

Hackney Update

WDCO Board Meeting - May 2025

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

1. Vacant Possession

Phase 4

There is now one secure tenant, 17 leaseholders, and 7 TA households left in Phase 4. We are working towards late summer for vacant possession.

Leaseholders

The Council is continuing to buy-back leaseholder properties in Phase 4. Two leaseholders are progressing buying new properties in NHG blocks as shared equity.

There are 17 remaining leasehold properties to buy back. 11 of these have terms agreed and are with solicitors engaged to progress the purchases. 6 properties are in negotiation.

A small number of properties have private tenants living in them - it is the landlord's responsibility to inform tenants of their intentions, and serve the correct notices but the Council has reached out to all private tenants to make sure they are aware of how to get housing support if it is needed.

Residents in Temporary Accommodation (TA)

There are now 8 remaining residents in TA - five of these are in the process of viewing/moving into new homes. The DART team is continuing to work with the remaining households to identify rehousing.

Secure Tenants

One secure tenant remains in Phase 4 but is due to move imminently.

CPO

The Council has now confirmed a CPO for phase 4, and expects to be in a position to acquire any remaining leasehold interests in early September 2025.

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.

Phase 5

The detailed design work is due to commence on Phase 5 in the coming months, following outline planning consent for phases 5 to 8. A consultant team is being appointed (with WDCO input) and the Regeneration Team is currently preparing the programme to bring Phase 5 'into phase'. This will be shared with WDCO, and updates added to the Board papers in due course.

2. Moves to Phase 3

Phase 3A

There are 75 homes for social rent in Phase 3A. The Council has worked with NHG to offer and allocate homes to residents, initially to residents in Phases 4 and 5, as well as extending the offer to residents in Phases 6, 7 and 8.

Moves began in December. Of the remaining fourteen units to allocate, nine further nominations are currently being progressed, and four properties have been advertised through Choice Based Lettings, the Council's housing platform for advertising homes for social rent. One unit is due to be used by NHG as a demonstration flat for tenants moving into Phase 3B.

Phase 3B

There are 42 homes for social rent in Phase 3B, which are due to be completed in June. Further to a handover period to NHG, moves are anticipated to begin in July.

Hackney and NHG are working together to prepare for moves to Phase 3B. Offer letters were sent to twenty three tenants who have been offered a home, and following a drop in session on 7 May, sixteen bookings to view properties have been arranged. The Council's Decant Team will follow up with all tenants who have been offered properties.

There are a number of properties in Phase 3B which have not yet been allocated to potential tenants. The Downsizing and Allocations Team (DART) is continuing to confirm potential allocations from Woodberry Down tenants. Once it is more clear where allocations are confirmed from the offers that have been made so far, will discuss with NHG how to offer any surplus units, in line with the Council and NHG's shared Nominations Agreement. We will bring updates to WDCO on this.

3. Split Households - Woodberry Down Local Lettings Policy

Hackney's Housing Policy and Strategy team intends to review the Split Household element of the Woodberry Down Local Lettings Policy. Hackney officers met with WDCO members on 24th March to gather initial views. A letter from WDCO's Chair provided additional detail on WDCO's position. Further consultation will take place before any policy changes are made.

4. Ground Floor Strategy

A verbal update was provided to the April meeting. Information on the existing non-housing assets within the Woodberry Down neighbourhood will be assembled over the Summer, and the brief for completion of the strategy will be prepared thereafter.

5. Block D

The Council, Berkeley Homes and NHG have now signed and completed the legal agreements underpinning Block D. Fit out works have been instructed and beginning on 12 May.

Mill Co. has commenced marketing for the sub-tenant uses in the space and will be bringing updates and proposals back to the Working Group for discussion. Each sub tenant will be expected to provide benefit to the local community - the actual activities will vary but commitments will be captured in the tenant (licence) agreements between the subtenant and Mill Co.. The Council will hold an operational agreement with Mill Co. which sets out the community benefit commitments. These elements, and how operations will be monitored going forward, will be discussed with the Working Group.

Woodberry Aid, which is currently using the empty Block D space, is relocating to The Edge. We have met with them to discuss their space needs and are working with them (and other community groups) to explore options - either as part of Block D's new activities, in collaboration with a subtenant, or in another part of Woodberry Down.

6. Masterplan Review

No change since last report. - Following a period of pre-application engagement, Berkeley Homes submitted an application for outline planning consent for Phases 5-8 of Woodberry Down to the Council in December 2024. The application has been validated by the Council and is now subject to a period of statutory consultation. Following the consultation period, the application will be heard by the Council's Planning sub-committee for determination. This will be on a date to be agreed later in the Summer.

If residents wish to review the application documents, a paper copy is available at the library in the Redmond Centre or in the Hackney Service Centre at Hackney Central. Alternatively contact a member of the team for help with any questions.

7. Seven Sisters Road

No change since last report - Transport for London continues to work on improvements and reducing severance issues at Seven Sisters Road. TfL has undertaken 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.

A TfL representative attended the WD Round Table meeting in March and provided an update on progress. TfL has focussed on resolving issues around the route of Cycleway 50, and needs to resolve this before progressing the junction and pedestrian movement improvements. It expects to have a proposal ready for consultation in the Summer of 2026

8. The new Children's Centre

No change since last report. - 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. 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

A contractor has been appointed to deliver the improvement works ([Blakedown Landscapes](#)). Works will be commencing at West Reservoir W/C 12 May 2025 and will include:

- New accessible green space for local residents and visitors (via a new bridge on the north east of the Reservoir);
- A new accessible bridge towards the South of New River;
- Development of new open water swimming opportunities;
- Enhanced habitats for wildlife;
- Improved landscaping;
- Cycle parking; and
- New cafe, reception, changing facilities and other building improvements.

10. New Satellite Community Facility

No change since last report. - NHG are in discussions with MHDT in respect of the future use of the new unit. NHG to advise on progress.