

# Hackney Update

## WDCO Board Meeting

17th February 2022

### Hackney Update

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

#### 1. CPO Phase 4

A Cabinet Report is being prepared for submission at the end of February. This is the first Cabinet Report which seeks approval for the preparatory work for the CPO on Phase 4. It will also seek approval to grant decant status to Phase 4 secure tenants and to serve Demolition Notices.

#### 2. District Heat Network (DHN)

Briefing session for members has been arranged for the end of the month,

#### 3. Children's Centre

Planning permission is in place for the extension to the Children's Centre incorporating the original permission plus some amendments approved in Autumn 2020.

A contractor is appointed and works are due to commence on site in March (subject to the completion of Spring Park Drive). The contractor is working with the Children's Centre to create a newsletter for all users of the Children's Centre, which will remain open throughout the construction period. Communications will also be shared with WDCO.

Access to the construction site will be along Spring Park Drive. The Council, contractor, health and safety adviser and Children's Centre have worked together to agree an approach ensuring this remains safe for all. Relevant information will be provided as part of the newsletter.

#### 4. Block D

Marketing is due to launch for Block D, inviting organisations to make proposals. Proposals will set out what the activities in the space would be, how they fit with and complement activities in Woodberry Down, and what community benefits they will deliver. The Working Group has worked together to develop the marketing and criteria for assessing proposals.

From proposals, the Working Group aims to shortlist, and clarify options for moving to a further stage of agreeing a preferred tenant mix. The Group will continue to feed back to WDCO at each of the next steps as part of shaping the outcome for the space.

The project is also overseen by relevant parts of the Council, such as the VCS, Procurement, Area Regeneration and Property Services teams, as well as aiming to link with emerging strategies for Woodberry Down as part of the masterplan review.

The construction of the community facility is complete and Practical Completion (PC) was issued in March 2020. The Council has two years and six months from the date of PC (September 2023) to enter into a lease for the units.

### Timeframe

February - March: marketing & proposals  
April: scoring, agree next steps  
May - August: progress next steps according to outcome of marketing

*The timeframe may be adjusted depending on the outcome of the marketing.*

## **5. Masterplan Review**

An update will be provided by Berkeley Homes.

## **6. Block E – HCD Workspace**

The first floor offices in Block E are now managed by Hackney Cooperative Developments (HCD) as affordable workspaces. The Council and Notting Hill Genesis's Woodberry Down neighbourhood office have relocated to a unit within these premises.

The other units in the HCD workspace are based on affordable rents. The majority of tenants were decanted from another of HCD's properties. However as that other scheme is nearing completion some of these tenants are expected to return to the former property, meaning that there will be spaces available in Woodberry Down. HCD advise that marketing for available units in Woodberry Down will commence in March.

The workspace also has a hot desk area, with access to wifi and a kitchen/breakout area, with options to hot desk by the day (£25/day), via a regular arrangement (£10/day) or to have a dedicated desk + locker (£250/month).

Finally from the end of February until May, HCD intend to have a business adviser at Woodberry Down two days per week to help residents or businesses that need support.

Property/desk space information: <http://hced.co.uk/premises>

Business Support: <http://hced.co.uk/business-support>