

# Hackney Update

## WDCO Board Meeting

October 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 September 2023 there were 30 secure tenants, 108 temporary tenants and 36 leaseholders. Vacant possession is programmed for Spring 2025.

#### Leaseholder buy backs

There were 41 leaseholder owned properties at the point of making Phase 4 'in Phase'. We have now bought back five properties, and agreed terms on another five, and have made thirteen offers additional to that.

Resident leaseholders may be eligible for shared equity, and over the summer we held some drop-in marketing sessions. We are in contact with individuals who have expressed interest and are working with Berkeley Homes and Notting Hill Genesis to provide information. If people wish, they can reserve a property now, ahead of, or in the very early days of the general marketing (which starts in early November)

#### Private tenants and homeless tenants placed in temporary accommodation

There are currently 108 non secure ('temporary') tenants in Phase 4. Where properties are bought back, and therefore 'void', the team may continue to use the properties to house homeless residents in temporary accommodation. The Downsizing and Rehousing Team is in touch with all residents in temporary accommodation, to advise about the timescale for rehousing, and to discuss re-housing options/next steps.

A number of the leasehold properties are occupied by private rental tenants.. Within the buy back process it is the responsibility of the landlord to keep their tenants informed, discuss timescales and serve relevant notices. However contact details for the Council's housing team has also been sent directly to private tenants, via the 'request for information' process (see below) and if private tenants have questions or concerns, they are encouraged to make contact with the Council via the Regeneration Team, Housing Options and Advice, (<https://hackney.gov.uk/housing-options> / 020 8356 2929) or the ITLA.

#### Council Secure Tenants

All of the 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 tenants choice exhibition is planned later in the Autumn for pre-allocated tenants to make their choices on bathroom and kitchen colours, as well as tiles for their new homes.

The numbers of new homes, allocations to date, and homes still to allocate and are set out in the table below.

	<b>New Units in Phase 3</b>	Phase 4 tenants allocated	Phase 5 tenants allocated	Homes still to allocate in Phase 3
<b>Phase 3A</b>	<b>75</b>	30	34	11
<b>Phase 3B</b>	<b>42</b>	1	18	23
<b>Total/balance</b>	<b>117</b>	31	52	34

## **2. CPO Phase 4**

As reported to the last WDCO Board, the Council has begun the background work to prepare a CPO. We are aiming to seek Cabinet authority to make a CPO in early 2024. A detailed update letter, with information about the timings of the CPO, and re-providing contact details, is due to be sent to all residents currently living in the blocks.

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, supporting residents in finding the best rehousing option for them; active engagement in this way is, in any case, a requirement of a CPO process, to show that the Council has done everything it can to avoid having to rely on use of a CPO. We are keeping in touch with residents to make sure they are aware of what is happening.

## **3. Local Lettings Policy and Split Households**

In Phase 4, a total of nine households have been approved for split households. Seven households have moved.

In Phase 5, two offers to households have been made. Once Phase 4 split households have been allocated their new homes, the Downsizing and Rehousing Team will start the process of re-housing these applicants.

The Local Lettings Policy for Woodberry Down was amended in July 2023 with three minor clarifications. A procedure is being developed for the management and prioritisation of 'out of phase' split households. This is taking longer than expected however an update will be brought back to WDCO as soon as possible.

## **4. Block D**

The Council is working with Berkeley Homes to establish costs involved in fitting out the space. This will feed into finalising the terms with Mill Co., and seeking authority to draw down the head lease. We have updated the Working Group and will continue to share information with them as the work progresses.

## **5. 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.

## **6. Masterplan Review**

The Delivery Partners and the Design Committee are working on the Masterplan Review. 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

	Description	Date Received	Status
52 Woodberry Grove, Hackney, London, N4 1SN	Excavation of basement and formation of rear lightwells, to provide additional bedrooms and playrooms.	21 Aug 2023	
Woodberry Down Early Years Centre Springpark Drive, Hackney, London, N4 2NP	Submission of details pursuant to condition 6 (Roofs to the existing buildings) of planning permission 2020/3596 dated 15/01/2021	13 Sep 2023	Consultation/Publicity
Erection of a two storey infill extension at first and second floor levels [reconsult due to change in development description]	Erection of a two storey infill extension at first and second floor levels [reconsult due to change in development description]	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. We anticipate that the Planning

Application will be submitted in October. 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)