

## **Hackney Update**

### **WDCO Board Meeting**

February 2023

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

#### **1. Vacant Possession Phase 4**

As at the end of January 2023 there are 32 secure tenants, 104 temporary tenants and 41 leaseholders to be re-housed in Phase 4. Vacant possession is programmed for the end of December 2024.

The Phase 4 secure tenants have all been pre-allocated to new homes in the first two blocks on Phase 3 and they have selected their tenants choices for the new flats. Tenants from Phase 5 have also been allocated to the first two blocks on Phase 3. 59 units have been pre-allocated in block 3A, and 9 units have been pre-allocated in Phase 3B.

The Decant team continue to work with Phase 5 tenants to pre-allocate to the next blocks on Phase 3 to enable tenants' choices to be made during the summer. They will continue to assess the housing needs of tenants in phases 6, 7 & 8 as there may be opportunities for tenants from these phases to move into Phase 3. We held a successful drop in session for Phase 5 tenants in January where they were able to view the Phase 3 proposals. Further drop in sessions are planned for March and May for pre-allocated tenants to make their choices around tiles, and bathroom and kitchen colours.

All leaseholders were notified in September 2022 that the Council would like to progress with buying back all properties in the phase. Further to the information sessions held in the Autumn, the Team have now been in touch with nearly all of the 41 leaseholders in the Phase. Four offers have been accepted, and a number of others have had valuations and are in negotiation with the Council.

#### **2. Compulsory Purchase Order (CPO) Phase 4**

A CPO consultant, Ardent Management, has been appointed and work on the land referencing of the Phase 4 site has begun. A request for information has now been sent to all residents in Phase 4, together with information about the scheme, and ways to make contact with Regeneration Officers by phone, email or drop-in times, if they have questions or need help with completing forms.

The information pack included an Equality Impact Assessment survey. Information from this will be used by the Council to prepare an Equality Impact Assessment about the proposed CPO. The forms are anonymous and all information will be held in strict confidence.

The Council aims to make a CPO by summer 2023 although as previously stated, we would always prefer to buy back properties or offer new homes by negotiation, supporting leaseholders and residents along the way.

#### **3. Local lettings Policy**

The Decant team has received a response from several households in phases 6, 7 and 8 who have registered their interest for a split household. The team are reviewing these and will be contacting applicants in the new year with further details.

The priority for allocation of flats will be Phase 4 and the first one bed flat has been identified. Tenants from Phase 5 and from future phases moving to Phase 3 will be the second priority. Should there be sufficient supply it is proposed that there will also be a number of one bed or studio flats available to out of phase split households. The decant team will notify all eligible applicants and they will be placed on a waiting list.

The Housing Strategy & Policy Team will be looking to commence a review of Woodberry Down's local lettings policy in the Spring.

#### **4. Allocations to NHG relets**

There was one 2 bed re-let in January to a Woodberry Down resident. LBH will work with NHG to look at how we can better advertise the re-lets and make the re-lets more attractive to residents.

#### **5. Woodberry Down Jobs Fair**

A successful Jobs Fair was held on January 26, 2023 led by Delivery Partners. Around 12 of Berkeley's subcontractors attended along with colleagues from Hackney Works and NHG. There was an excellent turn out with over 60 members of the local community attending the event and discussing roles at Woodberry Down, and over 25 sign ups to opportunities with Berkeley's subcontractors including electrical, bricklaying, kitchen fitters, and carpentry. Hackney's Lead Member for Employment and Skills, Councillor Williams, also attended.

#### **6. Block D**

The Council and Working Group have agreed to offer the management of Block D to MillCo, a Hackney company that specialise in creating multi-use spaces. MillCo have been meeting with the Working Group to talk about how to engage locally to develop the strategy for the units. We expect there to be a mix of uses, including some low cost space available for community focussed activity.

Mill Co attended the WDCO Board in January, and further updates will be brought to the Board in due course.

#### **7. Library feasibility study**

The Council has appointed a consultant, Architecture 00, to lead a feasibility study for a new library as part of the proposals for Phase 4. The consultants are considering:

- The local socio-economic context, library need and demand;
- library proposals - to also consider additional/'community hub' activities and proposals for colocation of services/activities;
- space requirements and relationship to the public realm and the courtyard garden at podium (first floor) level;
- financial information, to inform a business case;

- a project plan to indicate the next steps should a library be developed.

Architecture 00 met with members of WDCO in January, to discuss the initial findings. Feedback from the discussion will be reflected in the report. A final draft is due to be shared with the Council at the end of February. We will continue to share and discuss the findings from the study with WDCO, and it will also inform the wider ground floor strategy which will look at non-residential (ground floor uses) across the whole of Woodberry Down.

## **8. Culture Strategy**

Following on from the successful heritage workshop DPQ is preparing a culture strategy for Phase 4 together with an implementation plan. This will be discussed with the Delivery Partners and it is proposed that it is brought to the WDCO Board in March.

## **9. Masterplan Review**

A review of the Woodberry Down masterplan is due to commence. A more detailed update will be provided by Berkeley Homes.

## **10. District Heat Network (DHN) and Energy**

The Energy Centre on Phase 3 has been constructed and 80% of the plant has been installed.

Current proposals from Berkeley Homes is to use Air Source Heat Pumps to provide the majority of the heat for the network with back-up gas boilers. The ASHP's will be located on the roofs of Phase 3 and Phase 4. The Council is also exploring options to secure low carbon energy from the Energy from Waste plant in Enfield. The Energy Centre has been designed to use energy from different sources.

The strategy currently in place is for Berkeley Homes to initially retain the heat network infrastructure and be responsible for the operations and maintenance, as well as metering and billing (using contractors to deliver these services).

Future ownership and operation models have not yet been agreed, and the Council is looking to ensure that any model chosen can be aligned with Hackney Light and Power, which is the Council's energy services arm (see [www.hackney.gov.uk/hackney-light-and-power](http://www.hackney.gov.uk/hackney-light-and-power)). The Community Interest Company (CIC) is currently the preferred option, but will be subject to a wider ownership and operational review.

Workshops with the stakeholders and WDCO are being arranged to consider the current and future proposals to ensure that whichever ownership model and energy source is chosen affordable, reliable and low carbon heat will be provided to all residents.

## **11. New River Path**

Thames Water are carrying out repairs to the north stretch of the New River Path, to make it attractive and accessible throughout the year. The works should take 8 weeks and they will be starting before the end of February. Thames Water gave a short presentation of the proposals and the logistics plan to the Board meeting in January. Flyers will be issued with contact details in case of an emergency prior to the work starting.

## **12. Landscaping Task and Finish group**

Two WDCO reps are to be selected at the February Board, and the task and finish group can

then be established.

### **13. Damp and mould on Woodberry Down Estate**

Information on the incidence of damp and mould cases on Woodberry Down Estate is being collated and analysed in conjunction with Housing Services to determine the extent of the issue in the older blocks on the Estate, and how to manage this going forward.

Structural surveys of future phases of Woodberry Down (which Berkeley will be undertaken as part of the masterplan preparation) will also include a survey of the current state of buildings and properties with regard to damp, mould, and leaks to help inform Housing Services' assessment of the state of blocks and properties, and the strategy for dealing with this. The survey work will begin in February. A detailed project plan and indicative timescale is being developed by Housing Services.

Of cases that the Council is currently aware of, teams are coordinating information to establish which cases will require decanting from their current home.

If you are a Hackney tenant and you are experiencing any damp and mould issues within your home, you can report this by calling **020 8356 3691**. A surveyor will be sent out to survey your home within 5 working days.

Housing Services can also provide information leaflets on preventing condensation and ways to stop moisture building up within your home and how to tackle existing mould. There is further information on Hackney's website regarding at: [hackney.gov.uk/damp-and-mould](http://hackney.gov.uk/damp-and-mould)

### **14. Planning Update**

*2020/4129 Finsbury Park Public House, 336 Green Lanes, Hackney, London, N4 1BY*

Erection of ground, first and second floor extensions to the rear and a roof extension to extend the existing public house facilities, extend 5 x existing residential dwellings and to provide 4 new dwellings with associated refuse and cycle provision.

Delegated permission to grant planning permission subject to conditions, legal agreement being finalised prior to issue of decision

*2021/3094 72 Woodberry Grove, Hackney, London, N4 1SN*

Demolition of existing House of Multiple Occupation (HMO) building and the erection of a part 4, part 5 and part 6 storey building plus basement to provide 41 new HMO rooms and ancillary accommodation, plant, cycle store and landscaping works.

Amendments awaited

*2022/0184 Woodberry Down Primary School Woodberry Grove, Hackney, London, N4 1SY*

Replacement of existing boundary treatments, provision of new pathways and paved areas including access ramp, outdoor atrium and classroom, playhouse installations, play areas and equipment, recycling facilities, seating, bug hotels and pond to provide outdoor nature learning facilities

Approved subject to conditions

*2022/0796 52 Woodberry Grove, Hackney, London, N4 1SN*

Erection of a single storey ground floor rear extension and conversion of single dwelling house into 5 residential units

Currently under consideration

These can all be viewed on the planning portal.