



**Phase 5 Update
WDCO Board
19/03/2026**

PHASE 8

KSS2

PHASE 6

KSS5

PHASE 7

PHASE 5

KSS4

PHASE 3

KSS3

KSS1

PHASE 2

Manor House

Spring Park

East Reservoir

New River

Seven Sisters Road

New River

Lordship Road

Green Lanes

Woodberry Grove

Woodberry Down

Woodberry Grove

sbury Park

WINDMILL WAY
WINDMILL WAY
WINDMILL WAY

Introduction - Phase 5

Phase 5 is to the north east of the scheme and currently holds 225 homes across 9 mid rise apartment buildings. This currently includes:

- 1-25 Allerdale House (1)
- 1-25 Bernwood House (2)
- 1-25 Westwood House (3)
- 1-25 Delamere House (4)
- 1-25 Ennerdale House (5)
- 1-25 Kinver House (6)
- 1-25 Mendip House (7)
- 1-25 Selwood House (8)
- 1-25 Brockhurst House (9)



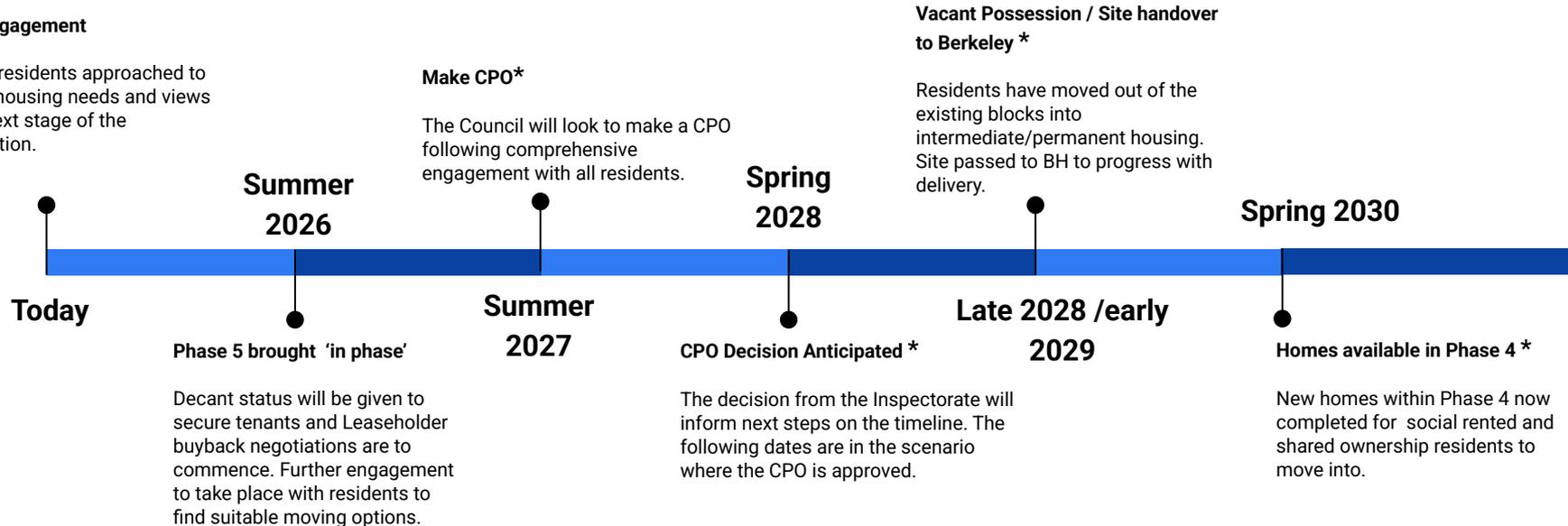
LEASEHOLDER	SECURE	TA
25	34	135

As of February 2026

Provisional Programme

Initial Engagement

Phase 5 residents approached to confirm housing needs and views on the next stage of the regeneration.



* Dates subject to change

Scenario 1 - Delay Phase 5 Delivery

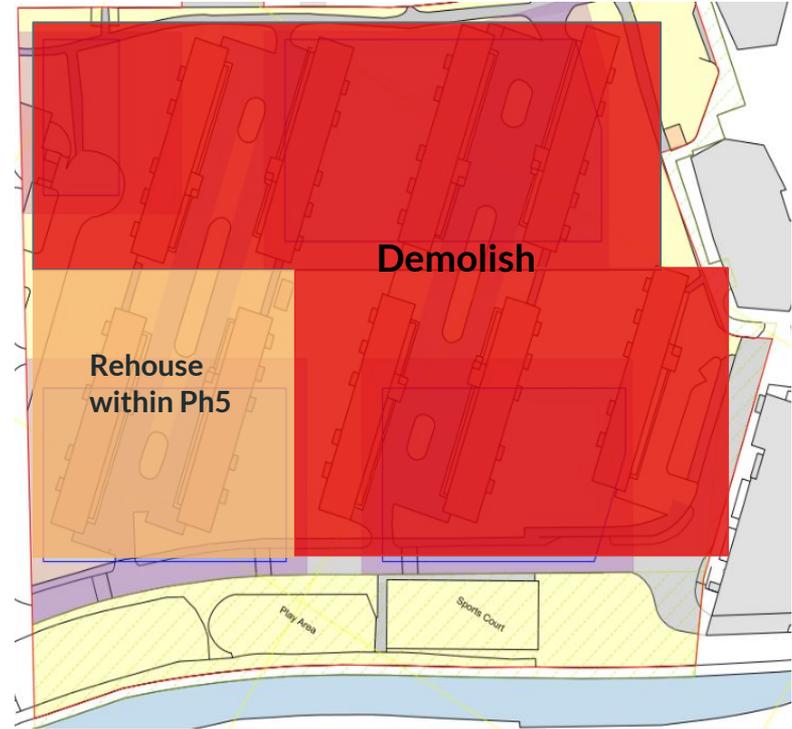
- Estimated £13.5m impact due to 18-month delay for Phase 5 – would cause viability challenge in phase 5 and beyond
- Delays to delivery of 150 Social rented homes and 223 Shared Ownership properties
- 18 months pause will cause “knock on” delays to subsequent phases
- Potential loss of Development teams (at project partners)
- Programme efficiencies continue to be explored to enable reduction of 18 month gap

Scenario 2 - Intermediate Move within Phase 5

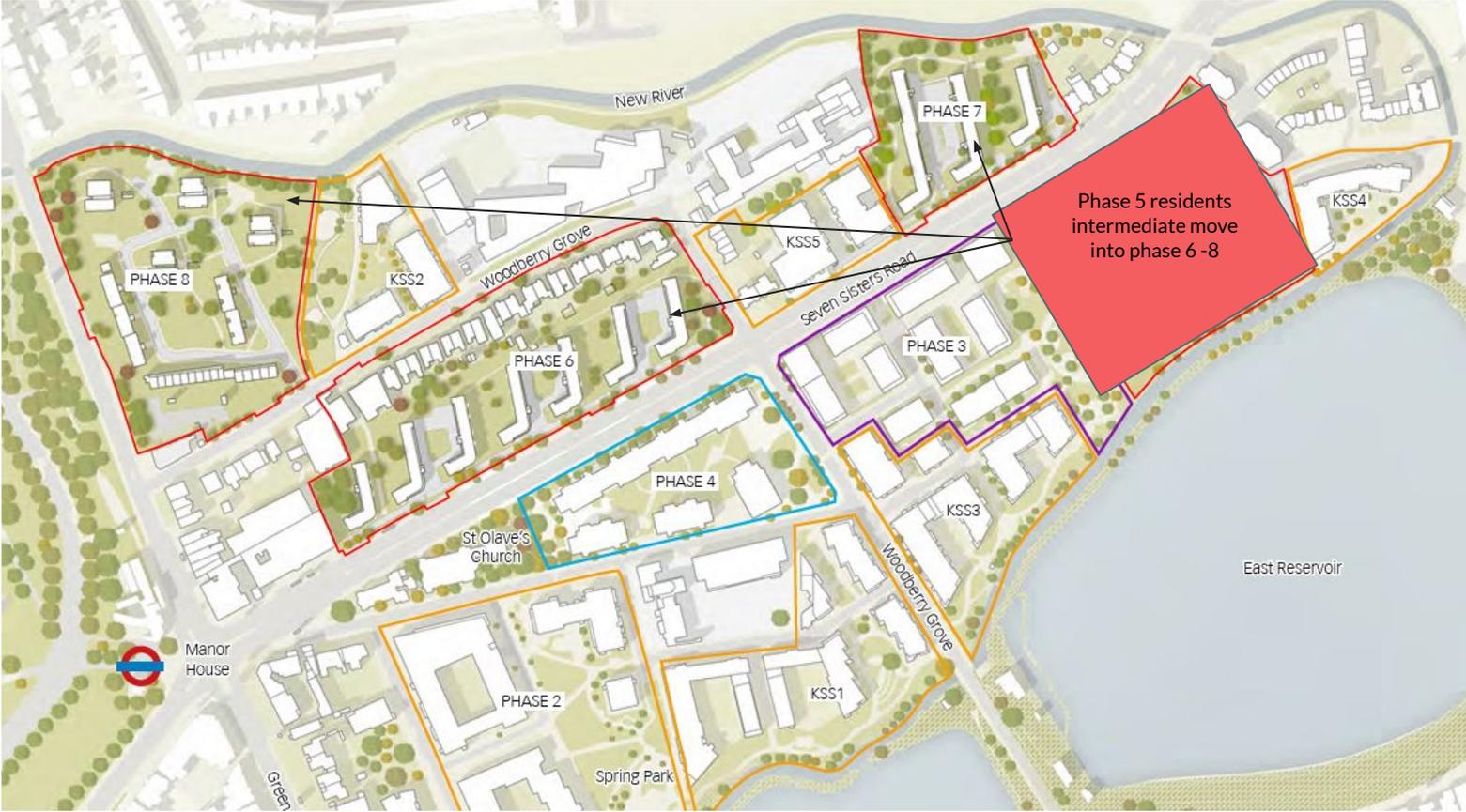
Relocate all secure tenants and any leaseholders applying for Shared Equity into Allerdale & Westwood.

Those in temporary accommodation (TA) will be relocated out of Phase 5.

To note - there will be working hours noise, dust, and vibration affecting any remaining homes as demolition and construction takes place nearby.



Scenario 3 - Intermediate move to phases 6-8



Phase 5 Engagement

Activity	Date & Time	Location
Door Knocking	<ul style="list-style-type: none">• Thursday 12th March - 9am - 12pm• Saturday 14th March - 10am - 1pm• Monday 16th March - 2pm - 5pm• Thursday 19th March - 9am - 12pm	Across all blocks listed within phase 5.
Drop In Sessions	<ul style="list-style-type: none">• Tuesday 10th March, 4pm - 7 pm• Tuesday 17th March, 2:30pm - 6 pm• Saturday 21st March, 10am - 1pm	<ul style="list-style-type: none">• Redmond Centre - Room 1• Redmond Centre - Room 1• Redmond Centre - Main Hall
	<i>Redmond Community Centre, Kayani Ave, Woodberry Down, London N4 2HF</i>	

Next Steps

- Finalise engagement with Phase 5 residents
- Review findings and draft the decant strategy
- Bring Phase 5 'in phase' in the summer (targeting June 2026 cabinet)
- Further Engagement to take place over the summer/autumn including decant strategy update to WDCO board