

# Hackney Update

## WDCO Board Meeting - April 2026

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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. Phase 5 is likely to be brought 'in phase' in June 2026. This has now been published on the Council's forward plan for Cabinet decisions. Engagement with phase 5 residents has now closed, This focused on understanding resident needs and will help shape next steps in forming the decant strategy. The findings and 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 of which 36 have now been let. This includes 27 WD Tenants who have moved in, and 9 non WD households that placed a bid on Choice Based Lettings.

The table below shows the WD households that have moved in, and which part of the neighbourhood they came from:

<b>Moved in to 3B</b>	
Phase 5	6
Phase 6	6
Phase 7	5
Phase 8	10
<b>Total</b>	<b>27</b>

There are 6 remaining WD households whose moves into 3B are dependent on the availability of vacant property to enable split households.

### 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)

The Brief for a consultant was agreed by the partners, and the procurement process commenced on 26th March with quotes due back on 1st May. WDCO will be invited to join the evaluation panel. We plan to have a consultant appointed in early June, and a new strategy in place by the end of August.

#### 5. Block D

The Council is awaiting full handover documentation and requires final inspection of the unit including works Berkeley is currently undertaking. We expect this during the W/C 23rd April.

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 last met on 20 March. A series of pre-opening activities are planned by Millco for the weekends of 25th and 26th April, and the 2nd and 3rd of May.

## **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 a letter of commitment to the wider improvement scheme from TfL. We also understand that TfL is no longer planning to route cycleway 50 via the Northern part of Woodberry Grove - but we await further information on its latest proposals.

## **7. West Reservoir**

MiThe 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 was March 2026. The Western one is now complete and in use, while the Eastern one is delayed to the end of April
- 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