

Hackney Update

WDCO Board Meeting - February 2026

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. Phase 5 is likely to be brought 'in phase' in the summer 2026. The decant strategy continues to be developed with further engagement to take place with Phase 5 residents starting at the end of February into March, this will be with Phase 5 residents only. The resultant 'decant strategy' will be shared with WDCO in due course.

2. Moves to Phase 3

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	6
Phase 6	5
Phase 7	5
Phase 8	9
Total	25

In addition to those shown above, there are 9 secure tenant nominations currently pending. Furthermore, 8 properties have been advertised via ChoiceHomes UK (CBL) during the bidding cycle which takes place from 13 February to 16 February.

3. Split Households - Woodberry Down Local Lettings Policy

No change - 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 2022 Woodberry Down Local Lettings Policy i.e. split household moves are: 'subject to the availability of suitable homes available for letting on the estate'.

- When considering if a split household move can go ahead on Woodberry Down the Council will consider the specific circumstances of the proposed move and any move is also 'subject to the availability of suitable homes available for letting on the Woodberry Down estate' which will take into account both the need for the move, alongside the wider housing need and housing issues in the borough generally.
- The current 2022 Woodberry Down policy on split households is still due to be reviewed. Any proposed changes to the current policy will be subject to consultation with residents before any amendments are made to the policy.
- The split households policy review is now being considered alongside the borough-wide allocations policy and therefore will now not be reviewed until

summer 2026 at the earliest. As soon as available in 2026, more details on the split households policy review and consultation plans will be shared with WDCO, in advance of any resident consultation commencing. Until then, the position is as set out in bullet points 1-3 above.

4. Commercial and Community Asset Strategy (AKA the Ground Floor Strategy)

No changes to the last update. Feedback was received from partners following presentation of a draft brief to the October Partnership Board. The programme is delayed as we seek to reconcile divergent feedback from development partners. Procurement of a consultant to produce the strategy will now take place when these divergent views are reconciled - expected in the first quarter of 2026.

5. Block D

Formal handover of the block from Berkeley to LBH was scheduled for 17th February, but has been delayed following water ingress into the basement area. Lease negotiations with Millco are now progressing well, and we expect the building to be open and active in Spring 2026 as planned.

Mill Co has actively marketed the units and reports strong interest with 40 formal enquiries received from a diverse range of creative and community-focused organisations. The mix is heavily weighted towards health and wellness (including Pilates, Yoga, and Physiotherapy), creative production (photography, ceramics, and fashion), and community-facing services (childcare, charities, and a GP surgery).

The following organisations have been presented to the working group with positive feedback:

Batch Baby and Coburn (Cafe & Coffee Roastery): Millco's anchor hospitality tenant remains committed. They will provide an active frontage on the ground floor while operating a specialist coffee roastery in the basement.

- **Anchor Hospitality:** Providing the primary ground-floor "active frontage" and social anchor for the hub.
- **Community Space:** The cafe will double as a meeting and event space for local residents and community groups.
- **Apprenticeships & Training:** Committed to providing local training opportunities and apprenticeships in coffee production and roasting.
- **Talks & Education:** Hosting regular talks and educational sessions on the industry.
- **Bespoke Woodberry Down Coffee:** Developing a unique coffee blend dedicated to the local area, celebrating Woodberry Down's identity.

FRAME - Art Framing Company: A creative production business that brings specialist skilled employment to the block and will serve both local artists and the wider community.

- **Gallery Space:** Providing dedicated space to showcase the work of local artists and community creative projects.
- **Training & Apprenticeships:** Creating pathways into the creative industries through framing apprenticeships and vocational training.

A recent addition to the list of potential occupiers is:

FoodCycle (Surplus Food Charity): We have strong interest from FoodCycle; they will deliver their own community nutrition and install a commercial kitchen.

- **Nutrition & Social Programming:** Delivering their core program of creating community meals with surplus food.
- **Local Hosting:** Acting as a "Community Engine," FoodCycle will potentially host established Woodberry Down programmes that require a regular weekly space.

Millco had previously presented a Community Sauna company to the working group and had received positive feedback on their inclusion, however, due to the shifting timelines of the project they have found an alternative location.

On the basis that all of the above tenants take units, Millco has a single unit left to let and plans to go back to all of the enquirers as well as increase its marketing output to secure this last operator.

6. Seven Sisters Road

As previously reported TfL have proposed two new pedestrian crossings either side of Woodberry Grove to address immediate issues of severance. LBH is seeking further information on this proposal and how it will relate to the more comprehensive improvements we seek. Further information on this will be provided at the March WDCO meeting.

7. West Reservoir

The refreshed West Reservoir amenities are scheduled to open in May 2026 following the completion of all works. Key project milestones are anticipated as follows:

- Installation of the new foot bridges - expected completion March 2026
- Work to the existing buildings - expected completion March 2026
- New Cafe - expected completion April 2026
- New Outdoor Showers and changing rooms - expected completion April 2026
- All other work such as paving, planting - expected completion May 2026