hackney Housing Needs Survey (2003, 2008)

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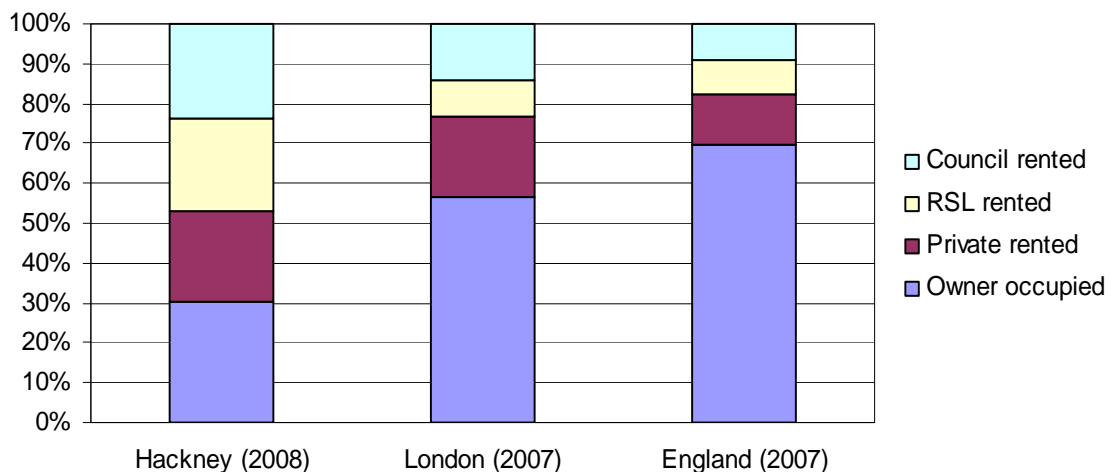
Table 1: Tenure of dwellings in Hackney

	Number of dwellings	Percentage share of dwellings
Owned outright	9,830	10.40%
Owned with a mortgage or loan	17,180	18.20%
Shared ownership	1,568	1.70%
Rented from council	22,397	23.80%
RSL rented	21,987	23.30%
Private rented	21,277	22.60%
Total	94,240	

Source: Hackney Housing Needs Survey 2008

Figure 2 compares the profile of housing by tenure type in Hackney in 2008 with those of London and England in 2007. Owner occupiers make up a much smaller share in Hackney than they did at regional and national level; 70% and 57% of homes were owner occupied (including shared ownership) in England and London respectively compared with 30% in Hackney. The gap is largely explained by Hackney having a larger social rented sector, accounting for 47% of dwellings in Hackney compared to 23% in London and 17% in England.

Figure 2: Tenure of Dwellings



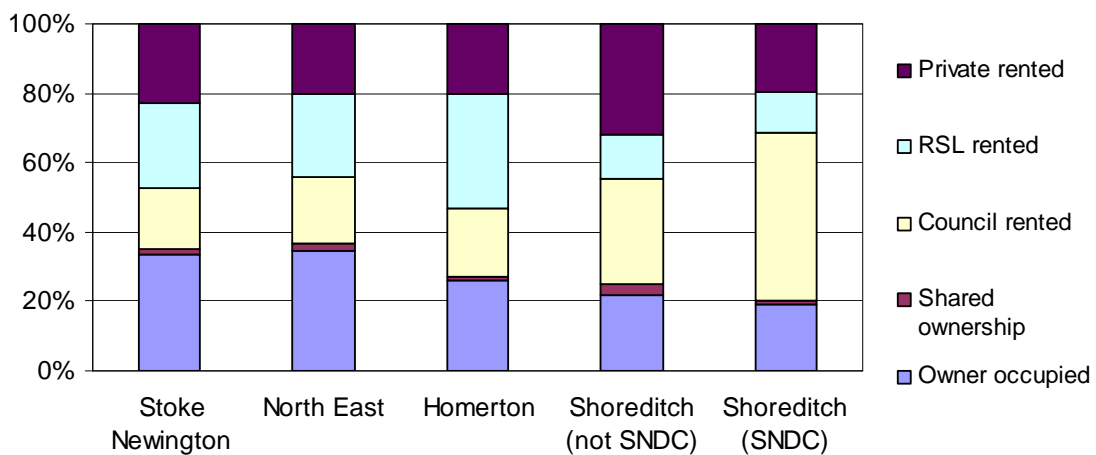
Source: CLG, Hackney Housing Needs Survey

Patterns of housing tenure differ across areas in Hackney, as shown in Figure 3. Owner occupation rates are highest in the North East and Clissold areas of the Borough. The part of Shoreditch constituting a New Deal for Communities

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(NDC) area is counted as a separate area from the rest of Shoreditch. The NDC is a Government strategy and funding stream aiming to tackle problems in the country's most deprived neighbourhoods. Unsurprisingly, the area of Shoreditch attracting NDC funding has the highest proportion of social rented property in the Borough. The area of Shoreditch falling outside of NDC scope sees the highest levels of private renting.

Figure 3: Housing Tenure by Hackney Sub-Area



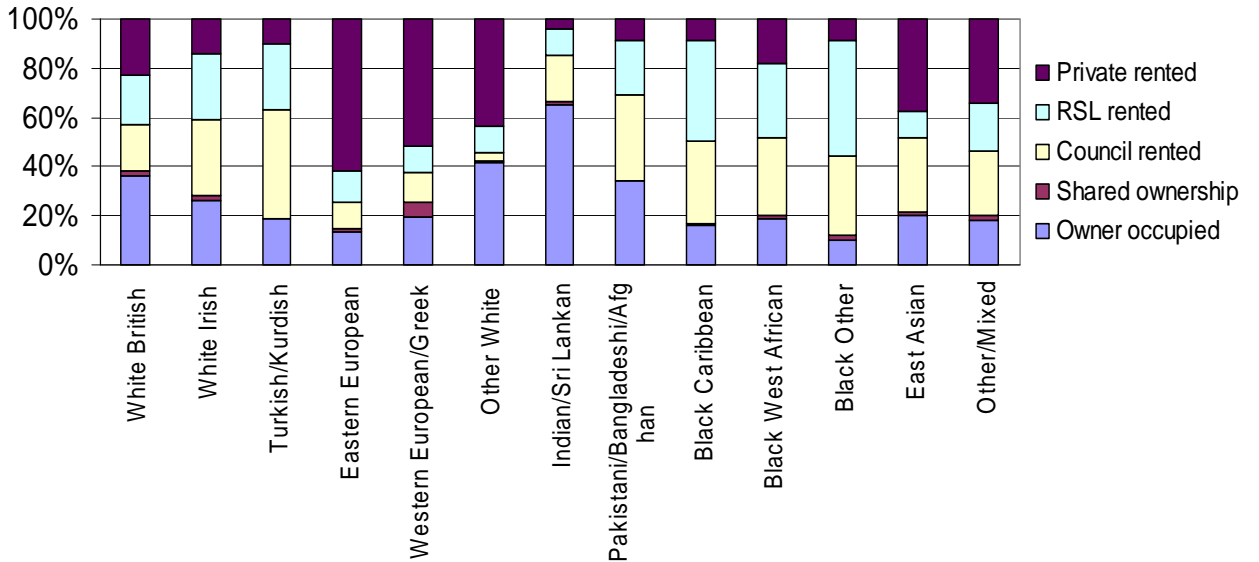
Source: Hackney Housing Needs Survey 2008

Housing and Ethnicity

Particular Asian (Indian or Sri Lankan and Pakistani, Bangladeshi or Afghan) and white groups have the highest rates of home ownership in the Borough. Black and Turkish and Kurdish groups are the most likely to live in social housing. Private renting is most frequent amongst Eastern and Western Europeans and Greeks, and people recorded as other white (not British or Irish).

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Figure 4: Tenure and Ethnicity

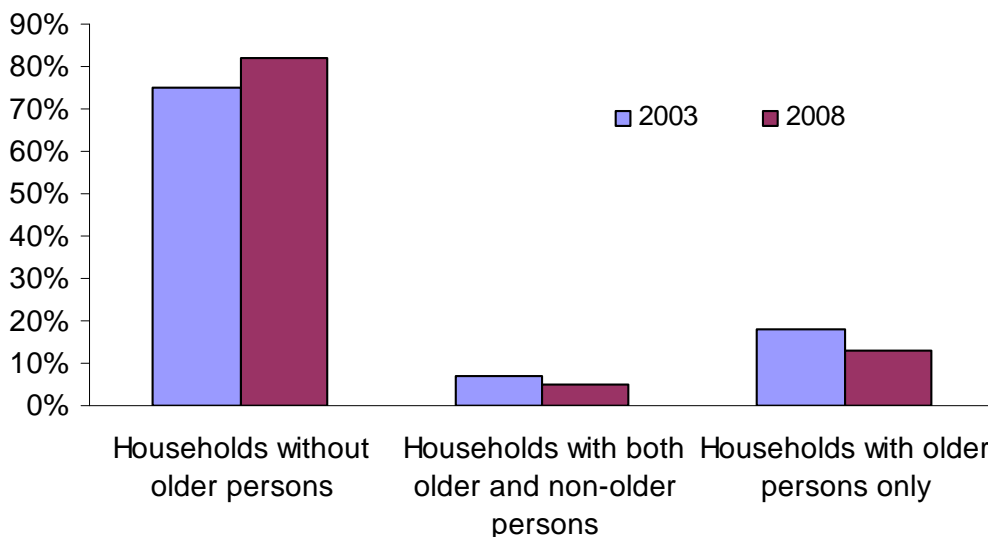


Source: Hackney Housing Needs Survey 2008

Older Person Households

Older person households are defined here as households with occupants over retirement age (65 for men, 60 for women). There were 12,209 'older person only' households in Hackney in 2008, making up 13 per cent of all households in the borough (Figure 5). A further 4,826 households had both older and younger people living in them, but overall more than eight out of every ten households in the borough did not have any older people. This statistic reflects the youthfulness of Hackney's general population. The proportion of households with older people present fell from 25% in 2003 to 18% in 2008—.

Figure 5: Proportion of households in Hackney with/without older persons

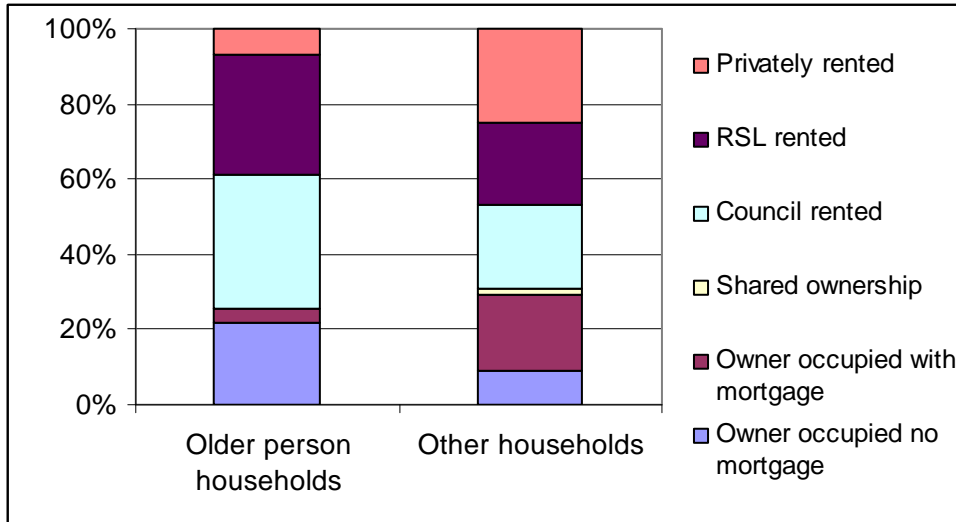


Source: Housing Needs Survey

In 2008, the most common types of tenure amongst the older population (Figure 6) was renting from the council (36%) and renting from Registered Social Landlords (32%). This means almost seven out of ten older person households lived in social housing. Just over one fifth of older-person-only households were owner occupiers with no mortgage. Few older person households rented privately (7%) and only 4% were owner occupiers with mortgages still to be paid off.

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Figure 6: Tenure and older person households



Source: Hackney Housing Needs Survey 2008

The North East part of the borough and the NDC area of Shoreditch were the areas with the highest proportion of households comprised wholly or partly by older people; these made up over a fifth of all households in these areas (Table 2).

Table 2: Profile of area by age of household.

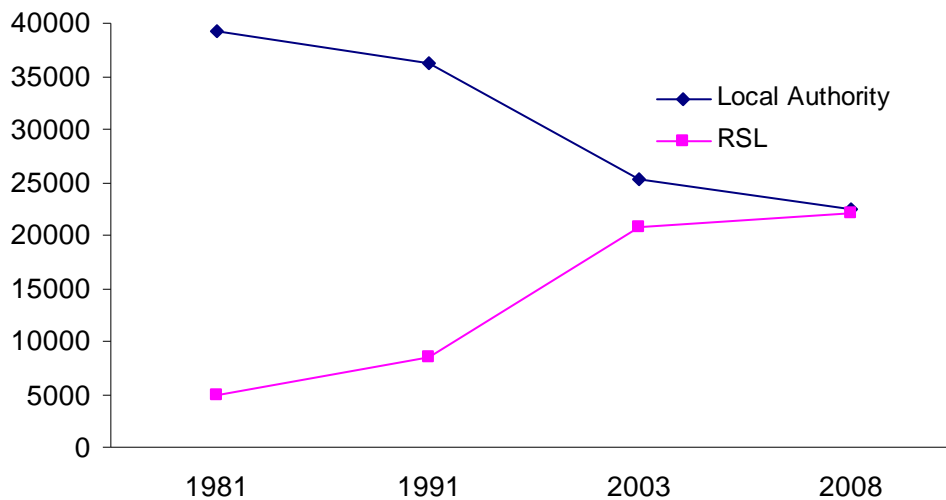
	No older people	Some older people	All older people
Stoke Newington	84.3%	5.4%	10.3%
North East	77.6%	6.8%	15.6%
Homerton	83.6%	4.9%	11.5%
Shoreditch (not NDC)	84.8%	2.0%	13.2%
Shoreditch (NDC)	77.5%	5.6%	17.0%
Total	81.9%	5.1%	13.0%

Source: Housing Needs Survey 2008

Hackney's Social Rented Stock

The Council's stock of social housing has been steadily declining in recent years but this has been replaced by stock transfer and growth in registered social landlord (RSL) stock. Council stock fell by 16,934 units from 1981 to 2008, but this was offset by an increase of 16,990 in RSL units.

Figure 7: Numbers of dwellings in Hackney owned by the Council and by Registered Social Landlords, 1981-2008



Source: Census (1981, 1991) & Hackney Housing Needs Survey (2003, 2008)

Table 3 shows the number of people in the priority housing bands on the Hackney Housing Register at the start of 2008/09, against the number of units predicted to be available over this period. The greatest demand was for small homes with one or two bedrooms. While the council expected to meet the housing needs of 52.3% of those requiring a one bedroom unit, its ability to house those requiring larger homes was significantly lower. Hackney expected to house less than a quarter of households waiting for units of 4 or 5+ bedroom properties during 2008/09. The council continues to work with its housing delivery partners to address the shortage of family sized accommodation. Between 2004/05 and 2008/09, approximately 47% of new social housing units delivered had three bedrooms or more. It is projected that around 58% of social housing units delivered between 2009/10 and 2012/13 will have three bedrooms or more.

Table 3: Notional Shortfall in Availability of Social Housing

Bedsizes Required	Number of Households in Priority Housing Bands 01/04/2008	Projected Supply in 2008/09	Projected Supply as a proportion of Priority Need
1 Bed	1492	780	52.3%
2 Bed	1448	565	39.0%
3 Bed	829	274	33.1%
4 Bed	289	70	24.2%
5 Bed +	79	11	13.9%
Total	4137	1700	41.1%

Source: LBH Housing Needs Service

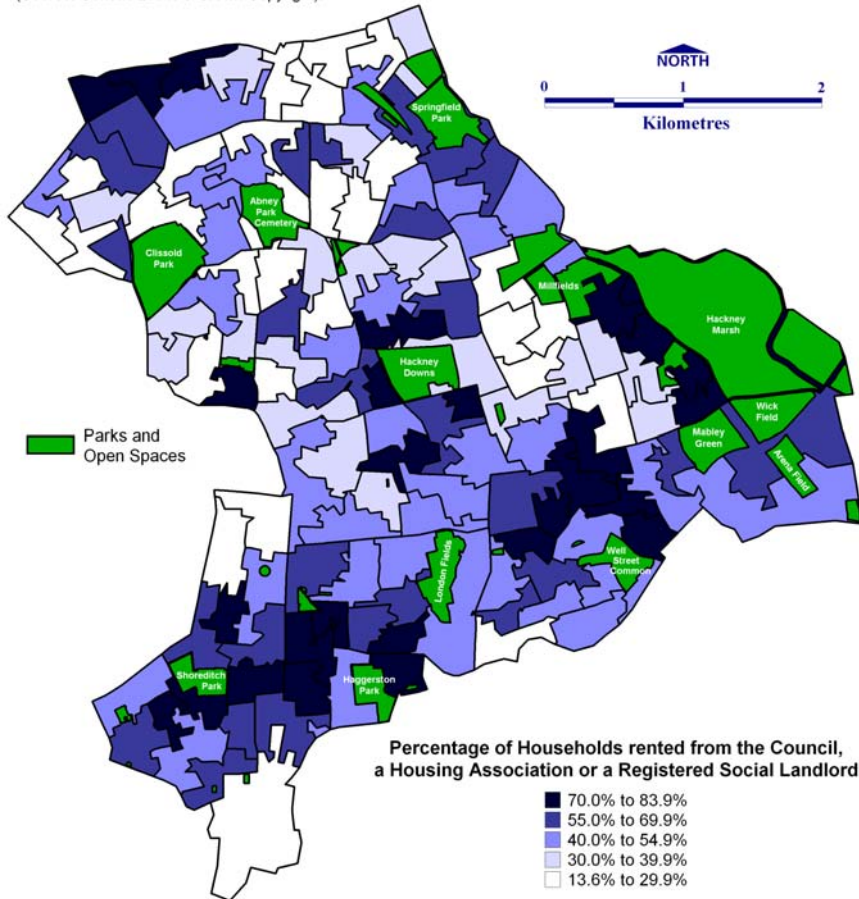
The geographic distribution of social housing stock in Hackney is uneven. Wards such as Wick, Chatham and Victoria in the south and east of the borough have the highest proportions of social housing. Similarly, large parts of Hoxton, Haggerston and De Beauvoir wards have over 55 percent of their households belonging to this tenure type. The locations with the lowest levels of social housing are primarily in northern wards like Clissold, Stoke Newington Central and Cazenove.

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Figure 8: Distribution of Social Housing in Hackney

Social Housing

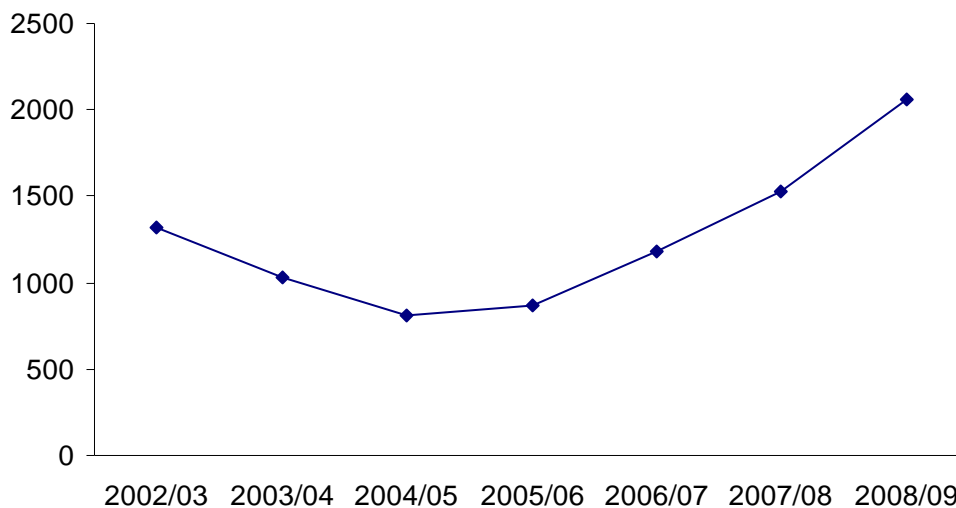
Based on lower level Super Output Areas.
(Source: Census 2001. © Crown Copyright).



New homes

Hackney's population has increased at a faster rate than in London and the country as a whole over recent times. The borough also suffers from high levels of overcrowding and homelessness as described in other areas of this chapter. To cater for the growing population and demand for a housing solution, housing policy on a national and local level has been geared towards the delivery of more new homes. Figure 9 shows the numbers of net new dwellings delivered in the borough from 2002/03 to 2008/09. Each year has seen increases in the net number of homes, and since 2004/05 there have been year on year increases in the number of homes delivered.

Figure 9: Total delivery of net new dwellings, 2002-2009



Total net dwellings delivered 2002/03 – 2008/09 = 8803

Source: London Borough of Hackney

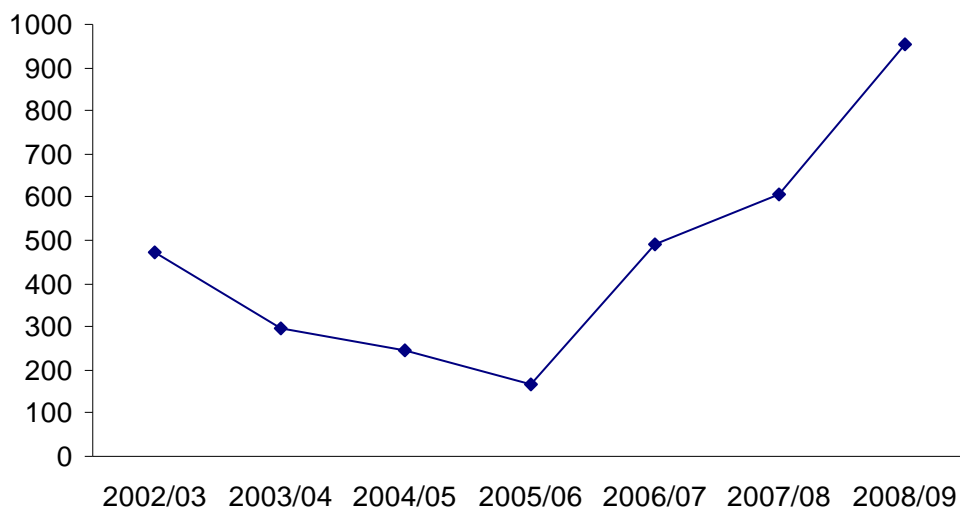
Affordable Housing

Affordable housing encompasses socially rented homes and intermediate homes. Intermediate housing is housing which is designed to meet the needs of households who cannot access full cost market housing but who can afford to pay more than housing association rents. These types of homes are important for areas such as Hackney where property prices have risen faster than in many other parts of the country.

Figure 10 shows how for each year since 2002/03 there have been net increases in the number of affordable homes in the borough. There was an acceleration in the delivery of these homes between 2005/06 and 2008/09.

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Figure 10: Total delivery of net new affordable homes dwellings, 2002-2007 and projections 2008-2012



Total net affordable dwellings delivered 2002/03 – 2008/09 = 3236

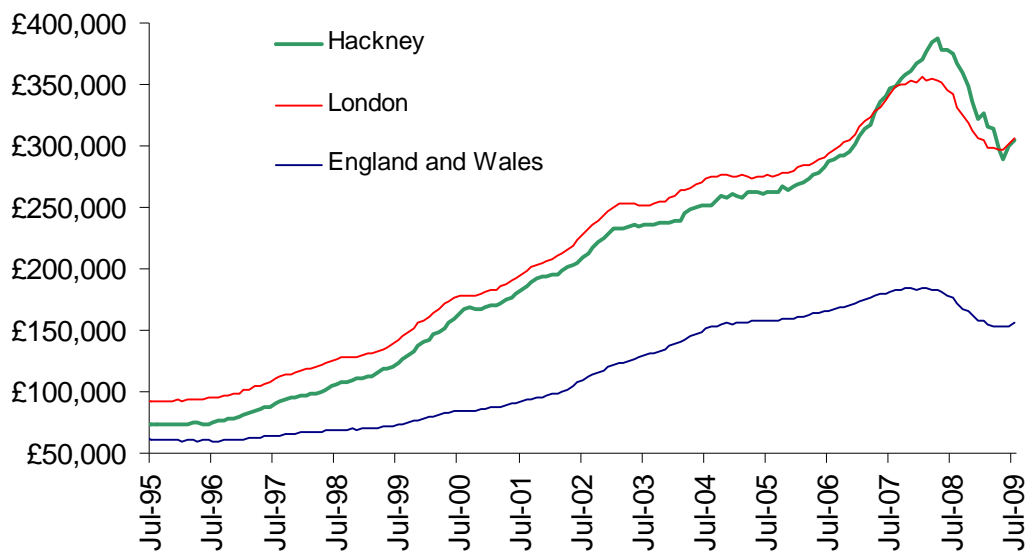
Source: London Borough of Hackney

More social rented units of the right size will help tackle homelessness and overcrowding. Shared equity dwellings will help middle income earners wishing to buy their own home who are unable to do so on the open market, bridging the gap between those on low incomes concentrated in social rented housing and high earners able to pay the premium prices of open market property. Furthermore, mixed tenure developments will in themselves help promote the council's aim of creating mixed and sustainable communities.

House Prices and Incomes

The average house price in Hackney was £303,909 in July 2009. This followed continual year on year (January – January) price increases from 1997 to the beginning of 2008. House prices started their fall during the second half of 2008.

Figure 11: Average house prices (actual prices)



Source: Land Registry

Table 5 shows average house prices for properties sold between March and May 2009, and the percentage change in average prices since the same period in 2000. House prices in Hackney are higher than in the neighbouring borough of Newham. Lambeth, a borough with similar demographic characteristics to Hackney also has slightly lower house prices. Hackney's other geographical and demographic neighbours report higher prices, but Hackney has seen a greater acceleration in prices since 2000 than these boroughs.

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Table 5: Average house price and price change

	Average House Price March – May 2009	Average price increase from April 2000
Islington	£366,460	177%
Southwark	£320,014	193%
Tower Hamlets	£308,067	177%
Haringey	£301,782	191%
Hackney	£300,007	197%
Lambeth	£293,266	178%
Newham	£217,733	203%
London	£297,271	174%

Source: Land Registry

When considering house prices, it is also worth noting that the housing stock in Hackney is heavily skewed towards smaller dwellings; Land Registry data for Quarter 4 2008 shows that 84% of the properties in Hackney sold in the period were flats or maisonettes, compared with 51% for Greater London as a whole. Average property prices will therefore usually underestimate the differences in prices for like-for-like properties; the same data source showed that for this period, the average selling price for a terraced house to be £74,913 higher in Hackney than in Greater London generally.

Large rises in house prices have implications upon affordability. Figure 12 shows that in 2008, the average (median) level of household income in the Borough was £17,846. This compares with a median household income of £46,616 for owner occupiers with mortgages, suggesting that the ability to buy a home in the Borough is largely reliant upon a much higher than average income.

Data available suggests that there may be a greater polarisation in Hackney than on a national level between the incomes of those social renting and households paying a mortgage; in England in 2007/08 households paying mortgages had a median income 2.2 times that of households in council or housing association rented accommodation⁷. In Hackney in 2008 the differences were more marked; households with mortgages had a median

⁷ DWP Family Resources Survey

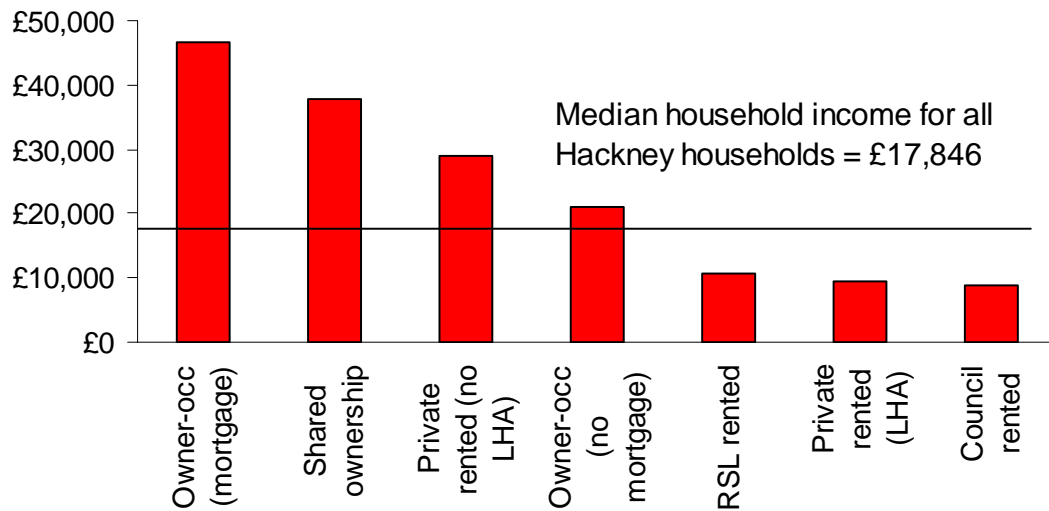
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income 4.4 and 5.3 times those of housing association and council rented properties respectively.

Access to affordable means of home ownership also appears to be confined to households with higher than average incomes. In Hackney in 2008, households living in shared ownership properties had an average income more than two times that of households in the borough generally.

Privately renting households not on housing benefit had a median income of £29,013. This was much in excess of households socially renting, but £17,603 less than households with mortgages. Privately renting appears to be a tenure for those unable to afford to buy a property, but able to pay more than a social rent.

Figure 12: Median gross household income of Hackney households, by tenure type



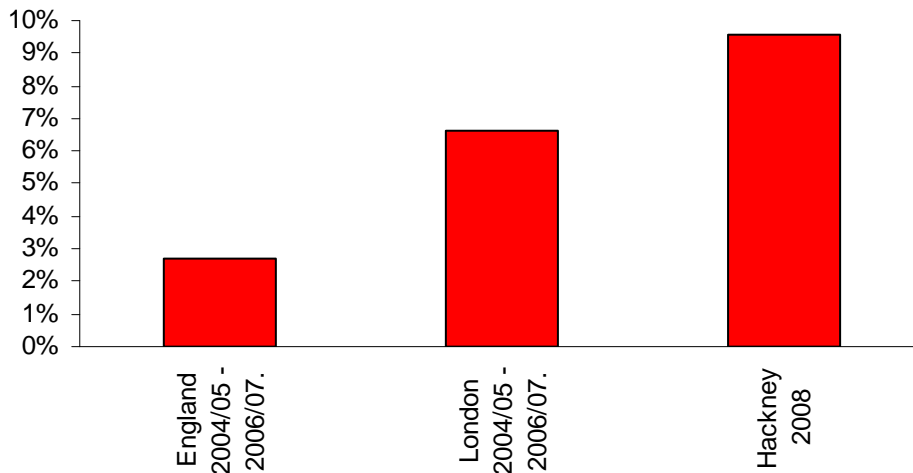
Source: Hackney Housing Needs Survey 2008

Hackney's 2008 Housing Needs Survey documents the cost differentials of tenure type; new mortgages in 2008 were found to be 25% more expensive than a new private let, while social renting was shown to bring less than half the costs of any other tenure type.

Overcrowding and Housing Conditions

A household is defined as overcrowded if it does not have enough bedrooms for its members, bearing in mind their ages, gender and relationship to each other (bedroom standard). The levels of overcrowding found in Hackney in 2008 compares unfavourably with the most recent data available for England and London (Figure 12). This follows a previous study for 2000-03 showing Hackney to have the joint third highest rate of overcrowding in England⁸. In contrast, levels of over-occupation (households with two or more bedrooms over the bedroom standard) are lower than the levels in London and England.

Figure 13: Proportion of households overcrowded



Source: Survey of English Housing, Hackney Housing Needs Survey 2008

Cases of overcrowding are concentrated within the rented housing stock in the Borough – 25% of over crowded households live in rented stock. Only 15% of overcrowded households live in owner occupied or shared ownership accommodation. 65% of overcrowded households are based in subsidised housing; either in dwellings rented from Housing Associations or the Council, or from the private sector supported by the Local Housing Allowance. This compares with the tenure of under-occupied properties, the majority of which are in (58%) owner-occupied housing. This said, 30% of under-occupied properties are rented from Housing Associations or the Council, accounting for over 3,000 homes.

⁸ Survey of English Housing, Office of the Deputy Prime Minister, Family Resources Survey, Office for Work and Pensions

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Table 6: Overcrowding and under-occupation by tenure type

	% of households over crowded	% of over crowded households	% of households under-occupied	% of under occupied households
Owner Occupied no mortgage	5%	5%	34%	32%
Owner occupied with mortgage	5%	9%	16%	26%
Shared ownership	4%	1%	2%	0%
Council rented	12%	30%	8%	17%
RSL rented	12%	30%	6%	13%
Private rented (no LHA)	10%	20%	6%	9%
Private rented (LHA)	11%	5%	7%	3%
Total	10%	100%	11%	100%

Source: Hackney Housing Needs Survey 2008

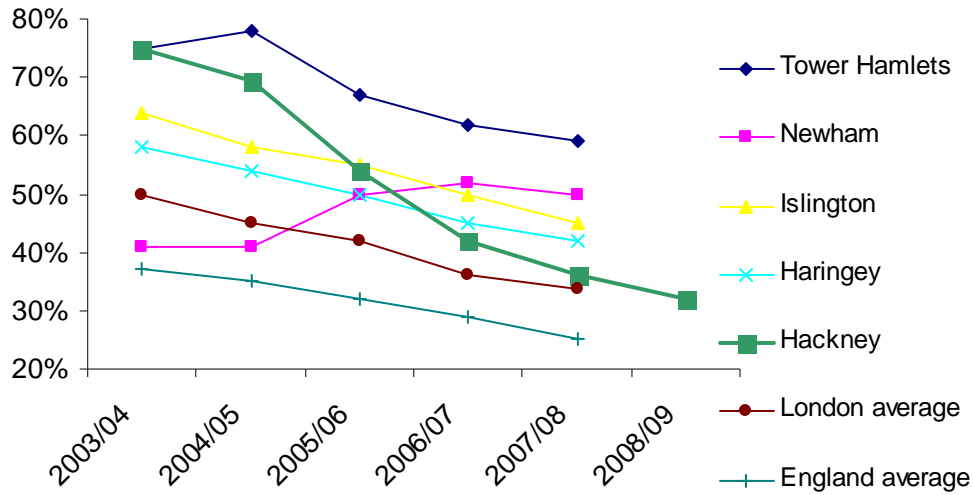
Decent Homes

The Government views Decent Homes as a key element of thriving, sustainable communities and therefore aims to bring 95% of all social housing into decent condition by 2010. To be classed as 'decent', a home should be warm, weatherproof and have reasonably modern facilities.

In 2008/09 32% of Hackney Council's housing stock was below the decent homes standard. This compared with a figure of 75% in 2003/04. Although the 95% target will not be met for 2010, funding has been secured for the remaining work and all council housing in the Borough should be decent by 2012/13. Housing Association social rented stock is also measured against the Decent Homes standard, and by March 2008 95% of these homes met the standard. With 47% of homes in Hackney socially rented, the programme has an impact on the housing standards of large numbers of residents

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Figure 14: Proportion of Council housing that is non-decent



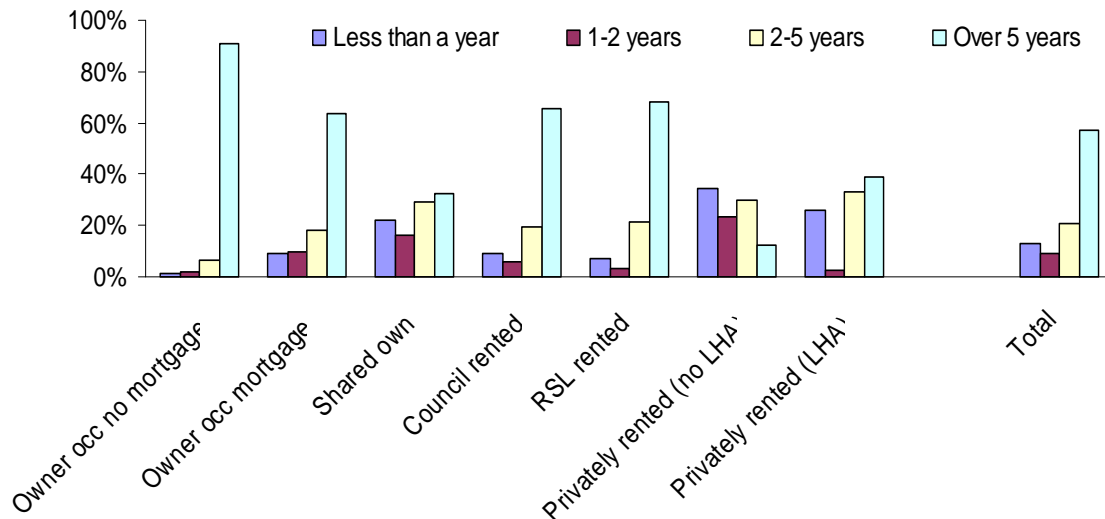
Source: Audit Commission and LBH (figures for other Local Authorities for 2008/09 not published)

Mobility

In 2008, the majority (57%) of Hackney households had lived at their current address for more than five years. When looking at length of residence by tenure type, a strong exception to this is shown to be privately renting households not claiming Local Housing Allowance; only 12.5% of these households had been in the address for more than five years, and 34.1% had been there less than one year.

Social renting households were more static with over two thirds (66.8%) having lived at their current address for more than 5 years, comparing closely with the rate for owner-occupiers overall (73.4%).

Figure 15: Length of residence by tenure



Source: Hackney Housing Needs Survey, 2008

Comparisons with the most recent national data available suggests that Hackney residents are more mobile; in 2005-06, only 9.6% of households in England had been in their current address less than a year⁹, compared with 13.3% in Hackney in 2008.

Table 7 shows the number of households within each tenure type in the Borough who have moved within the last two years, and the tenure that they moved from. 67% of moves involved the private rented sector – people moving into it, out of it or within it – highlighting the importance of the sector in supporting mobility in the Borough.

⁹ Survey of English Housing 2005-06

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It is also worth noting that only 452 of the 6,220 households formed between 2006 and 2008 set up immediately in owner occupation. Rather, these households went largely into social housing or private rented properties. The move into owner occupation came mainly from private renting households. Very few (50) joined the owner occupied group from social housing and the large majority (85%) of moves from social housing involved moves to other social housing units. The rate of moves amongst social renting households saw a decrease from that found in 2003. Bringing the Borough's social housing up to a decent standard will therefore bring improvements to the lives of many residents for whom it appears that social housing will cater for long periods.

Table 7: Previous tenure by current tenure

Current Tenure	Previous tenure					Total
	Owner occupied	Council rented	RSL rented	Private rented	Newly forming	
Owner occupied	1,480	34	16	1,478	452	3,462
Shared Own	13	0	46	506	35	600
Council rented	0	1,019	219	533	1,644	3,415
RSL rented	89	356	472	428	950	2,296
Private rented	388	143	117	7,213	3,138	10,998
Total	1,972	1,552	870	10,158	6,220	20,772

Source: Hackney Housing Needs Survey, 2008

Private rented accommodation appears for many to be a necessity rather than the ideal tenure of choice; in 2008, of the private rented households saying that they expected or needed to move in the next two years, 55% expected to move into another private rented property while a smaller proportion, 39% actually said that they would like to move into another private rented unit. This compared with the majority of households in owner-occupied and socially rented units expecting or needing to move preferring to stay within the same form of tenure. Similarly, of the 6,659 new households needing or expected to be formed from existing households in the 2 years following the survey 56% expected to take up a private rented unit, compared to 32% who actually wanted this tenure type.

Movement in and out of Hackney

In Hackney in 2008, it was found that 47% of households which had moved during the last two years had moved from outside the Borough. This accounted for 9,784 households. These households took small shares of the social housing units that were let during this period (14% of council rented and 26% of RSL units). Rather, this group took the majority of owner-occupied accommodation moved into during this period (63%), and also shared ownership units (61%).

Table 8: Tenure of those moving within the last two years, by previous location

	Moving from within Hackney	Moving from outside Hackney
Owner Occupied	37%	63%
Shared Ownership	39%	61%
Council rented	86%	14%
RSL rented	74%	26%
Private rented	44%	56%
Total	53%	47%

Source: Hackney Housing Needs Survey, 2008

The circumstances of those moving into the Borough are often different to those moving within it. In 2008, those making a move into the Borough during the last two years were less likely to have children in their household than households moving within the Borough during this time. This difference was mainly accounted for by lone parent families, who made up 19.4% of moves within the Borough but only 4% of those from outside. Households moving into the Borough from outside are more likely to be single-person or working age households, houseshares, or couples with no children households.

Table 9: Household composition of households moving within the last two years, by previous location

	Moving from within Hackney	Moving from outside Hackney
Pensioner household	5%	1%
Single non-pensioner	34%	40%
Multiple adult	22%	30%
Couple, no children	11%	17%
Lone parent family	19%	4%
2 adults, 1+children	9%	8%

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Source: Hackney Housing Needs Survey, 2008

The average incomes of those moving into the Borough are higher (Table 10), reflecting their lower share of social housing and higher share of moves into private housing (particularly owner occupied units) than those moving within the Borough.

Table 10: Median income of households moving within the last two years, by previous location

Previous Location	Median income
Hackney	£16,057
London	£33,715
UK	£20,216
Abroad	£27,452
All moving households	£21,731
All Hackney households	£17,846

Source: Hackney Housing Needs Survey, 2008

Homelessness

Hackney saw 615 households register as homeless and in priority need during 2008-09. A total of 1,654 of homeless households waiting to be housed were in temporary accommodation managed or arranged by the council as at the start of April 2009. The majority of these cases were in council or housing association or private sector leased properties. Case studies have shown poor health outcomes for children of homeless households in bed and breakfast accommodation¹⁰, and the council no longer houses those with children in this type of accommodation. This is reflected in the low numbers of applicants who are placed here.

Table 11: Whereabouts of homeless applicants awaiting permanent housing and average length of stay at address at 01/04/2009

	Bed and breakfast	Hostels (inc women's refuges)	Local Authority/ Housing Association stock	Private sector leased	Total
Number of homeless applicants	56	328	822	448	1654
Average length of stay (months)	5.5	5.4	25.8	19.2	19.3

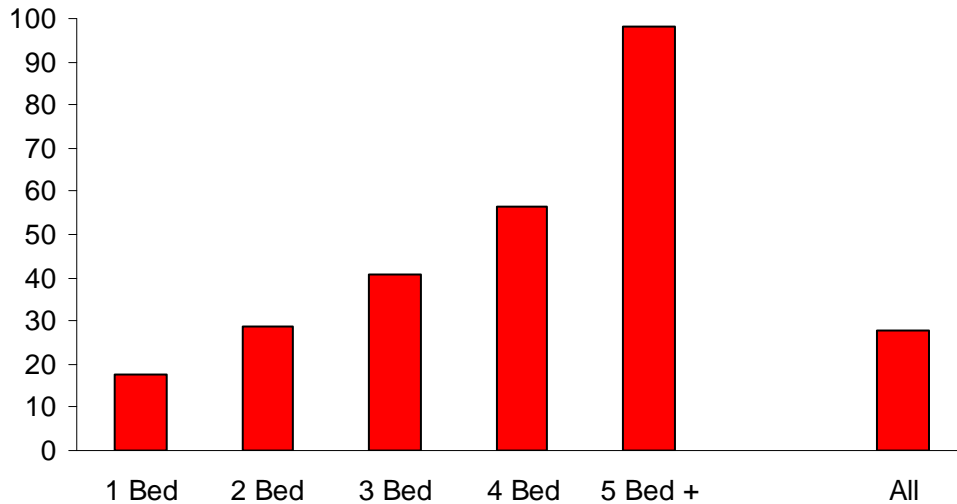
Source: London Borough of Hackney Housing Needs Service

The length of time that homeless people wait for permanent housing differs by their bedroom number requirement. Linked with the shortage of large sized units within the housing stock, those requiring larger units stay in temporary accommodation for a longer average time that people requiring smaller dwellings. The average overall wait is 28 months. Within this figure, those needing a one bedroom unit wait on average 17.7 months compared to those requiring a property of five bedrooms or more waiting on average 98 months, or just over 8 years. This can be slightly offset by relatively small amounts of households that require units of this size, with the majority of need focused on 1, 2 and 3 bedroom properties (table 3).

¹⁰ Pleace and Quilgars, 1996

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Figure 16: Average length of time (months) on the homeless housing register prior to housing in 2008/09



Source: London Borough of Hackney Housing Needs Service

Attitudes towards local area

The Council's Sustainable Community Strategy aims to promote mixed, sustainable communities in well designed neighbourhoods where people take pride in and take care of the Borough's environment.

Surveys carried out in Hackney between 2001 and 2005 found increasing levels of satisfaction amongst residents with their neighbourhoods as a place to live. The wording of the question was changed slightly from 2006, and asked residents about satisfaction with the local area rather than neighbourhood. The local area was defined as the area within 15 to 20 minutes walking distance from the respondents' home. A smaller proportion of residents reported satisfaction in 2006, but levels recovered in 2008 to those broadly similar of 2005. Less residents were dissatisfied in 2008 than in any of the previous surveys.

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Table 12: Satisfaction with neighbourhood/local area as a place to live
 2001-2005: "How satisfied or dissatisfied are you with your neighbourhood as a place to live?"
 2006-2008: "Overall, how satisfied or dissatisfied are you with your local area as a place to live?"

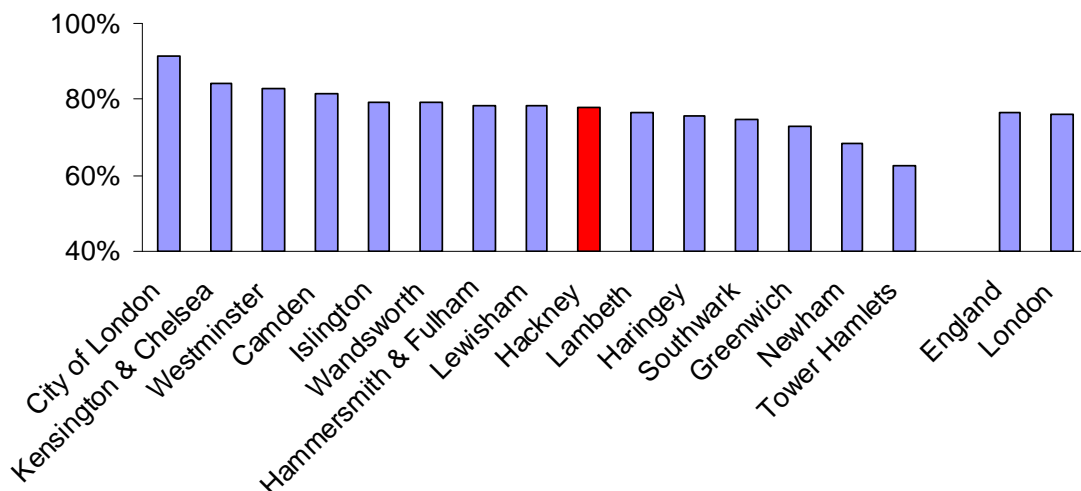
	With neighbourhood			With local area	
	2001	2002	2005	2006	2008
Very satisfied	13%	16%	19%	10%	15%
Fairly satisfied	47%	35%	53%	50%	56%
Neither satisfied nor dissatisfied	12%	18%	8%	18%	14%
Fairly dissatisfied	14%	13%	10%	14%	9%
Very dissatisfied	14%	18%	8%	8%	5%

Source: Ipsos Mori

Social cohesion

As a highly diverse Borough, it is positive that in a 2008 survey, 78% of Hackney residents agreed that their local area was a place where people from different backgrounds get on well together. This was a higher percentage than in three of Hackney's four geographical neighbours, and in the two boroughs with the closest demographic characteristics to Hackney, Lambeth and Southwark. Hackney also scored higher than the London and England average.

Figure 17: Proportion who agree that their local area is a place where people from different backgrounds get on well together



Source: Government Office for London, 2008

Housing and Neighbourhoods

Although a large majority of Hackney residents felt that Hackney is a place where people of different backgrounds get on well together, 52% of residents in 2008 felt that it is also an area where there is a problem with people not treating each other with respect and consideration. This was a significant improvement on the results from a 2006/07 survey which found 65% of residents believing this to be a problem. Despite this, residents of Hackney were still more likely to feel that there was a problem than those in Inner and Outer London generally¹¹.

Figure 18: Proportion of people who think there is / is not a problem with people not treating others with respect and consideration

In your local area, how much of a problem do you think there is with people not treating each other with respect and consideration?



Hackney Residents Survey/Place Survey – Ipsos Mori

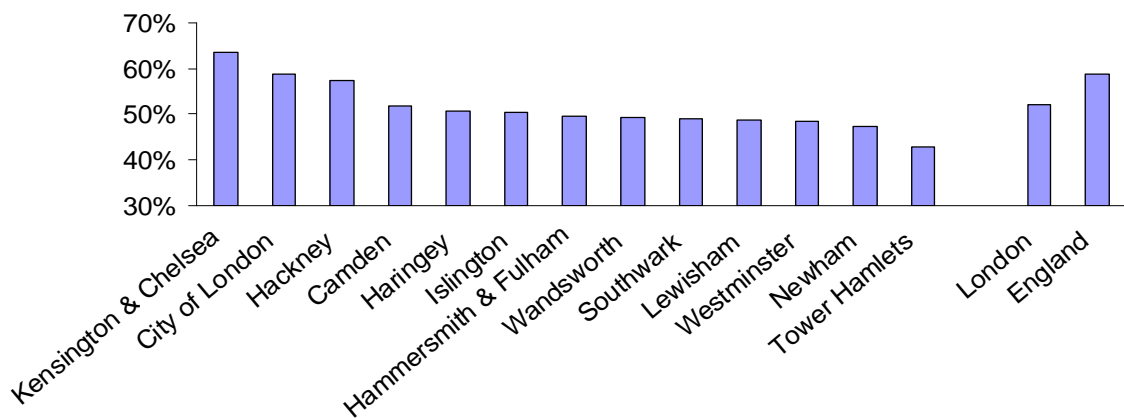
57% of Hackney residents feel very or fairly strongly that they belong to their immediate neighbourhood. This is higher than all geographical and statistical neighbours, and is the fifth highest of all the London Boroughs. Generally, the boroughs reporting the highest levels of belonging to neighbourhood are relatively affluent, while those reporting low levels of belonging have high levels of deprivation. Hackney therefore bucks the trend somewhat, combining high levels of deprivation with a strong sense of belonging.

¹¹ Hackney Residents Survey/Place Survey – Ipsos Mori

Housing and Neighbourhoods

In Hackney, there was a correlation between age and levels of belonging, with older residents more likely to feel that they belong. A sense of belonging was also more likely amongst those with higher levels of satisfaction with the area as a whole, those believing the area to be cohesive, the perceived ability to influence local decisions, and attitudes to personal safety.

Figure 19: Percentage of People who feel that they belong to their neighbourhood



Source: Government Office for London