

Hackney Update

WDCO Board Meeting

March 2024

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

1. Vacant Possession Phase 4

As at the end of February 2024 there were 29 secure tenants, 99 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 99 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

Cabinet authorised the Council to make a CPO on 26 February. The Council will not make a CPO until planning permission is in place for Phase 4.

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. Split Households

The decant team is continuing to progress split household moves for households who have expressed interest in moving into Phase 3.

A draft guidance note for out-of-phase split household moves is being reviewed internally and an update will be provided as soon as possible'.

4. Cultural Strategy Phase 4 and Cultural Programming

Mat Jenner, the new Cultural Development Officer for Woodberry Down joined the council on 5th February, working 2.5 days/week for three years. Mat is having early discussions with stakeholders, including WDCO, and will be invited to a WDCO Board soon (April if possible) to meet with WDCO more widely and discuss plans.

5. 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.

6. Block D

The Council and Mill Co. are now working on draft terms, to enter into a pre-agreement for lease. The Council must get Cabinet authority to enter into leases with Berkeley Homes and with Mill Co. We are now hoping to present this at the Cabinet meeting in May (due to the lead in of internal approvals). During the time between now and then we will continue to develop detail with Mill Co., and discuss plans with the Working Group - dates to be agreed for April onwards.

7. Masterplan Review

The Delivery Partners and the Design Committee are working on the Masterplan Review. The second round of public consultation ended on 9 March. A more detailed update will be provided by Berkeley Homes.

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 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

11. Vermin Working Group

The group has been set up to take a strategic approach to discussing the vermin issue at Woodberry Down. The first meeting took place in October 2023. Following that meeting, the group agreed to work on comms to inform businesses and residents of their responsibilities and enforcement for not complying. Any operational issues will be discussed at the operations meetings.

For more information on the Council's environmental enforcement can be found on the Council's website: <https://hackney.gov.uk/environmental-enforcement>