

Hackney Update

WDCO Board Meeting - March 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' during the summer. Engagement is now underway with Phase 5 residents, this will be with Phase 5 residents only. The engagement is focused on understanding resident needs and will help next steps in forming the decant strategy. 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 | 10 |
| Total | 26 |

In addition to those shown above, there are 16 secure tenant nominations currently pending. Of these 7 WD tenants have been pre allocated a new home but have yet to move in (5 are pending a split household move and 2 are waiting to be signed up). 9 other properties have been advertised via ChoiceHomes UK (CBL) and are awaiting viewings/signups.

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 half of 2026.

5. Block D

The Council is awaiting full handover documentation and requires final inspection of the unit including works Berkeley is currently undertaking. An indicative date of w/c 23 March has been provided by Berkeley for this.

We are making progress on the lease negotiations, and expect the building to be open and active in late Spring 2026.

Mill Co expects to engage the following uses:

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.

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.

Surplus Food Charity: We have strong interest from an operator in this sector; 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.

The Block D Working Group will meet on 20 March to discuss improving access into the anchor hospitality and community space and to provide a detailed update on the handover and leasing process.

6. Seven Sisters Road

As previously reported TfL has proposed two new pedestrian crossings either side of Woodberry Grove to address immediate issues of severance. LBH is seeking further information on this proposal including costs and how it will relate to the more comprehensive improvements we seek. The Council is awaiting a letter of commitment to the wider scheme from TfL.

7. West Reservoir

No change - 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