

Hackney Update

WDCO Board Meeting - January 2025

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

1. Vacant Possession Phase 4

At the end of December 2024, there were 19 secure tenants and 28 leaseholders remaining in Phase 4. An updated figure for temporary accommodation (TA) tenants will be provided at the Board meeting. Vacant possession remains programmed for late Spring 2025.

Leaseholders

The Council is continuing to buy-back leaseholder properties in Phase 4. Four flats in Phase 3 have been reserved by resident leaseholders to purchase as shared equity. There are 27 remaining leasehold properties to buy back - 16 of these are agreed, and 11 remain in negotiation.

Residents in Temporary Accommodation (TA)

We hope to have updated information in respect of residents in temporary accommodation to present at the WDCO Board meeting.

Secure Tenants

All of the remaining Phase 4 secure tenants have been offered an allocation in Phase 3 together with most of Phase 5 tenants and some from Phases 6 - 8.

Moves began w/c 9 December and are continuing into January. In total thirty moves have taken place or are scheduled to, with more tenants in the process of signing up and preparing to move.. Hackney and NHG are working together to progress the moves and support tenants, including where people have concerns about the costs of the new homes. A drop-in session was held on 8 January, for residents who are in the process of signing up and preparing to move, and both Hackney and NHG are actively reaching out to tenants in the process.

Hackney has been working with NHG to review the concerns raised by residents and WDCO about the rent and service charges for the new blocks. A Service Charge Working Group was held prior to Christmas and follow ups for January and February are being scheduled. Changes to the costs to tenants have been communicated to tenants, and this work is on-going to ensure that tenants are clear about the updated costs of the flat.

Once the moves and allocations are finalised, the Council will review any remaining units to make further offers to tenants. As far as possible homes will be matched and offered to Woodberry Down residents.

2. Phase 4

The Council has made a CPO for Phase 4 and served notices on 11 October. The period for making objections closed on 11 November. One objection was received. We are awaiting feedback from the Planning Inspectorate about the timetable for the next stages of the CPO.

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. We are continuing to engage with all leaseholders and households affected by the scheme to negotiate on buy backs and ensure that people are able to access advice and support as required.

3. Split Households - Woodberry Down Local Lettings Policy

As reported to the WDCO Board in December the Split Household policy is under review, primarily for those households that are out-of-phase. There will be a consultation and engagement period on a proposed revised policy, during which WDCO and affected residents will be consulted about any proposed changes, with early engagement with the WDCO Board on the range of options. This piece of work is being led by the Housing Policy and Strategy Team, and the Woodberry Down Regeneration Team will confirm what the dates are for this consultation period in due course.

4. Ground Floor Strategy

An update on next steps will be brought to WDCO in the new year. In the meantime, a number of non-residential ground floor uses are being taken forward on a space by space basis, including Block D and the satellite community space in Phase 3a,

5. Block D

The Council, Berkeley Homes and NHG are involved in the final stages of signing the legal agreements to enable the Council to enter into the headlease. In the meantime the Woodberry DOWn Regeneration Team is working with Mill Co., the chosen operator for the space, on the details of the sub-lease and operational agreement for Block D, with Mill Co.'s marketing and engagement due to begin to fill the space. A more detailed update and timeline will be brought to the next WDCO Board.

6. Masterplan Review

Following a period of pre-application engagement, Berkley Homes have submitted the Masterplan for Phases 5-8 of Woodberry Down as an outline planning application to the Council. The application is in the process of being validated by the Council. Once it is validated there will be a period of statutory consultation during which submissions can be made, before it goes to the Council's Planning Committee for determination. A further update will be provided once the application has been validated, with more information on how residents can get involved in the statutory consultation.

7. Seven Sisters Road

Transport for London (TfL) are completing traffic modelling and assessment to understand what the traffic impacts would be for a scheme that reduces traffic capacity on Seven Sisters Road (SSR). TfL are using their own budget for this initial work.

The modelling outputs on the latest designs from TfL show that Manor House junction is at capacity and further changes at the junction are not possible given current traffic flows. TfL have commissioned their urban design team to look at the section of SSR between Manor House and Amhurst Park Road to address severance issues. Delays to this work are due to the complexity of this work and that other boroughs also have to be consulted.

Funding for the SSR Project has been provided through S106 agreements. The SSR Steering Group met in November, and colleagues from Hackney Streetscene attended the Round Table meeting to provide an update. TfL to present proposed design solutions to Round Table in the new year.

8. The new Children's Centre

The Council has completed the construction of the new Children's Centre and Children's Services will be moving into a brand new building annexed to the St Johns Health Centre in Winter 2024/2025. The Council's Education Property and Children's Services teams are working together on decanting arrangements. Once the Lilliput Children's Centre has been demolished, Berkeley Homes will begin work on relocating the football pitch (from Phase 5) and landscaping works in Spring Park.

9. West Reservoir

The West Reservoir Improvement Project secured planning permission in May 2024. Since then the detailed design has been developed further and the works are currently being procured. The Council anticipates appointing a contractor in March 2025 and beginning work on site over in late April 2025, with works expected to last around 9 months.

10. Parking

A review of the Regeneration Parking Strategy for council residents is being completed by the Regeneration Team, which includes a list of frequently asked questions (FAQs) and responses, to be shared with residents.

11. Satellite Community Facility

The Community Facility in Phase 3 has completed. WDCO viewed the facility on 6th November and some questions and queries are being addressed by NHG who own the space. WDCO are required to submit their proposals for the use and management of the unit. Public Voice and LBH are in discussions with NHG and WDCO to further understand the limitations or options for the space.

12. Woodberry Down Cultural Development Programme Update

Work has started in initiating and developing a series of socially engaged, participatory **pilot projects** between community groups and artists that explore broad themes of community action and civic society.

Next steps for the Cultural Strategy include developing a framework for a **Woodberry Down Culture Steering Group** to guide the future decision-making and planning of the WD Cultural Programme. A draft terms of reference for the Steering Group will be developed and shared with the aim of initiating the steering group in spring 2025.

The Cultural Development Officer is also looking into setting up **Woodberry Down Culture Club** - providing a forum and network for a range of people and groups in Woodberry Down to meet regularly, share ideas and opportunities, and develop projects.