

Hackney Update

WDCO Board Meeting

December 2022

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

1. Vacant Possession Phase 4

As at the end of September 2022 there are 32 secure tenants, 103 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 and they have selected their tenants choices for the new flats. Tenants from Phase 5 have also been allocated to the first two blocks on Phase 3 and all but 16 of these 75 flats have been pre-allocated.

The Decant team will be working with Phase 5 tenants to pre-allocate to the next blocks on Phase 3 to enable Tenants choices to be made in the New Year. They will also be assessing the housing needs of tenants in phases 6, 7 & 8 as there may be opportunities for tenants from these phases to move into Phase 3. We are planning a drop-in for tenants in Phases 5-8 in January to view the Phase 3 proposals, and one in February for pre-allocated tenants to make their choices around tiles, and bathroom and kitchen colours. Letters will be sent to residents before Christmas.

The Decant team has received a response from several households in phases 6, 7 and 8 who have registered their interest for a split household. The team are reviewing these and will be contacting applicants in the new year with further details.

Threeleaseholder events have been held in the Autumn, to inform leaseholders about the process of the Council buying back homes, timescales, support and compensation, and the CPO process. So far the team has heard from over half of the leaseholders and will continue to actively seek to engage as the work progresses.

2. Compulsory Purchase Order (CPO) Phase 4

A CPO consultant has been appointed and work on the land referencing of the Phase 4 site has begun. A request for information will be sent to all residents in Phase 4 after Christmas, together with information about the scheme, and ways to make contact with Regeneration Officers if they have questions or need help with completing forms. The Council aims to make a CPO by summer 2023 although as previously stated, we would always prefer to buy back properties or offer new homes by negotiation, supporting leaseholders and residents along the way.

3. District Heat Network (DHN) and Energy

The WDCO working group will be invited to a series of workshops in the New Year to review the Community Interest Company (CIC) ownership and operation model in light of the current energy crisis. Visits to residential projects to see Air Source Heat Pumps in operation are also being arranged.

4. Children's Centre

Works to the Children's Centre began in May. Works are progressing well and are due for completion towards the end of 2023. The Centre will remain open throughout.

5. Block D

The Council and Working Group have agreed to offer the management of Block D to MillCo, a Hackney company that specialises in creating multi-use spaces. MillCo have met with the Working Group to talk about how to engage locally to develop the strategy for the units. We expect there to be a mix of uses, including some low cost space available for community focussed activity. MillCo will attend WDCO Boards in the early new year to discuss the work with WDCO.

6. Masterplan Review

A review of the Woodberry Down masterplan will commence in the New Year. A more detailed 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 office is now open to the public between 9am - 12 o'clock on Monday, Wednesday and Friday each week, for Hackney Council residents to drop in and speak to a Housing Officer - the office contains interview rooms for appointments. Appointments can also be arranged at any time with the Woodberry Down Regeneration Team. The office is located above the Gym on Woodberry Down: the door is next door to the Gym, near Kayani Avenue (a map is included in the newsletter).

A 'soft' opening with stakeholders to celebrate the opening of the office took place in November.

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

There are no further updates from the November update.

9. West Reservoir project

The first meeting of the Improvement Board took place on the 28th November.

10. Landscaping Task and Finish group

A programme of meetings will be set up for the new year where the Terms of Reference will be developed and a schedule of tasks identified.

11. Library feasibility study

The Council has appointed a consultant, Architecture 00, to lead a feasibility study for a new library as part of the proposals for Phase 4. The consultants are considering:

- The local socio-economic context, library need and demand;
- library proposals - to also consider additional/'community hub' activities and proposals for colocation of services/activities;
- space requirements and relationship to the public realm and the courtyard garden at podium (first floor) level;
- financial information, to inform a business case;
- a project plan to indicate the next steps should a library be developed.

Work is underway, with the aim of providing initial findings to the Council in December, and finalising the report in the early months of 2023. The focus of the work is to understand the best strategy for a library in Woodberry Down: what the options for providing a mix of services/activities are, and whether a financially sustainable approach can be found. Findings from the study will be shared with WDCO for discussion; they will also inform the wider ground floor strategy which will look at non-residential (ground floor uses) across the whole of Woodberry Down.

Petra Robers, Strategic Service Head for Culture, Libraries and Heritage, will attend the Board to give an update, and talk about Hackney's Library Strategy in relation to a potential new library in Woodberry Down.

12. New River Path

Thames Water are carrying out repairs to the north stretch of the New River Path, to make it attractive and accessible throughout the year. The works should take 8 weeks and they will be starting early February. Thames Water would like to give a short presentation of the proposals and the logistics plan to the January Board meeting.

13. Damp and mould on Woodberry Down Estate

Information on the incidence of damp and mould cases on Woodberry Down Estate is being collated and analysed in conjunction with Housing Services to determine the extent of the issue in the older blocks on the Estate, and how to manage this going forward.

If you are a Hackney tenant and you are experiencing any damp and mould issues within your home, you can report this by calling **020 8356 3691**. A surveyor will be sent out to survey your home within 5 working days.

Housing Services can also provide information leaflets on preventing condensation and ways to stop moisture building up within your home and how to tackle existing mould. There is further information on Hackney's website regarding at: hackney.gov.uk/damp-and-mould

14. Christmas closedown

Hackney Council will be closed from close of business on Friday, December 23 through to January 3, 2022.

The contact centre number is 020 8356 3691, and this number will be operational over the

Christmas Period. Emergency repairs will be carried out.

15. Winterfest

The Council and Partners held Winterfest on Monday 28th December, with approximately 500 people from the local community attending the event.

We had the switching of the Christmas lights by the Mayor of Hackney Philip Glanville and Neil Sam's from Berkeley's homes, carol singing from children in the local community at the Rose garden followed by arts and crafts activities such as wreath making, karaoke and information stalls at the Redmond Centre and a sit down meal.