

Hackney Update

WDCO Board Meeting

19th May 2022

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

1. CPO Phase 4

There are 32 secure tenants, 101 temporary tenants and 41 leaseholders to be re-housed in Phase 4. Vacant possession is programmed for the end of December 2024.

The majority of the secure tenants will be rehoused in Phase 3 once the new homes are complete in the summer of 2024. An allocations workshop was held at the end of January with the delivery partners, WDCO, the ITLA, Mayor and Ward Councillors. Further to this session a Decant Strategy has been prepared and regular meetings between the Council, Berkeley Homes and Notting Hill Genesis, attended by the ITLA, have been established to manage the programme.

Council Tenants were awarded Decant Status via the Cabinet Report in February, and the Decant Team has begun to discuss housing options with tenants. So far, two drop-in information sessions have taken place, and there is a further session planned for the end of May. This is an opportunity for tenants to meet with the Decant Team, as well as representatives from NHG and Berkeley Homes, to understand the allocations process and next steps. The Decant Team has spoken to the majority of tenants in Phase 4 and will continue to engage.

The February Cabinet report also gave permission to commence preparation for a CPO, which is underway. The next steps will be to engage with Leaseholders and to appoint a CPO consultant.

2. District Heat Network (DHN)

No further update.

3. Children's Centre

Works to the Children's Centre have begun. The programme is due to last for around 16 months. The Centre will remain open throughout this time.

4. Block D

Marketing for Block D closed on 8th April with eighteen proposals received. The Council and Working Group are in the process of reviewing the proposals. The majority of proposals were from smaller charities and community interest companies.

Of the proposals:

- 9 would be to take on the whole space of which 7 were looking either to sublet and manage the property or form a partnership arrangement for shared management of the space

- 13 proposals are for an individual unit or part of the space
- 4 proposals have more than one option - a proposal to take the whole or part of the space

Broadly, the types of activities proposed included childcare/nursery provision; activities for families; cafe; health/mental health services; arts-based activity; skills and employment; food-related activity (provision, distribution, community kitchen); and personal training/exercise. Within the proposals were some suggestions for ways in which the community might access space and/or community outreach.

The Working Group met to discuss the submissions, having reviewed and scored them separately. The Group was broadly agreed on a possible long list based on the previously agreed criteria, and thinking about a mix of activities with a broad reach across the community. Feedback from the Group will be written up, with suggested next steps. Part of this will include revisiting/clarifying the aspirations for the space. Likely next steps would be to hold interviews/presentations, and explore partnership opportunities. The WDCO Board will continue to be updated about next steps.

Timeframe

February - March: marketing & proposals (*complete*)
 April - May: scoring and review next steps
 May - August: progress next steps according to outcome of 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 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.

Having been closed during the pandemic, the office is now open for staff. The office is not yet reopening to the public.

The other units in the HCD workspace are based on affordable rents and the office also has a hot desk area, with access to wifi and a kitchen/breakout area.

Details can be found on the HCD website: <http://hced.co.uk/premises>

7. Planning Update

Plans for the redevelopment of Newnton Close have been submitted by Anchor Hanover, planning ref 2021/2732. The proposals are for 54 1 bed and 22 2 bed retirement apartments with communal facilities, all affordable. These have now been approved by the planning

authority. .

A TPO has been placed on the tree on Woodberry Grove North opposite the Primary school

The primary school has submitted a planning application for some works to fencing and other external improvement works. Planning ref 2022/0184

The consultation period for 325 Lordship Road closes on the 19th May although comments can be submitted right up to the committee date. This has not yet been set.