

WDCO Board Meeting

21st October 2021

Hackney Update

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

1. CPO Phase 3

There are three leaseholders from Phase 3 with outstanding claims. One settlement has been agreed and offers have been made to the surveyors of the 2 further properties. The surveyors are seeking instructions from their clients.

2. Phase 3

The Phase 3 planning application was approved on 9 December 2020 and the site is now being prepared for the construction of the new homes.

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 all the secure tenants in the current phases 4 and 5.

3. District Heat Network (DHN)

The Low Carbon Transition Plan has now been approved by the Planners. We will be holding a workshop with WDCO Board members later in the Autumn to review the programme for the formation of the Community Interest Company (CIC) which will own and manage the energy centre and the site wide heat network. We are also looking to arrange a visit to see Air Source Heat Pumps in operation.

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 has appointed the contractor. A Cabinet paper in October will formally approve this and sign off starting on site. The team now intends the work to begin at the end of November.

The programme is scheduled to last for 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 office has facilities equivalent to those which were provided in 440 Seven Sisters Road but remains closed to the public, due to Covid. Details of re-opening, will be shared widely with the public once 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 January 2022 some tenants may relocate. HCD will market the newly available office space in the autumn.

6. Block D

The legal documents setting out the agreements relating to the fit-out and occupation of Block D are final.

The Council, working with the Working Group, is preparing to market the space and invite proposals. This will move ahead during the Autumn. The Working Group is due to meet, to finalise the approach.

The listing for Block D is still included on the Council's property pages, together with the prospectus for the space giving information about the building and the aim to deliver a community-focussed space.

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 (September 2023).

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 weeks.

To date, the Committee has considered routes, open spaces and the central square as part of 'Stage 1' of the masterplan process. The last meeting was held on the 13th September in the Redmond Centre and comprised a review of Stage 1. The meeting provided an opportunity to review what has been discussed to date, and for members of the Committee to provide feedback on what is working well and identify areas for improvement.

9. Tree Task and Finish Group

The Tree Task and Finish Group has completed its work. Four workshops were held with the Group and the objectives were then reported back to the Design Committee. The workshops were constructive and the members of the Group from all of the partners found the process of collaborating very positive. There will be a presentation on the outcomes of the Group at the meeting.