

Hackney Update

WDCO Board Meeting - December 2024

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

1. Vacant Possession Phase 4

There are 27 secure tenants, 33 temporary accommodation (TA) tenants and 28 leaseholders remaining in Phase 4. Vacant possession remains programmed for Spring 2025.

The Council is continuing to buy-back leaseholder properties in Phase 4. Four flats in Phase 3 have been reserved by resident leaseholders to purchase as shared equity. Out of the 28 leasehold properties purchases have been agreed for 13, and all of the remaining are in negotiation.

The Council's Downsizing and Rehousing Team (DART) is continuing to work with the residents in temporary accommodation. 13 of the 33 TA residents are in the process of moving into secure tenancies or have been offered alternative TA due to their circumstances. 18 residents continue to bid for homes and/or be made direct offers, but will be offered alternative TA if they do not find a secure tenancy before the Council requires vacant possession. 1 remaining resident in TA is due to be offered alternative TA because they moved into Phase 4 after October 2023, and 1 is to be rehoused via a Council resettlement scheme.

Information about the regeneration has been shared with all households, including those renting privately, together with contact details for the Council's housing team in case individuals need advice or support with finding new housing.

Allocations to Phase 3

All of the remaining Phase 4 secure tenants have been offered an allocation in Phase 3 together with most of Phase 5 tenants and some from Phases 6 - 8.

Moves are due to begin w/c 9 December and will continue into January, with a break for Christmas. Hackney and NHG are working together to progress the moves and support tenants.

Hackney has also been working with NHG to review the concerns raised by residents and WDCO about the rent and service charges for the new blocks. A letter was sent out on Friday 6th December to update residents on next steps and provide further information about rents and service charges, as well as timings of a series of drop-in sessions. Progress has been made in reducing the service charges and a Service Charge Working Group is being arranged to further review the updated costs in detail.

2. Phase 4

The Council has made a CPO for Phase 4 and served notices on 11 October. The period for making objections closed on 11 November. One objection was received. We are currently clarifying the timetable for the next stages of the CPO.

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. We are continuing to engage with all leaseholders and households affected by the scheme to negotiate on buy backs and ensure that people are able to access advice and support as required.

The planning application for Phase 4 was approved in May 2024.

3. Split Households

As reported in October the Split Household policy is under review. There will be a consultation period on a revised policy once this review is completed, during which WDCO will be consulted about any proposed changes. This piece of work is being led by the Housing Policy and Strategy Team, and the Woodberry Down Regeneration Team will confirm what the dates are for this consultation period in due course.

4. Ground Floor Strategy

An update on next steps will be brought to WDCO in the new year.

5. Block D

Work on the leases continues and further details will be brought back to the Working Group once it is finalised. The future operator, Mill Co. attended Winterfest and met informally with community members, and is preparing to start marketing for sub-tenants in the new space. The community offer will be developed as part of this process and set out in an operational agreement. Berkeley Homes is preparing to start the fit out in the new year.

6. Masterplan Review

Berkley Homes have responded to the latest comments from Notting Hill Genesis/ LB Hackney by reducing the number of homes in the masterplan by 116. LBH are now reviewing the viability information for the Masterplan. A further pre-application meeting was held with the GLA in early December and the formal response is expected in the next few weeks.

7. Seven Sisters Road

Transport for London (TfL) are completing traffic modelling and assessment to understand what the traffic impacts would be for a scheme that reduces traffic capacity on Seven Sisters Road (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 team to look at the section of SSR between Manor House and Amhurst Park Road to address severance issues. Delays to this work are due to the complexity of this work and that other boroughs also have to be consulted.

Funding for SSR Project has been provided through S106 agreements. The SSR Steering Group met in November, and colleagues from Hackney Streetscene attended the Round Table meeting to provide an update. TfL to present proposed design solutions to Round Table in new year.

8. The new Children's Centre

The Council has completed the construction of the new Children's Centre and Children's Services will be moving into a brand new building annexed to the St Johns Health Centre in Winter 2024/2025. The Council's Education Property and Children's Services teams are working together on decanting arrangements. Once the Lilliput Children's Centre has been demolished, Berkeley Homes will begin work on relocating the football pitch (from Phase 5) and landscaping works in Spring Park.

9. West Reservoir

The West Reservoir Improvement Project secured planning permission in May 2024. Since then the detailed design has been developed further and the works are currently being procured. We anticipate appointing a contractor in January 2025 and beginning work on site over in late January / early February 2025 - we will provide a more definitive programme when the contractor is appointed.

10. Parking

A review of the Regeneration Parking Strategy for council residents is being completed by the Regeneration Team, which includes a list of frequently asked questions (FAQs) and responses, to be shared with residents.

11. **Satellite Community Facility**

The Community Facility in Phase 3 is close to completion. Works include internal fit out, and some signage that is subject to a planning application. WDCO viewed the facility on 6th November and some questions and queries are being addressed by NHG who own the space. WDCO are required to submit their proposals for the use and management of the unit. Public Voice and LBH are in discussions with NHG and WDCO to further understand the limitations or options for the space.

12. **Woodberry Down Cultural Development Programme Update**

Work has started in initiating and developing a series of socially engaged, participatory **pilot projects** between community groups and artists that explore broad themes of community action and civic society.

Projects have been developed collaboratively with the groups and organisations involved through conversations over the past 6 months, and respond to the need, context, plans and opportunities of each group or organization.

Current projects include working with local groups on creative projects:

- **London Wildlife Trust and Woodberry Down Primary School** - project to explore the story of the campaign to save the wetlands, and environmentalism, culminating in a billboard made by the children on Seven Sisters Road in spring 2025;
- **Fame Star Youth and young people from Woodberry Down**, to work with an artist to develop and produce a community panto;
- **Friends of Woodberry Down** deliver a programme of cultural activities such as crafting, performing, dance and music for people aged 60+ in Woodberry Down.

Other projects in development include a possible project with Manor House Development Trust, My Place, London School of Architecture, and Beyond the Box to research and develop a meanwhile popup Pavillion (a temporary public structure), and a project with the Girl Friendly Society to work with an artist to develop a series of sewn banners and public performance march celebrating the Suffragettes in Woodberry Down.

With the exception of the Friends of Woodberry Down, the majority of these initial projects aim to engage children and young people in creative and cultural decision-making. This is in response to findings from previous consultations and strategies, and community and stakeholder feedback regarding the urgent need for youth engagement.

Consultation with colleagues from the Hackney Cultural team, Hackney Regen Team, Hackney Youth Services, NHLG colleagues, MHDT, and individual community members has also fed into the decision-making and development of these initial pilot projects.

The selection criteria for these projects include:

- **Quality** (the quality of the artistic experience or engagement on offer)
- **Viability** (the likelihood of the project being deliverable by the partner organisations)
- **Reach** (the likelihood of reaching and engaging local people)
- **Diversity** (the likelihood of a project reaching and engaging diverse community members)
- **Relevance** (how relevant the project is to the context of Woodberry Down, its history, stories, and communities),
- **Legacy** (the future potential to have a legacy for participants, organizations & groups, and/or the sustaining of future cultural activities in WD).

Next steps for the Cultural Strategy include developing a framework for a **Woodberry Down Culture Steering Group** to guide the future decision-making and planning of the WD Cultural Programme. A draft terms of reference for the Steering Group will be developed and shared with the aim of initiating the steering group in spring 2025.

The Cultural Development Officer is also looking into setting up **Woodberry Down Culture Club** - providing a forum and network for a range of people and groups in Woodberry Down to meet regularly, share ideas and opportunities, and develop projects.