

Hackney Update

WDCO Board Meeting

December 2023

This paper provides an update on projects and work streams within Woodberry Down.

1. Vacant Possession Phase 4

As at the end of November 2023 there were 30 secure tenants, 106 temporary tenants and 35 leaseholders. Vacant possession is programmed for Spring 2025.

The Council is continuing to buy-back leaseholder properties in Phase 4. Resident leaseholders may be eligible for shared equity, the Regeneration Team is in contact with individuals who have expressed interest in this option.

There are currently 106 non secure ('temporary') tenants in Phase 4. Where properties are bought back, and therefore 'void', the team may continue to use the properties to house homeless residents in temporary accommodation. The Downsizing and Rehousing Team is in touch with these residents to give support for re-housing options and next steps.

Private tenants, of leasehold properties, should be informed by their landlord about the regeneration. However contact details for the Council's housing team have also been sent directly to private tenants, and if private tenants have questions or concerns, they can also via the Regeneration Team, Housing Options and Advice, (<https://hackney.gov.uk/housing-options> / 020 8356 2929) or the ITLA.

Allocations to Phase 3

All of the remaining Phase 4 tenants and most of the Phase 5 tenants have now been pre-allocated new homes in Phase 3. As the re-housing requirements for Phase 4 and Phase 5 tenants have been assessed and largely met, the Decant team have now offered pre-allocations to tenants in future phases.

A tenants choice exhibition took place on 29 November 2023 for tenants pre-allocated to Phase 3B to make their choices on bathroom and kitchen colours, as well as tiles for their new homes. Tenants' choice for Phase 3A took place in 2022.

The numbers of new homes, allocations to date, and homes still to allocate and are set out in the table below.

	New Units in Phase 3	Phase 4 tenants allocated	Phase 5 tenants allocated	Homes still to allocate in Phase 3
Phase 3A	75	30	33	10
Phase 3B	42	0	19	23
Total/balance	117	30	52	33

2. CPO Phase 4

The Council continues work on preparation of a CPO. We aim to seek Cabinet authority to make a CPO in Spring 2024 (after approval of the Planning Application for Phase 4). A further detailed update letter was sent to all residents in Phase 4 in October.

The Council progresses a CPO as a fall back position, to make sure the regeneration can go ahead. However we would always prefer to agree terms with all residents, supporting residents in finding the best rehousing option for them. This approach must also be evidenced in order to make a CPO. We have kept in touch with residents to make sure they are aware of what is happening, and will continue to do so.

3. Local Lettings Policy and Split Households

The Decant Team is continuing to progress the decant cases (including the associated split household moves) for those moving into a new home on Phase 3, alongside any urgent cases.

The Council is also working on a set of guidelines to give greater clarity in the determination of priority for the out-of-phase split households.

4. Cultural Strategy Phase 4 and Cultural Programming

A Cultural Strategy Delivery Plan for Phase 4 was prepared by D-P-Q consultants for the planning application for Phase 4. It was based on extensive local engagement, and aims to bring the community together to embed the rich heritage of Woodberry Down into the buildings and public space in Phase 4. The exact features are to be developed but might include bespoke benches, a focal space within the square or a mural, etc. Going forward the plan will identify events which will animate the Central Square.

The Council has now completed a successful recruitment process to appoint a Cultural Officer to support the further development and delivery of the strategy, working with residents and local artists. Following recruitment processes the new Officer is due to start in post in the early new year, and will be introduced to WDCO as soon as possible. The role is part time (2.5 days/week) for three years.

In November, c£500,000 of S106 funding was approved to support the delivery of cultural projects across Woodberry Down. A summary of this is included below:

No	Project	Project Description	Estimated Cost
1	Central Square	A new library and a vibrant active community hub space are proposed for the Central Square. Opportunities for co-located facilities, outdoor seating and areas for indoor/outdoor performances (e.g. anchor artwork, drinking fountain etc.)	£300k
2	Pocket Park Mural	Community mural onto southern pocket park wall	£50k
3	Building and wayfinding signage	Tiled signage treatment for residential entrances / road names	£40k
4	St Olav's Boundary Wall/play	Deliver Public Art uplift	£50k
5	Community Engaged artist project on Nature/Food	Project on Nature/Food	£25k
6	Woodberry Sessions	Kick start drop in community engagement sessions	£30k

5. Library feasibility study

The options for this continue to be reviewed, with work underway to establish options for bringing forward a new space. Next steps are to review the options considering findings from the ground floor strategy research, and mapping of local social and economic projects and activity.

6. Block D

The Council continues to progress this project and is looking to finalise the approach to the fit out. MillCo. is hoping to subdivide the space into a number of smaller units, to enable a mix of different subtenants. Firming up the fit out costs will enable the Council to finalise the terms of the agreement with Mill Co., and gain authority to draw down the head lease. We have updated the Working Group and will continue to share information with them as the work progresses.

7. Masterplan Review

The Delivery Partners and the Design Committee are working on the Masterplan Review. The first round of public consultation on the proposed new Masterplan became live on 10/11/2023 and will run until 10/12/2023. The second round of public consultation will take place in February. A more detailed update will be provided by Berkeley Homes.

8. District Heat Network (DHN) and Energy

The Council is still reviewing the draft feasibility study prepared by Arup. An update will be brought to the Working Group as soon as possible.

9. Seven Sisters Road

A Steering Group meeting took place on 21 September with partners TfL, Berkeley Homes and Hackney Council (Regeneration and Streetscene). There were clear commitments from all partners to progress the plans for Seven Sisters Road. Partners will review the timeline for triggering the S106 payment. A further meeting has been scheduled for January.

10. Planning Update

	Description	Date Received	Status
52 Woodberry Grove, Hackney, London, N4 1SN	Excavation of basement and formation of rear lightwells, to provide additional bedrooms and playrooms. Planning Permission 2023/1933	21 Aug 2023	Granted
Woodberry Down	Remodelling and extensions	18 Nov 2020	Granted

<p>Early Years Centre Springpark Drive, Hackney, London, N4 2NP</p>	<p>to the Grade II listed Nursery Building annex of the John Scott Health Centre including; the addition of a single storey extension to the south west and a two storey extension to the east of the nursery building; various internal and external alterations to the fabric of the building including alterations to internal and external openings and walls, building up of part of roof and replacement of rooflights; and associated works including hard and soft landscaping and provision of bicycle parking and refuse stores (Listed Building Consent). For information only - the application includes the demolition of the 'Lilliput Building', a two storey temporary structure to the north east of the site.</p> <p>Planning permission 2020/3596</p>		
<p>The Skinners Academy Woodberry Grove, Hackney, London, N4 1SY</p>	<p>Erection of a two storey infill extension at first and second floor levels [reconsult due to change in development description]</p> <p>Planning permission 2023/2044</p>	<p>5 Sep 2023</p>	<p>Consultation/Publicity</p>

11. West Reservoir

The public consultation on the proposed improvements for West Reservoir is complete.

The council has reviewed and worked with the design team to amend the designs following the feedback from the consultation responses. The updated designs have been presented to the Improvement Board and Stage 4 designs have commenced. The Planning Application was submitted in November. The Council will be looking to go out to tender at the start of 2024 with a proposed plan to start work on the West Reservoir in Spring 2024.

All the background information, proposed designs and feedback questionnaire can be found

on our consultation website: hackney.gov.uk/west-reservoir-improvement