

# Hackney Update

## WDCO Board Meeting

May 2024

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

### **1. Vacant Possession Phase 4**

As at the end of April 2024 there were 29 secure tenants, 90 temporary tenants and 34 leaseholders. Vacant possession is programmed for Spring 2025.

The Council is continuing to buy-back leaseholder properties in Phase 4. Resident leaseholders may be eligible for shared equity and the Regeneration Team is in contact with individuals who have expressed interest in this option. Three flats in Phase 3 have been reserved to date by resident leaseholders.

There are also 90 residents living in temporary accommodation in the blocks. The Council's Downsizing and Rehousing Team (DART) is supporting these residents in finding alternative secure accommodation either as a secure Council tenant or secure tenancy in the private rental sector.

Private tenants, who currently live in leasehold properties, should be informed by their landlord about the regeneration. However contact details for the Council's housing team have also been sent directly to private tenants so that they can contact the Council or ITLA directly if they have questions or concerns.

### Allocations to Phase 3

Update as for last month: all of the remaining Phase 4 tenants and most of the Phase 5 tenants have now been pre-allocated new homes in Phase 3. Units surplus to these allocations have been offered to later phases. The deadline for tenants choices has now been passed.

### **2. Phase 4**

#### CPO

Further to Cabinet authorisation in February, we aim to make a CPO in the summer. This will take place once planning consent for Phase 4 is formally confirmed.

Updates about the timetable continue to be provided to residents and leaseholders in Phase 4.

The Council progresses a CPO as a fall back position, to make sure the regeneration can go ahead, however we would always prefer to agree terms with all residents and leaseholders, and this work is on-going.

#### Planning Application

The Planning Application for Phase 4 was approved by the Planning Sub-Committee on Wednesday 8th May 2024.

### **3. Split Households**

The decant team is continuing to progress split household moves for households who have expressed interest in moving into Phase 3.

The Council will look to bring a more detailed update on the wider policy discussion to a future Board, once internal discussions with Members have been progressed. This is currently scheduled to come back to the Board in July.

### **4. Cultural Strategy Phase 4 and Cultural Programming**

Mat Jenner, the Cultural Development Officer for Woodberry Down will be attending the May WDCO meeting virtually and in person in June. Mat is currently working on:-

- a terms of reference for a Woodberry Down culture group who can help the realisation of a cultural strategy for Woodberry Down. He would like suggestions of community members to join the group. You can email him on [mat.jenner@hackney.gov.uk](mailto:mat.jenner@hackney.gov.uk)
- Informing the ground floor strategy (see below) for meanwhile cultural projects and library feasibility.

### **5. Ground Floor Strategy**

The Council, alongside BH and NHG, will be working with Social Life to develop an 'Implementation Plan' for non-residential spaces at Woodberry Down, including both existing and proposed. This will be informed by a workshop with all partners.

The Council will draw on this to inform next steps for decision making on the potential library/hub space in Phase 4. The regeneration team recognise the significance of the non-residential space in Phase 4 and will work alongside partners to develop a coherent and evidenced strategy over the next 12 months.

### **6. Block D**

The Council is required to seek Cabinet authority to enter into the leases with Berkeley Homes and with Mill Co. This is currently scheduled to be taken to the Cabinet meeting in June.

Terms are being drafted with Mill Co. and a meeting with the Working Group is due to be scheduled to discuss the approach.

### **7. Masterplan Review**

The Delivery Partners continue their review of the draft Outline Masterplan planning application documents prior to submission in May 2024. The masterplan application is due to be submitted in May 2024, although this has been slightly delayed to allow for BH to review comments from NHG and LBH.

The second round of public consultation ended on 9 March. The feedback from the consultation was presented to the Design Committee on May 1, and the report is being revised to include further comments

### **8. Seven Sisters Road**

A Steering Group meeting took place on 22 April with partners TfL, Berkeley Homes and Hackney Council (Regeneration and Streetscene). There were clear commitments from all partners to progress the plans for Seven Sisters Road.

A follow up meeting will be scheduled for June 2024

## 9. Planning Update

	Description	Date Received	Status
The Skinners Academy Woodberry Grove, Hackney, London, N4 1SY	Erection of a two storey infill extension at first and second floor levels [reconsult due to change in development description] Ref: 2023/2044	5 Sep 2023	Granted - Standard Conditions
The Skinners Academy	Erection of a roof top plant platform and installation of condenser units for new cooling system Ref: 2024/0154	21/01/2024	TBA
MUGA Relocation	Re-provision of a playing pitch with associated infrastructure and landscaping works Ref: 2024/0657	25/03/24	Application Validated

## 10. West Reservoir

The Planning Application was submitted in November and was approved by the Planning Committee on 8 May 2024. This is great news as the Council can now progress with the improvement works, including creating access to new green space as well as upgrading some elements of the West Reservoir Centre facilities.

Background information, proposed designs and feedback questionnaire can be found on our consultation website: [hackney.gov.uk/west-reservoir-improvement](https://hackney.gov.uk/west-reservoir-improvement)