

## Hackney Update

### WDCO Board Meeting

January 2024

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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 2023 there were 30 secure tenants, 110 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 and the Regeneration Team is in contact with individuals who have expressed interest in this option.

There are currently 110 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

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 final tenants choice exhibition took place on 9 January 2024 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.

#### **2. CPO Phase 4**

The Council continues work on preparation of a CPO with a report seeking authority to make a CPO scheduled to go to Cabinet in February. All tenants, residents in temporary accommodation and leaseholders in Phase 4 were sent an update about the timetable before Christmas.

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. We continue to reach out to residents and leaseholders to discuss and progress their options and next steps, and to keep them informed.

#### **3. Cultural Strategy Phase 4 and Cultural Programming**

A Cultural Development Officer for Woodberry Down is due to start in post in February. They 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 will be set up for the new Officer to meet with stakeholders once they are in post, including a dedicated session with WDCO.

#### **4. 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.

#### **5. Block D**

The Council has met twice with Berkeley Homes, to discuss the fit out for Block D. Agreement on the specification and approach is key to progressing the project and finalising the proposed uses for the space, and the related legal agreements. Berkeley is due to provide updated fit out proposals. As this process has taken some time the Council will update the timeline and key milestones for the project, with a project review meeting scheduled w/c 15 January, to clarify next steps. Mill Co. remains engaged and will restart active community involvement pending an agreement on the updated programme. A meeting with the Working Group will be scheduled as soon as possible, to review the project and updated timeline, and next steps.

#### **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 -I 10/12/2023. The second round of public consultation will take place in February 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 January.

#### **9. Planning Update**

	<b>Description</b>	<b>Date Received</b>	<b>Status</b>

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
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## 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](https://hackney.gov.uk/west-reservoir-improvement)