

Hackney Update

WDCO Board Meeting

March 2023

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

1. Vacant Possession Phase 4

As at the end of February 2023 there were 32 secure tenants, 108 temporary tenants and 37 leaseholders to be re-housed in Phase 4. Vacant possession is programmed for the end of December 2024.

Leaseholder buy backs

There were 41 leaseholder owned properties at the point of making Phase 4 'in Phase', of which around half are landlord leaseholders with private tenants, and half resident leaseholders. All leaseholders were notified in September 2022 that the Council would like to progress with buying back the Phase 4 properties, and three drop-in events were held in the Autumn, followed up with written guidance and individual meetings.

Four properties have now been bought back, and of the remaining 37, eight offers have been made. Working with the acquiring agent and ITLA, the team has now been in touch with nearly all leaseholders and continue to encourage engagement with the valuation, offer and negotiation process

The Regeneration team is also working with Notting Hill Genesis to provide information about shared equity to resident leaseholders. A pack will be sent in March, with drop-in sessions scheduled for early May.

Private tenants and homeless tenants placed in temporary accommodation

All residents in Phase 4, have now received a letter from the Council, as part of the CPO/land referencing process, advising them that the Council is progressing vacant possession of Phase 4. In the case of private tenants it is the responsibility of their landlord to inform their tenants, and to provide them with the correct notices. However we have also provided contact details for the Council so that private tenants can make contact if they have questions or concerns.

Contact has also been made with residents in temporary accommodation, and relevant contact details shared. The Downsizing and rehousing team (DART) team is due to approach residents directly to discuss housing options and next steps.

Council Tenants

As the table below illustrates, the Phase 4 secure tenants have all been pre-allocated to new homes in Phase 3. Of these secure tenants, there are two households who would rather remain with Hackney Council as landlord. The Decant team are working to identify suitable re-housing either off the estate or in a future phase on the estate.

2. Summary of Allocations to Social Rent Homes in Phase 3

The section above (and table below) summarises the allocation of secure tenants living in Phase 4 to new homes in Phase 3.

In addition, and as set out in the table below, there are 64 remaining secure tenants in Phase 5. Phase 5 is not yet 'in Phase', but tenants in this Phase have also been offered pre-allocations to Phase 3A & B due to the number of homes being constructed in Phase 3. To date, all but 14 of the homes in Phase 3A have been pre-allocated, and over half of the residents in Phase 5 have been allocated homes in Phase 3A or Phase 3B. The Decant team are continuing to work with the tenants in Phase 5 to ensure that they are pre-allocated and to enable tenants' choices on homes in 3B to be made later in the year.

The Decants Team will also 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. A drop-in session for tenants in Phases 5-8 is planned for May to view the Phase 3 proposals, and a follow-up session will also be held later in the summer for pre-allocated tenants to make their choices around tiles, and bathroom and kitchen colours for Phase 3B.

Numbers of new homes, allocations to date, and homes still to allocate to 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	32	29	14
Phase 3B	42	0	13	29
Total/balance	117	0	(22 households yet to allocate)	45

Further to Cabinet approval, a CPO consultant, Ardent Management, was appointed in the Autumn. Land referencing is underway, and a 'request for information' (Rfi) was sent to all who live in or have an interest in all of the properties in Phase 4. The Rfi included a covering letter from the Council, providing an overview of the regeneration, and contact details. The pack also included an equality impact assessment survey, to enable the Council to prepare an Equality Impact Assessment of making a CPO for Phase 4. The Council aims to make a CPO by summer 2023. Residents will continue to be provided with information and ways to contact the Council.

Although the CPO will be progressed, we would always prefer to buy back homes by negotiation and will do everything we can to agree sales, and offer support to leaseholders in identifying the best re-housing option for them.

3. Local Lettings Policy and Split Households

In Phase 4 a total of nine households have been approved for split households, and the Downsizing and Rehousing Team (DART) will arrange for the adult children to be set up on the Housing Register. Allocations and offers will be made by DART, and viewing will be arranged by the Decant Team week commencing 13 March 2023.

In Phase 5, twelve new households have been approved for split households. Once Phase 4 split households have been allocated their new homes, the DART team will start the process of re-housing these applicants.

Pre-allocations to Phase 3 meet the new household need taking into account the need to downsize following the approval of their split household.

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 shortly.

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 were no re-lets in February.

5. Block D

The Council and Working Group have agreed to offer the management of Block D to MillCo, a Hackney company that specialises in creating multi-use spaces. We have agreed an approach to developing the strategy and are working through the relevant agreements (advised by Strategic Property Services and Area Regeneration). MillCo have had some initial meetings with groups/organisations. We expect there to be a mix of uses, including some low cost space available for community focussed activity and will continue to discuss the approach with the Working Group and WDCO.

6. 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.

The consultants have provided a draft report and are working with the Regeneration Team and Library Services to finalise this. Different models are being explored, considering options for co-locating activities but the overall vision would be to provide a multi-use space with a mix of activities. Library Services attended the WDCO Board in December for an initial discussion, and the consultants met with a small group of WDCO representatives in January. Findings from the study will be shared with WDCO and if a library project is taken forward detailed consultation will follow.

The library feasibility study will also help to inform the wider ground floor strategy which will look at non-residential (ground floor uses) across the whole of Woodberry Down.

7. Masterplan Review

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

8. District Heat Network (DHN) and Energy

A meeting of the strategic DHN group with the partners and Expedition has been arranged for the end of March. This will review the current proposals for the DHN at Woodberry Down and agree how the partners work together to ensure that it supplies affordable, reliable and clean heat to all Woodberry Down residents.

The Council's Energy Team has appointed Arup to carry out a feasibility study looking into the options of connecting to the Energy from Waste facility in Enfield managed by Energetik. The results of the study should be available in the summer. Arup will be looking at the options for supplying heat to Woodberry Down and a wider Hackney network including Kings Crescent and Stamford Hill.

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. A programme of meetings will be agreed with the group starting in April.

9. Landscaping Task and Finish group

Three WDCO reps were elected at February's WDCO Board.

Terms of Reference for the group and a programme of meetings will be prepared in consultation with the ITLA.

10. Damp and mould on Woodberry Down Estate

*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

Officers at Hackney have captured all of the cases reported to different places (eg Housing Services, ward Councillors, decants officers etc) and Housing Services are now working through any additional cases and will be contacting residents to follow up with surveys, as required, in order to determine what remedial steps are needed in each case.

In addition, surveys of buildings in Phases 5 to 8 are being carried out by Berkeley Homes to help inform the masterplan development. Berkeley and Hackney Council are working closely together to identify and gain access to properties for survey work to be undertaken, and Hackney's Building Maintenance has also fed into what information would be useful to capture from a maintenance and capital investment point of view. Survey work started in February.

Letters have gone out to residents informing them of the work and need to obtain access in early March.

Berkeley's programme for surveys is as follows:

- February – March 2023 – survey the external façade of a sample of blocks to assess the external condition of Phases 5-8.
- March – April 2023 – survey a sample of flats within Phases 5 & 6.
- April – May 2023 – survey a sample of flats within Phases 7 & 8.
- May – June 2023 – overspill month in case of delays.
- June – July 2023 – collate findings.

For everyday responsive repairs - Building Maintenance will continue to provide the same level of service and works as on other (non Regeneration) Estates.

However, what will differ at Woodberry Down, is where a responsive repair becomes a bigger job. The final element that needs to be put in place is how we will deal with medium to long term investment on regeneration estates where there may be a significant number of years before some properties are demolished.

Hackney's Building Maintenance team is considering the regeneration programme (and timing of anticipated demolitions) as this programme, combined with the results of the surveys, will be a factor in decisions that will need to be made about capital investment in Phases 5-8.

To move this forward, there are two main areas of work, as follows:

- Develop a criteria for capital investment on regeneration estates that sits as part of Hackney's wider Asset Management Strategy and 7 year capital works cycle; and,
- How we deal with damp and mould / major repairs cases where it is not possible to address the problem or it doesn't make financial sense to do so (given the regeneration status of the properties) and therefore how do we approach the early decanting of these homes.

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

11. Seven Sisters Road

A Steering Group meeting took place in late February with partners TfL, Berkeley Homes and Hackney Council (Regeneration and Streetscene) following the meeting the Mayor of Hackney had with the TfL commissioner in late-2022.

As the Steering Group had not come together for some time (and staff members had changed), the Steering Group members provided updates on the Woodberry Down Regeneration, the implementation of the School Street on Woodberry Grove North, and the C50 cycle route.

TfL are looking at the Seven Sisters scheme between the Manor House Junction and Amhurst Park. TfL reiterated that funding is challenging. The objectives from the masterplan to reduce severance, improve air quality, decrease congestion, increase tree canopy and public realm improvements were re-stated by Hackney and Berkeley Homes.

Partners will review the objectives of the Steering Group, timeline for triggering the S106 payment, and the Steering Group will meet again in late-March to discuss next steps and programme.

12. 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.