

Hackney Update

WDCO Board Meeting

September 2022

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

1. Vacant Possession Phase 4

As at the end of August 2022 there are 31 secure tenants, 99 temporary tenants and 41 leaseholders to be re-housed in Phase 4. Vacant possession is programmed for the end of December 2024.

The Phase 4 secure tenants have all been pre-allocated to new homes in the first two blocks on Phase 3. There are two Tenants' Choice drop-in sessions planned for September where tenants are able to meet officers from the Decant and Housing Teams as well as from NHG and BH. Floor plans of the Phase 3 flats and samples of Tenants' choice items will be on display and pre-allocated tenants will be able to make their choices.

Also in September, two leaseholder events are being held, to inform leaseholders about the process of the Council buying back homes, timescales, support and compensation, and the CPO process. These two sessions will be followed up with regular drop-in opportunities for leaseholders, and further contact to encourage leaseholders to engage with the process, and make sure that everyone has all the information that they need.

2. Compulsory Purchase Order (CPO) Phase 4

A report which went to Cabinet in February granted permission for Hackney to commence preparation for a CPO for Phase 4, and procurement is underway for the appointment of a CPO consultant, to start land referencing in the Autumn. All residents in the affected area will be provided with information and ways to contact the Council when this work is underway.

3. District Heat Network (DHN) and Energy

With Expedition, the CIC's energy consultants, we are putting together a programme of workshops for the DHN working group to review the CIC's Business Plan and Financial Model over the next twelve months. We will also arrange site visits to Air Source Heat Pump projects which are currently in operation.

An article is being prepared for the residents newsletter in September which will detail the support available from the partners and other agencies to help residents in light of increasing energy costs.

4. Children's Centre

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

5. Block D

The Council and Working Group are in the final stages of agreeing a preferred approach to how this space will be used, with the aim of creating a space which has a flexible mix of uses and availability of space for community use. A full update about proposed next steps will be brought to WDCO as soon as possible.

6. Masterplan Review

An update will be provided by Berkeley Homes.

7. 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.

The office is currently open for staff but has not yet reopened to the public. However the Council is preparing to open the office to the public and hopes to finalise plans in the coming weeks. Further details will be shared with WDCO as soon as they are confirmed.

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>

8. Planning Update

Please see current applications for planning in the vicinity of Woodberry Down

2020/4129 Finsbury Park Public House, 336 Green Lanes, Hackney, London, N4 1BY

Erection of ground, first and second floor extensions to the rear and a roof extension to extend the existing public house facilities, extend 5 x existing residential dwellings and to provide 4 x new dwellings with associated refuse and cycle provision.

Currently under consideration (further discussions have been taking place)

2021/3044 Beis Lebonos Girls School, Woodberry Down

Erection of roof extension at fourth floor level [Retrospective]

Currently under consideration

2021/3094 72 Woodberry Grove, Hackney, London, N4 1SN

Demolition of existing House of Multiple Occupation (HMO) building and the erection of a part 4, part 5 and part 6 storey building plus basement to provide 41 new HMO rooms and ancillary accommodation, plant, cycle store and landscaping works.

Amendments currently under consideration (further discussions have been taking place)

2021/3500 62 Woodberry Grove, Hackney, London, N4 1SN

Conversion of dwellinghouse into three self-contained residential units

Resolution to grant planning permission; S106 being finalised

2022/0184 Woodberry Down Primary School Woodberry Grove, Hackney, London, N4 1SY

Replacement of existing boundary treatments, provision of new pathways and paved areas including access ramp, outdoor atrium and classroom, playhouse installations, play areas and equipment, recycling facilities, seating, bug hotels and pond to provide outdoor nature learning facilities

Currently under consideration - decision to be issued imminently

2022/0796 52 Woodberry Grove, Hackney, London, N4 1SN

Erection of a single storey ground floor rear extension and conversion of single dwelling house into 5 residential units

Currently under consideration

2022/1950 Woodberry Down Primary School Woodberry Grove, Hackney, London, N4 1SY

Prior Approval for Design and External Appearance for the installation of 325 solar PV panels on the roof of the main building.

Currently under consideration

Also of note:

2020/0962 307 Seven Sisters Road, Hackney, London, N4 1QR

Demolition of existing buildings and redevelopment to provide 2no. buildings, 1no. part 5-storeys, part 7-storeys and 1no. 10 storeys comprising a total of 76 no. retirement apartments and communal facilities, together with associated works and landscaping
21/07/2020

Currently in process of being implemented

These can all be viewed on the planning portal.

9. West Reservoir project

The Leisure, Parks and Green Spaces team are out to tender for a design team appointment and we anticipate the first Improvement Board meeting will be held in the Autumn. There will be two WDCO members on the Board.

