

Hackney Update

WDCO Board Meeting - July 2025

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

1. Vacant Possession

Phase 4

The Council aims to have all of Phase 4 vacated by September. We are in regular contact with all households and leaseholders who are affected by this.

Leaseholders

We are continuing to buy-back leasehold properties in Phase 4. Three leaseholders are progressing buying new properties in NHG blocks as shared equity.

There are 15 remaining leasehold properties to buy back. 11 of these have terms agreed and are with solicitors - most are in the final stages of conveyancing.. For the remaining properties in negotiation, we are continuing to engage closely with these leaseholders.

Residents in Temporary Accommodation (TA)

There are now 5 remaining households in TA. Four 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

All secure tenants have now moved out of Phase 4.

CPO

The Council has now completed all stages of the CPO process, and executed the 'General Vesting Declaration' on 2 June which means that the Council now has the ability to take possession of any properties on the 'vesting date', after a 3-month notice period. We are in the process of notifying affected households. The vesting date will be in September.

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 that all households would have found new accommodation. 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 Regeneration Team is currently working on a Housing Needs Survey with tenants in Phases 6-8, and will provide information about our tenants' housing requirements to feed into the design of Phase 5.

We expect to make the current Phase 5 'in Phase' in the Autumn, which will commence the Council working actively towards vacant possession. At this stage Council tenants will have 'decant status'

and the Council will begin engaging with all occupants to discuss rehousing or buying back leasehold properties. As part of making Phase 5 'in Phase' we will develop an overarching 'decant strategy', which will be shared with WDCO in due course.

2. Moves to Phase 3

Phase 3A

All homes in Phase 3A are now occupied.

Phase 3B

There are forty two homes for social rent in Phase 3B, which are due to be handed over to NHG in late July.

Hackney and NHG are continuing to work to prepare moves to Phase 3B. The DART and Decant Team recently wrote to all remaining tenants in Woodberry Down to invite further expressions of interest in being allocated a home in Phase.

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 previous Chair provided additional detail on WDCO's position. Further consultation will take place before any policy changes are made. A timetable for the consultation and review has not yet been agreed.

4. Ground Floor Strategy

No change since last report. Following a verbal update at the April meeting, a paper was presented to the May Round table. This set out a plan for collection of information on the existing non-housing assets within the Woodberry Down neighbourhood over the Summer, and the preparation of a brief for completion of the strategy 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 now commenced.

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.

6. Masterplan

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 the statutory consultation period has ended. At the time this report was finalised no Planning Committee date had been confirmed.

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 John Scott 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

No change since last report. A contractor has been appointed to deliver the improvement works ([Blakedown Landscapes](#)). Works started on 12 May 2025 and 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.