

Hackney Update

WDCO Board Meeting

February 2024

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

1. Vacant Possession Phase 4

As at the end of January 2024 there were 30 secure tenants, 106 temporary tenants and 34 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 and 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. Temporary residents currently in Phase 4 are eligible to bid for Council housing, and enter into a secure tenancy, and the Downsizing and Rehousing Team is supporting this process.

Private tenants, who currently live in 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 so that they can contact the Council or ITLA directly if they have questions or concerns.

Allocations to Phase 3

Update as for last month: all of the remaining Phase 4 tenants and most of the Phase 5 tenants have now been pre-allocated new homes in Phase 3. Units surplus to these allocations have been offered to later phases. The deadline for tenants choices has now been passed.

2. CPO Phase 4

The Council is preparing to make a CPO, with a Cabinet report due to be presented on 26 February. Cabinet is requested to give delegated authority to make a CPO. It would not actually be made until planning permission is in place for Phase 4. This is currently anticipated later in the Spring.

Updates about the timetable continue to be provided to residents and leaseholders in Phase 4.

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, and this work is on-going.

3. Cultural Strategy Phase 4 and Cultural Programming

Mat Jenner, the new Cultural Development Officer for Woodberry Down joined the council on 5th February. Mat will be employed 2.5 days/week for three years to work with the Council, regeneration partners, WDCO and local stakeholders to develop and implement cultural initiatives and activity in Woodberry Down, including proposals for Phase 4. Introductory

meetings are under way for Matt to meet with stakeholders over the coming weeks, including with WDCO.

4. Library feasibility study

Next steps on a proposed library are under review, in discussion with Library Services and in conjunction with work more widely in Woodberry Down on the ground floor strategy and socio-economic provision. Further updates to follow.

5. Block D

Since the last WDCO Board, Berkeley Homes has prepared a revised fit out proposal for the Council, providing greater clarity and enabling detailed discussion with Mill Co. to progress. The Council will share the revised timeline to progressing the lease arrangements as soon as possible, and discuss proposals with the Working Group.

The detail of how space is made available needs to be fully worked out, and considered in the context of the Redmond Centre and other new ground floor space coming forward, however the needs of local community groups will remain an important consideration.

6. 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 took place between the 10/11/2023 - 10/12/2023. The second round of public consultation will go live on 9 February on Commonplace and will run for one month. A more detailed update will be provided by Berkeley Homes.

7. 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.

8. 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 the end of February.

9. Planning Update

	Description	Date Received	Status
The Skinners Academy Woodberry Grove, Hackney, London, N4 1SY	Erection of a two storey infill extension at first and second floor levels [reconsult due to change in development description] Planning permission 2023/2044	5 Sep 2023	Consultation /Publicity

10. 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