

# Hackney Update

## WDCO Board Meeting - November 2024

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

### 1. Vacant Possession Phase 4

At the end of October 2024 there were 27 secure tenants, 48 temporary tenants and 29 leaseholders. Vacant possession remains programmed for Spring 2025.

The Council is continuing to buy-back leaseholder properties in Phase 4 and four flats in Phase 3 have been reserved by resident leaseholders to purchase as shared equity.

The Council's Downsizing and Rehousing Team (DART) works with the residents in temporary accommodation, who for now can continue to bid for new housing, but may also be placed into alternative temporary 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 to private renters.

### 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, along with a few tenants from Phases 6 - 8. Tenants have viewed their new homes and are proceeding with tenancy sign ups. Moves due to begin shortly. Hackney and NHG are working together to progress the moves and support tenants.

### 2. Phase 4

The Council is making a CPO for Phase 4. Notification letters of the CPO notice were sent to everyone affected, including with relevant contact details should people have queries. An earlier letter was also sent letting people know that a CPO would be made. Following making the CPO, the process will take several months to be confirmed.

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 will continue throughout the process of the CPO being made.

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. WDCO will be consulted about proposed changes.

### 4. Ground Floor Strategy

We described in October that the Council is reviewing the brief for the final stage of the ground floor strategy work, to follow Social Life's assessment of the existing community/social infrastructure on Woodberry Down and review of the needs of community spaces. Next steps are due to be presented at an internal meeting on 2 December.

## **5. Block D**

Mill Co is preparing to open out marketing to fill the space, and engage with local stakeholders and community groups to develop the offer. Draft agreements for leases are underway with Mill Co and Hackney is engaging with Berkeley Homes lawyers to progress the head lease. Working group meeting with WDCO members and Mill Co on Thursday 24 October to review next steps.

## **6. Masterplan Review**

BH have responded to the latest comments from NHG/LBH by reducing the number of homes in the masterplan by 116. The latest designs were presented to the Design Committee on October 1 and WDCO Board. LBH are currently reviewing the viability information for the Masterplan.

## **7. 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, hopefully in the early autumn.

## **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 late Autumn 2024. 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 Home's 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**

Completion of the Community Facility has been delayed until the end of November. WDCO viewed the facility on 6th November and some questions and queries are being addressed by NHG. WDCO are required to submit their proposals for the use and management of the unit.

## **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.

This includes the following projects:-

- **London Wildlife Trust (Woodberry Down Wetlands) and children from Woodberry Down Primary School** to work with artist Chole Cooper from November 2024- April 2025 to realise a zine and poster project exploring the story of the campaign to save the wetlands, and environmentalism. The project includes 4 months of regular workshops at the **Learning Centre in the Wetlands**. This phase of the project will culminate in a billboard made by the children on Seven Sisters Road in the first 2 weeks of May 2025, and lays the foundations for a wider project that celebrates the story of the Wetlands.
- **Fame Star Youth and Young People from Woodberry Down**, to work with artist Rosa Johan Uddoh to develop and produce a community panto - through script writing, costume making, and song-making workshops **at the Edge Youth Club** in early 2025. The project will explore diversity as a concept and include research trips for young people from Woodberry Down to the V&A and Hackney Empire.
- The longer-term plan for the project is to produce a community panto to be performed in Woodberry Down , and at a theatre venue , and made into a film that can tour. As the project is at an early stage, a timeline for the production and performance is tbc.
- **Friends of Woodberry Down** delivering a programme of cultural activities for people aged 60+ in Woodberry Down. The programme includes craft making, performing, active dance and music activities and visits from artists.

In addition, two further projects are currently in development and discussion

- **Manor House Development Trust, and My Place, London School of Architecture, and Beyond the Box** to potentially work together to research and develop a meanwhile popup Pavillion (a temporary public structure ) in Woodberry Down. The project's first stage, if initiated, would see young people working with the partners to workshop the project into a full proposal including consulting with the wider community on the potential cultural use of a pavilion.
- The ambition is for young people living in Woodberry Down to design, build and activate the Pavilion over a period of 30 days. The project develops and tests models for community-run cultural space, and builds skills pathways for young people. The aim is to develop the pilot Pavilion as part of the Hidden Rivers Festival 2025.
- The Girl Friendly Society to potentially work with an artist, and Women and Girls living in Woodberry Down to develop a series of sewn banners and a public performance march celebrating the Suffragettes in Woodberry Down and 150 years of the Girl Friendly Society. If developed this would be a workshop programme at **the Redmond Centre** (where the GFS currently meets).

Future Plans for Spring 2025 include:-

- Establishing a **Woodberry Down Culture Steering Group** - to support and assist the Woodberry Down Cultural Programme and its future plans.
- 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.