

WDCO Board Meeting

17 June 2021

Hackney Update

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

1. CPO Phase 3

There are three leaseholders with outstanding claims where we have been unable to agree a valuation. The respective surveyors continue to negotiate an agreement.

Three out of phase leaseholders have purchased Shared Equity flats and two are due to complete before the end of June.

2. Phase 3

The Phase 3 planning application was approved on 9 December 2020 and demolition is nearing completion.

The first new homes for social rented tenants will be ready to move into at the end of 2024. There will be enough social rented homes to rehouse everyone in the current phases 4 and 5.

3. District Heat Network (DHN)

A workshop was held with the WDCO DHN working group on Friday 11th June where the various energy options for the site wide heat network were discussed. Berkeley Homes also presented their draft Low Carbon Transition Plan. A presentation has been prepared by Expedition for the Board meeting. A copy of the previous presentation on the proposals for the energy centre and Air Source Heat Pumps can be found on the Councils website <https://hackney.gov.uk/building-help> and on the Woodberry Life website <https://woodberrylife.co.uk/2021/06/03/woodberry-down-district-heat-network/>

A new internal Decentralised Energy Network working group has been set up by the Energy Manager and Director of Housing Services. This will provide strategic direction and leadership on the Boroughs' DEN programme and will consider the options of how the Woodberry Down CIC and Hackney Light and Power (HL&P) CIC can work together as well as alternative energy sources for the future.

4. 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.

The team are in the process of appointing the contractor and hope to start on site in August. The programme is likely to take 14 - 16 months.

The Children's Centre will remain open throughout the construction period.

5. Block E – First Floor

As previously reported, 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 has relocated to a unit within these premises.

The new neighbourhood office has facilities equivalent to those which were provided in 440 Seven Sisters Road although it is currently closed, due to Covid. Details of re-opening and the relocation, will be shared widely with the public once the timings of the office opening are known.

The other units in the HCD workspace are based on affordable rents and there is also a hot-desking area. Tenants have been decanted from another of HCD's properties undergoing works. This will complete in Autumn 2021 at which point tenants may relocate, although some may choose to remain in Woodberry Down.

HCD have also committed to provide free business support, employability training, and discounted use of the communal space for community organisations.

6. Block D

The legal documents setting out the agreements relating to the fit-out and occupation of Block D are in the process of being signed.

A feasibility report provided to the Council set out some possible scenarios for the units, taking into consideration the need for the space to provide community benefit whilst being economically sustainable.

The Council is now running a 'soft market testing' exercise, building on the previous feasibility work, to identify possible interest in Block D to help clarify the best approach to letting the space. A prospectus for Block D, with information about the building and the desire to deliver a community-focussed space, is being circulated widely with relevant organisations, stakeholders and community/social enterprise networks. Interested organisations can register their details, with some initial information about their potential offer. The market testing will continue to the end of June and the results will inform the approach to letting Block D. Next steps to the project will be confirmed following the market testing but are likely to include further engagement with interested organisations leading to

an open application process where proposals are scored against criteria agreed with the Working Group.

All aspects of the project are discussed with the Working Group for their input. The Group is due to meet at the end of June, with further dates to be agreed.

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

7. Seven Sisters Road

The s106 legal agreement for Phase 3 will include a payment of over £8m for works to Seven Sister Road to make it safer, easier to cross, and greener. The design and delivery of these works will be undertaken in conjunction with TfL, and in consultation with the community.

Council officers have begun discussions with TfL about how this project will be managed and delivered, and the steering group has now re-convened. From previous discussions with TfL, it is clear that it will be very challenging to deliver a scheme that meets the objectives of all parties, including TfL's desire to incorporate a cycle route into the scheme design. The Council has made it clear that its top priority remains the reduction of severance between the north and south of the estate and the need to improve the overall environment on and around Seven Sisters Road

8. Masterplan Review

The partners have commenced the review of the masterplan, and Design Committee meetings are taking place every two months.

At the recent meeting held on the 2nd of June, there was a preliminary discussion on key places and the central square. The next session will focus on masterplan routes and spaces. The partners, and the consultants will be attending a training session on diversity and inclusion in the next few weeks.