

## Hackney Update

### WDCO Board Meeting - December 2025

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

#### 1. Phase 5

The Regeneration Team concluded a housing needs survey for phase 5-8, and has submitted its findings to Berkeley Homes. The timescale to bring Phase 5 'in phase' is dependent on developing a decant strategy in more detail, and the regeneration team is working closely with Berkeley on this. The resultant 'decant strategy' 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. The table below shows the households that have moved in, and which part of the neighbourhood they came from:

Moved in to 3B	
Phase 5	5
Phase 6	3
Phase 7	3
Phase 8	6
<b>Total</b>	<b>17</b>

In addition to those shown above, there are 13 other households that are currently going through the system, and 4 other households that have expressed interest - leaving 8 potential "surplus" properties.

#### 3. Split Households - Woodberry Down Local Lettings Policy

The current Woodberry Down policy on split households is still due to be reviewed. This review will now be considered alongside the borough-wide allocations policy and will not, therefore, commence until summer 2026 at the earliest. Any proposed changes to the current policy will be subject to consultation with residents before any amendments are made to the policy.

As soon as available in 2026, more details on the split households policy review and consultation plans will be shared with WDCO, ahead of any formal consultation. In the meantime Split household moves on Woodberry Down are available (i.e they are not frozen or on hold), but any split household moves are subject to availability (as set out in the current Woodberry Down Local Lettings Policy), and the Council will also consider the specific circumstances of the move, the availability of suitable homes on the Woodberry Down estate', and the need for the move, alongside the wider housing need and housing issues in the borough generally.

#### **4. Commercial and Community Asset Strategy (formerly Ground Floor Strategy)**

Feedback was received from partners following presentation of the draft brief to the October Partnership Board. The programme is slightly delayed as we seek to reconcile divergent feedback. Procurement of a consultant to produce the strategy will now take place in the new year.

#### **5. Block D**

Berkeley has now completed the basic fit out and is compiling final paperwork before handing over the units to the Council. The Council and Mill Co are currently in lease discussions. Mill Co's timeline for being open for business following their own fit out is still spring 2026.

Mill Co are actively marketing the units and have been asked to attend one of the next working group meetings to discuss interested organisations and the proposed mix of activities.

#### **6. Seven Sisters Road**

A Seven Sisters Road Steering Group meeting will take place on Monday 8 December where TFL design updates are to be presented. Our current understanding is that TfL's proposals will be ready for consultation by the Summer of 2026.

#### **7. West Reservoir**

The project has made good progress. Completion is expected in Spring 2026:

- Work to the existing building is nearing completion including new workshops, changing rooms and showers.
- Work to the new cafe building has now started
- The bridges (e.g. the bridge connecting Woodberry Down to the Reservoir) will be installed in the new year, as well as all planting.
- A local resident has been recruited as a paid trainee on site (funded by Blakedown the contractor). The contractor is also funding an open day for young people, and organising work experience for students aged 14-17.

#### **8. Phase 3 Community Facility**

NHG to update on progress with letting.