

Hackney Update

WDCO Board Meeting - October 2024

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

1. Vacant Possession Phase 4

At the end of September 2024 there were 28 secure tenants, 61 temporary tenants and 32 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, which remains an option if others are interested.

The Council's Downsizing and Rehousing Team (DART) is these 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 and viewings are underway. Hackney and NHG are working together to progress the moves and support tenants. We are waiting on a revised programme from NHG/Berkeley Homes for the move dates, but updates are being provided to tenants.

2. Phase 4

The Council is making a CPO for Phase 4. Notification letters will be 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

Update to be circulated w/c 14 October, prior to the Board.

4. Ground Floor Strategy

Update to be circulated w/c 14 October, prior to the Board.

5. Block D

The Council is progressing a lease with Mill Co, who is engaging with possible subtenants and community organisations locally. There remain details to finalise with Berkeley Homes regarding the

fit out, although it is aimed that the initial fit out, by Berkeley Homes, begins in the early new year.

6. Masterplan Review

The Delivery Partners have reviewed the draft Outline Masterplan planning application documents. BH have responded to comments from NHG/LBH and partners are involved in reviewing these changes, which was presented to the Design Committee in September.

Following the review of the updated information, partners will be able to confirm the new planning submission date.

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 out to tender. We anticipate appointing a contractor in November and beginning work on site over the winter - 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 October / November. WDCO has been offered an opportunity to view the facility and are to confirm a date with Notting Hill Genesis. WDCO are also required to submit their proposals for the use and management of the unit.