

## Hackney Update

### WDCO Board Meeting

June 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 May 2024 there were 28 secure tenants, 84 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. Four flats in Phase 3 have been reserved to date by resident leaseholders.

There are also 84 residents living in temporary accommodation in the blocks. The Council's Downsizing and Rehousing Team (DART) is supporting these residents in finding alternative secure accommodation either as a secure Council tenant or secure tenancy in the private rental sector.

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 so private renters can contact the Council or ITLA if they wish.

A further update letter is due to be sent to all who are still living in Phase 4.

#### 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. There are 11 surplus units in Phase 3A which have been offered to residents in future phases. The Council is in the process of confirming allocations.

#### 2. Phase 4

##### CPO

We are preparing to make the CPO in the Summer.. This will take place once planning consent for Phase 4 is formally confirmed.

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 leaseholders, and this work is on-going.

##### Planning Application

The Planning Application for Phase 4 was recommended for approval by the Planning Sub-Committee on Wednesday 8th May 2024. Once the S106 has been agreed, it will be referred to the GLA for approval before a final decision notice is issued.

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

Mat Jenner, the Cultural Development Officer 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](mailto:mat.jenner@hackney.gov.uk)
- Informing the ground floor strategy (see below) for meanwhile cultural projects and library feasibility.

### **4. Ground Floor Strategy**

The Council, alongside BH and NHG, will be working with Social Life to develop an 'Implementation Plan' for non-residential spaces at Woodberry Down, including both existing and proposed. This will be informed by a workshop with all partners, currently scheduled for July.

### **5. Block D**

Preparation for Cabinet, to seek authority to enter into the sublease, is underway. The project will be taken to an internal Capital monitoring meeting at the end of June, following which it will go to Cabinet in July. There has been a delay in this to allow Property Services to carry out additional due diligence required prior to the Council taking on the new property.

During this time we have continued to keep in touch with Mill Co. and have agreed draft Heads of Terms based on their original proposal, for a mix of uses in different units in Block D with different rent levels. Some units will be charged at a more commercial rate to allow for others to be more affordable.

Whilst there has been uncertainty about the terms and timescales it has been difficult to discuss the approach in more detail with WDCO and the Working Group. However with more certainty on the lease and fit out arrangements, Mill Co. will start to re-engage with both WDCO and community groups. The next steps are to:

- formalise the sublease (with Mill Co.)
- develop a marketing strategy/undertake soft marketing, and discuss this with WDCO
- update the hoardings on the space
- work with Berkeley Homes to prepare the fit out

### **6. Masterplan Review**

The Delivery Partners are reviewing the draft Outline Masterplan planning application documents. The masterplan application was due to be submitted in May 2024, however this has been slightly delayed to allow for BH to review comments from NHG and LBH. The submission date has not been confirmed but is likely to be July 2024.

### **7. Seven Sisters Road**

A Steering Group meeting took place on 22 April 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. Funding for Seven Sisters Road has been provided through S106 agreements. A follow up meeting is due to be scheduled for July 2024