

Hackney Update

WDCO Board Meeting

July 2024

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

1. Vacant Possession Phase 4

As at the end of June 2024 there were 28 secure tenants, 77 temporary tenants and 33 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 and there is a further invitation to view flats on Wednesday 17th July

There are also 77 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.

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 letter has recently been sent out to all Phase 4 residents to provide an update on the regeneration and CPO, and reprovide contact details.

Allocations to Phase 3

All of the remaining Phase 4 tenants and most of the Phase 5 tenants are allocated a new home in Phase 3. The team is finalising the current allocations; there is likely to then be a handful remaining and next steps will be reviewed.

2. Phase 4

CPO

The Council is preparing to make the CPO for Phase 4. This will take place once planning consent for Phase 4 is formally confirmed, which is likely to be late August/early September.

As above, a recent update has been sent to everyone who will be affected, so that people are aware of the CPO and can make contact if there are questions. Whilst the CPO notice will be served in the coming weeks, this is only the start of the process and confirming the CPO will take several months.

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. It has now been referred to the GLA for approval before a final decision notice is issued.

3. Split Households

Separate update to be provided

4. Ground Floor Strategy

Separate update to be provided

5. 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.

6. Seven Sisters Road

TfL are completing traffic modelling and assessment to understand what the traffic impacts would be for a scheme that reduces traffic capacity on SSR. TfL are using their own budget for this initial work.

The modelling outputs on the latest designs from TfL show that Manor House junction is at capacity and further changes at the junction are not possible given current traffic flows. TfL have commissioned their Urban design colleagues to look at the section of Seven Sister Road between Manor House and Amhurst Park Road to address severance issues.

Funding for Seven Sisters Road Project has been provided through S106 agreements. The working group will be meeting again at the end of July.

7. The Children's Centre

The Council is progressing with the construction of the new Children's Centre and the completion target date for the new building is summer 2024. The Council's Education Property and Children's Centre teams are working together on decanting arrangements. A progress meeting with stakeholders has been scheduled for this week.

8. West Reservoir

The West Reservoir Improvement Project achieved Planning consent in May 2024. The next stage will be to programme detailed designs to Stage 4, before going out to tender. Some works such as tree planting have already commenced, however the main works will not commence until late Autumn, to avoid disruption to users over the summer months.

A programme / timeframe will be shared with WDCO via the Improvement Board.

9. Parking

A review of the Regeneration Parking Strategy has recently been completed by the council, with a list of frequently asked questions and responses drafted. This will be issued to all remaining council residents within the next week.

10. Satellite Community Facility

Notting Hill Genesis (NHG) are currently in discussions with MHDT with regards to obtaining their proposals for management of the Satellite Community Facility, which is due for completion in September 2024. NHG has also asked WDCO to put forward their proposals for its use and management. The Council will be working with WDCO to develop this.