

Hackney Update

WDCO Board Meeting - October 2025

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

1. Vacant Possession

Phase 4

The site was vacated and handed over to Berkeley Homes (BH) on 11th September.

Note: Phase 4 information will not be included in future Board updates. Phase 5 Vacant possession information will be included when it is brought “in phase” and tenants have decant status.

Phase 5

The Regeneration Team is working on a Housing Needs Survey focusing on tenants in Phases 6 to 8. This will provide information about our tenants’ housing requirements to feed into the design of Phase 5. LBH presented the initial results of the survey to BH on 24th September and are continuing to gather further information. The information will be submitted to BH by 31st October.

The timescale to bring Phase 5 ‘in phase’ is dependent on understanding the phase 4 practical completion date and developing the decant strategy in more detail. Once developed, The Council will then work actively towards vacant possession. When “in phase” 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 bringing 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 new homes for social rent in Phase 3B, of which 15 remain unlet. The table below shows which parts of the estate 3B tenants have come from:

Moves to Block B	
Phase 4	0
Phase 5	8
Phase 6	4
Phase 7	3
Phase 8	6
Total	21

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. WDCO met with Cllr Nicholson (Lead Member for Regeneration) on 29th September to discuss the Split Household Policy. It was agreed that Cllr Nicholson would collaborate with officers on a note to be shared with WDCO.

4. Ground Floor Strategy

A draft brief for an external consultant to produce a commercial and community asset strategy was presented to a Partnership Board on 1st October. Comments from partners were invited. A brief will be finalised by the 23rd October and a procurement exercise will follow shortly thereafter.

5. Block D

The Council, Berkeley Homes and NHG have now signed and completed the legal agreements underpinning Block D. Fit out works are in progress, and completion is due in the coming weeks.

The Council is preparing to enter a sublease with Mill Co, who are marketing the space for their own tenants. 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.. These benefits will be captured in an operational agreement with the Council. The Council will hold an operational agreement with Mill Co. which sets out the community benefit commitments. As operators will need time to mobilise and carry out their own fit out works, we expect the building to open for business during the first quarter of 2026.

The detail of who will occupy the space will continue to be discussed with the Working Group. Information about the potential tenants has been shared with the Group and a further meeting is due to discuss progress.

6. Masterplan/Outline Planning Consent For Phases 5 to 8

The Masterplan was approved unanimously at a Planning Committee meeting on 3rd September. LBH will continue to work closely with the development partners to progress formal approval. The next planning application to be developed is for Phase 5 Reserved Matters. The first design committee on the Phase 5 planning application took place on 26th September focusing on lessons learnt from the Phase 4 planning application development.

7. Seven Sisters Road

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 Partnership Board meeting in October to provide 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 by the Summer of 2026.

8. West Reservoir

No change since last report. Blakedown Landscapes was appointed to deliver the improvement works which 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.

9. 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.