

Hackney Update

WDCO Board Meeting

April 2024

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

1. Vacant Possession Phase 4

As at the end of March 2024 there were 29 secure tenants, 94 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 94 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 senior officer meeting to discuss split households was held last month. The purpose of the meeting was to review the approach to the implementation of the policy, given the high number of families interested in a split household move, and the limited supply of void properties

available to facilitate these moves. As well as split household moves, void properties are also used for temporary accommodation and inter-estate/housing management moves (e.g if a tenant needs to move due to the condition of their property or other circumstances). There is therefore pressure on both availability and use of voids. A note with recommendations is being drafted in preparation for a meeting with Members that will be scheduled to take place in the next few weeks.

The Council will look to bring a more detailed update to a future Board 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. Mat has requested to attend virtually in May and can attend in person in June) to meet with WDCO more widely and discuss plans.

Mat is currently working on:-

- a terms of reference for a Woodberry Down culture group who can help the realisation of a cultural strategy for Woodberry Down. He would like suggestions of community members to join the group. You can email him on mat.jenner@hackney.gov.uk
- Informing the ground floor strategy (see below) for meanwhile cultural projects and library feasibility.

5. Block D

The Council and Mill Co. are continuing to work 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.

6. Masterplan Review

The Delivery Partners are working on their review of the draft Masterplan planning application documents. The second round of public consultation ended on 9 March. The masterplan application is due to be submitted in early May 2024.

The Council has been preparing a statement on the number of social rented homes at Woodberry Down. This is currently going through internal sign-off processes and an update will be brought to the May Board.

7. 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.

In advance of the next meeting, LBH Highways has updated us that they are engaging with TfL on the design proposals and are awaiting modelling outcomes. The next meeting of the Steering Group is scheduled for 22nd April 2024, LBH Regen team are attending alongside LBH Highways and other stakeholders.

8. 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] Ref: 2023/2044	5 Sep 2023	Granted - Standard Conditions
The Skinners Academy	Erection of a roof top plant platform and installation of condenser units for new cooling system Ref: 2024/0154	21/01/2024	TBA
MUGA Relocation	Re-provision of a playing pitch with associated infrastructure and landscaping works Ref: 2024/0657	25/03/24	Application Validated

9. West Reservoir

The Planning Application was submitted in November and is due to go to the Planning Committee scheduled for 8 May 2024. All the background information, proposed designs and feedback questionnaire can be found on our consultation website: hackney.gov.uk/west-reservoir-improvement

10. District Heat Network (DHN) - feasibility study

A DHN Working group is being scheduled in the next few weeks. The agenda will include an update on the energy strategy for the masterplan, and a summary of the findings from the Energy from Waste feasibility study (Arup).