

Regeneration
Hackney Council
Mare Street
Hackney
London
E8 1EA

15 May 2024

Dear Jackie Myers,

RE: Social Housing figures at Woodberry Down

The Woodberry Down regeneration programme was established to replace blocks of flats originally built between 1940 and 1970 that had suffered from significant structural defects brought about by poor construction. The cost of works required to bring the homes up to decent homes standards were prohibitive and it was uneconomical to refurbish them, therefore a decision was made to regenerate the estate to provide high quality new homes.

The total number of homes of all tenures on the estate before the regeneration began was 1980 (set out in 18th December 2006 Cabinet report, Appendixes D & E, : *Woodberry Down, Towards a total living environment, Part G, Procurement of a registered social landlord/developer consortium*). This report set out the following mix of tenures on the estate:

- Secure council tenanted properties: 1295
- Temporary accommodation properties: 163
- Void properties: 62
- Leaseholder properties: 355
- Right to buy properties in progress: 94
- Freehold properties: 11

The Urban Design Framework (2005) and the original Woodberry Down Masterplan (2008) refer to a total of 1458 rented homes of which 1295 were social rented properties and 163 were temporary accommodation properties, as set out in the above list.

Throughout the developer and RSL partner procurement process as set out in the above Cabinet report, and in a subsequent 2009 Cabinet report, a commitment to provide new homes



at Woodberry Down for the 1115 permanent Council tenants who were living on the estate was made and agreed. This reflected that the developer for the 'kick start sites' had been procured; the number of secure tenants to be rehoused therefore comprised those living in Phases 2-8, and any secure tenants who were to be 'double decanted' from the Kick Start sites, and Horston and Sherwood.

If all of the masterplan phases are delivered as planned then 1350 new social rented homes and 1376 intermediate affordable homes could be built, bringing the total of all affordable homes to be delivered to 2726. All of the 1115 secure Council tenants will be provided with a social rent home as originally agreed and all eligible resident leaseholders are offered a shared equity home.

The breakdown of delivery is as follows, between 2010 and February 2024, the Woodberry Down regeneration programme has delivered 537 new homes for social rent and there are another 117 social rent homes currently under construction on Phase 3. A planning application has been submitted for a further 90 social rented homes in Phase 4. Subject to the approval and construction of the Phase 4 planning application, this would bring the total number of social rented homes delivered in phases 1 to 4 to 744.

The current proposals in the revised masterplan for phases 5-8 of the regeneration programme propose up to an additional 606 new social rented homes. If the masterplan, and its subsequent detailed phases, are granted planning consent and constructed, this is planned to deliver the overall total of 1350 new homes for social rent.

Every secure tenant has been guaranteed a right to remain on the estate in a new high quality social rent home. In addition all eligible resident leaseholders are also able to remain on the estate in a new shared equity home if they wish to do so.

The Council has taken every opportunity to increase the number of new social rent homes as the estate regeneration has progressed, going above and beyond the original commitment to provide 1115 social rented homes.

Shared ownership homes also provide a valuable opportunity for people living or working in Hackney and who are not prioritised for social housing but can't afford to buy a home outright to get a first step on the housing ladder. It should be noted that shared ownership homes are much in demand and help to meet local housing need.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Guy Nicholson', with a long horizontal flourish underneath.

Cllr Guy Nicholson
Deputy Mayor for Delivery, Inclusive Economy and Regeneration