

Hackney Update

WDCO Board Meeting

September 2024

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

1. Vacant Possession Phase 4

At the end of August 2024 there were 28 secure tenants, 68 temporary tenants and 32 leaseholders. Vacant possession is 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, and this 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. The Regeneration, Decant and DART teams are working with NHG to finalise details and progress the moves. Viewings of flats are due to begin.

2. Phase 4

CPO

The Council is preparing to make the CPO for Phase 4 imminently, as soon as final details relating to the regeneration programme are resolved.

A letter was sent in the summer to everyone who will be affected, so that people are aware of the CPO and can make contact if there are questions. The CPO notice is only the start of the process and confirming the CPO is likely to take several months.

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 is on-going.

Planning Application

Phase 4 now has Planning Consent, further to being recommended for approval by the Planning Sub-Committee on 8th May, approved by GLA and the judicial review (JR) period having ended.

3. Split Households

Awaiting update from Hackney Policy Team - update to follow.

4. Ground Floor Strategy

Working with partners, Social Life is preparing to run a workshop, with partners and stakeholders, to discuss their findings and review needs. This will feed into a written up delivery plan helping to shape our coordinated approach to non-residential uses in Woodberry Down.

Social Life will prepare for the workshop, engaging with groups/stakeholders, including WDCO, in September, and aim to run the workshop in October.

5. Block D

Cabinet gave permission to progress the leases for Block D in July. The details for both the head lease with Berkeley Homes, and the sublease with Mill Co. are being developed. The sublease with Mill Co. will include an operational agreement.

The fit out will take place in two stages, with Berkeley delivering an 'initial' fit out, which will create the basic space and Mill Co., in conjunction with any subtenants, adding to this with any bespoke requirements. We are hoping that the initial fit out will begin after Christmas.

The details about the operational agreement, engagement with local stakeholders and outreach to possible subtenants has begun to be further developed. A meeting with the Working Group is being set up, to discuss these next steps.

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 will also be 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 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 achieved Planning consent in May 2024. The improvement works are currently out to tender, with works hopefully due to commence in November / December 2024. Some works such as tree planting and reed bed installation have already been completed.

A programme / timeframe will be shared with WDCO via the Improvement Board.

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. A Woodberry Down newsletter is due to be issued within the coming weeks and the FAQs will be included within the newsletters for LBH residents.

11. Satellite Community Facility

NHG are in discussions with MHDT with regards to obtaining their proposals for management of the Satellite Community Facility, which is due for completion imminently, as part of Phase 3. Hackney is also engaging with WDCO to discuss options for use of the space. A visit to the community facility is being arranged with WDCO.