

### WDCO Board Meeting

20th January 2022

### Hackney Update

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

#### **1. CPO Phase 3**

All Leaseholder compensation claims have now been agreed.

#### **2. 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.

#### **3. District Heat Network (DHN)**

Expedition is still reviewing the impact of the Low Carbon Transition Plan on the Financial model and the programme for the formation of the Community Interest Company (CIC). Once complete there will be a briefing session for members. This will now be in February/March. We are also looking to arrange a visit to see Air Source Heat Pumps in operation.

#### **4. Children's Centre**

Verbal update to be provided.

#### **5. Block D**

The Working Group presented the proposed approach for marketing Block D to the WDCO Board in November. The Board raised questions about the approach. These included the definition of 'community benefit', which members said seemed open-ended; whether the criteria for selecting potential tenants was sufficiently refined; and, seeking further clarity on the decision-making process for tenants, including whether there should be wider engagement in deciding the eventual uses in Block D.

The Working Group has met twice since the Board meeting to discuss marketing of the space, and the points raised by the Board. The approach to marketing has also been discussed with other departments in the Council, including the VCS team, Procurement, Area Regeneration and Property Services.

#### Marketing

The Working Group is refining the marketing and criteria. Amendments seek to give greater

clarity to what is meant by 'community benefit' and describe possible approaches to letting the space. The marketing describes the kinds of uses which would be encouraged which relate to the themes which were identified in the original feasibility work:

- Arts and cultural activities
- Youth engagement/outreach
- Children and family support and activities
- Activities to benefit older people, or intergenerational activities
- Employment and skills support and training
- Services to benefit health and wellbeing

An extract of the feasibility work would be included in the marketing material for reference.

The prospectus and associated criteria will also include objectives, currently expressed as follows. These would be used to guide the response to proposals:

1. Fit with one or more of the types of activity described in the marketing
2. Operate to its full potential, with a mix of activities and organisations to maximise the use of the space
3. Promote collaboration and partnership working
4. Demonstrate benefit to Woodberry Down, by complementing and adding to existing activity
5. Be vibrant, active, accessible and welcoming - whilst in keeping with the nature of the residential area
6. Be financially self-sustaining

With respect to how the space could be let, options include (though not restricted to) the following scenarios:

- Letting the whole space to a single tenant who then subdivides and sublets, curating the activities in keeping with the aims.
- Letting individual units to a range of individual organisations, seeking a mix of cohesive activities.
- Larger organisations form a partnership with smaller ones so that facilities can be shared.
- A group of smaller organisations forming consortia and applying for a unit as a group.

#### Selecting tenants

Proposals will be shortlisted by scoring, using criteria included in the marketing information, aligned with the objectives. The Working Group will all score and agree those which are preferred, and consider the options for the space, as part of which the Council will review the financial options as the building overall must be made to work financially. Based on these options the Group will agree the next steps, which is likely to include a further discussion with organisations which have made proposals (e.g. through interviews). Before proceeding with further selection, the Working Group would report to the respective partner organisations.

The criteria have been amended slightly to add additional guidance, and adjust the scoring. These are being finalised, although the focus remains on the activities and the ways in which the proposal aligns with and benefits Woodberry Down. Proposals will be asked to give information about the detail of the proposal, how it will fit with and benefit the

community, the track record of the organisation to deliver, and a rent proposal.

### Finalising the approach

There are some areas in which the Working Group is still finalising the approach. These include:

- Taking further advice to ensure that potential conflicts of interest are properly handled;
- Clear approach to scoring and shortlisting;
- Finalise the wording in the marketing, the objectives and the criteria;
- Additional guidance for smaller organisations which may wish to make a proposal.

The Working Group is advised by the Council's Area Regeneration, Property Services and VCS teams, who have overseen the development of the approach and marketing materials. Additional advice is sought as needed (e.g. procurement, supporting community organisations). The approach at Block D is similar to the approach taken for other community spaces in the borough.

### Woodberry Down

This is not the only space in Woodberry Down and the marketing seeks to make clear that what happens in Block D must complement and work with other activity locally. Other considerations include the development of the area, including a new community space in Phase 3, and the central square in Phase 4.

### Timeframe

January:	finalise the marketing
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.*

### **Masterplan Review**

An update will be provided by Berkeley Homes.