

## Hackney Update

### WDCO Board Meeting

January 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 December 2022 there are 32 secure tenants, 101 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 and all but 14 of these 75 flats have been pre-allocated.

The Decant team will be working with Phase 5 tenants to pre-allocate to the next blocks on Phase 3 to enable Tenants choices to be made in the New Year. 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 are planning a drop-in for tenants in Phases 5-8 in January to view the Phase 3 proposals, and one in the summer for pre-allocated tenants to make their choices around tiles, and bathroom and kitchen colours. 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.

All leaseholders were notified in September 2022 that the Council would like to progress with buying back all properties in the phase. Leaseholders have been provided with information and guidance about the process, and three drop-in events were held in the Autumn. The team have now been in contact with three quarters of the leaseholders, and will continue to actively seek contact with the remaining. Four offers have been accepted on properties.

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

A CPO consultant has been appointed and work on the land referencing of the Phase 4 site has begun. A request for information is due be sent to all residents in Phase 4 within the next month, 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 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. Block E – HCD Workspace**

The first floor offices in Block E are now managed by Hackney Cooperative Developments (HCD) as affordable workspaces. The Council and Notting Hill Genesis's Woodberry Down neighbourhood office has relocated to a unit within these premises.

The office is now open to the public between 9am - 12 o'clock on Monday, Wednesday and Friday each week, for Hackney Council residents to drop in and speak to a Housing Officer - the office contains interview rooms for appointments. Appointments can also be arranged at any time with the Woodberry Down Regeneration Team. The office is located above the Gym on Woodberry Down: the door is next door to the Gym, near Kayani Avenue (a map is included in the newsletter).

The other units in the HCD workspace are based on affordable rents and the office also has a hot desk area, with access to wifi and a kitchen/breakout area.

Details can be found on the HCD website: <http://hced.co.uk/premises>

#### **4. Jobs Fair**

A Jobs Fair will be occurring on January 26, 2023 (10-2pm at the Redmond Centre) led by Delivery Partners. Around 12 of Berkeley's subcontractors will attend along with colleagues from Hackney Works and NHG. The Jobs Fair will be advertised through the Council's usual communication channels including social media; Hackney Works' newsletter, through Eventbrite, the Hackney Opportunities website. Hackney Works will also promote to any apprentices due to complete their apprentices soon, who may be interested. Leaflets will be distributed on the Estate, the Redmond Centre, and to all libraries.

#### **5. Children's Centre**

Works to the Children's Centre began in May. Works are progressing well and are due for completion towards the end of 2023. The Centre will remain open throughout.

#### **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 will be in attendance at the WDCO Board in January, for an initial introduction and to share initial thoughts about how they hope to progress local conversations and develop the strategy for the space in the coming months.

#### **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.

Work is underway, with the aim of providing initial findings to the Council in December, and finalising the report in the early months of 2023. The focus of the work is to understand the best strategy for a library in Woodberry Down: what the options for providing a mix of services/activities are, and whether a financially sustainable approach can be found. Findings from the study will be shared with WDCO for discussion; they will also inform the wider ground floor strategy which will look at non-residential (ground floor uses) across the whole of Woodberry Down.

Petra Roberts, Strategic Service Head for Culture, Libraries and Heritage, will attend the Board to give an update, and talk about Hackney's Library Strategy in relation to a potential new library in Woodberry Down.

## **8. Masterplan Review**

A review of the Woodberry Down masterplan is due to commence in the New Year. Partners will review the engagement strategy and ways of working at the Away Day on January 19th. A more detailed update will be provided by Berkeley Homes.

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

The WDCO working group will be invited to a series of workshops in the New Year to review the Community Interest Company (CIC) ownership and operation model in light of the current energy crisis. Visits to residential projects to see Air Source Heat Pumps in operation are also being arranged.

## **10. West Reservoir project**

There have been two meetings of the Improvement Board chaired by Hackney's Parks department. The meetings have been design workshops with the architects seeking ideas for improving the new river path, access to the eastern edge and the building. A further workshop is to be arranged in January to look at the use of the water.

## **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 early February. Thames Water will be giving a short presentation of the proposals and the logistics plan to the Board meeting.

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

A programme of meetings will be set up for the new year where the Terms of Reference will be developed and a schedule of tasks identified.

## **13. Allocations to NHG relets**

There have been no re-lets since the last meeting.

## 14. 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 undertaking as part of the masterplan preparation) will also include a survey of the current state of buildings and properties with regard to damp, mould, leaks to help inform Housing Services' assessment of the state of blocks and properties, and the strategy for dealing with this.

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)

## 15. 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

*2021/3044 Beis Lebonos Girls School, Woodberry Down*

Erection of roof extension at fourth floor level [Retrospective]

Granted subject to conditions

*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

*2021/3500 62 Woodberry Grove, Hackney, London, N4 1SN*

Conversion of dwellinghouse into three self-contained residential units

Granted subject to conditions and legal agreement

*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

Currently under consideration - decision to be issued imminently

*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.

*2021/2731 Newnton Close, Seven Sisters Road, Hackney, London N4 2RQ*

Demolition of its existing buildings and redevelopment at Newnton Close to provide 2 new. Buildings, comprising a total of 76 new affordable homes for older people and communal facilities, together with associated works and landscaping.

Resolution to grant planning permission subject to legal agreement and conditions, referral to Mayor of London imminent