

Hackney Update

WDCO Board Meeting - May 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. Engagement with phase 5 residents has now closed, and the findings will be shared and discussed during a presentation at this meeting. The Council is seeking to bring phase 5 'in phase' at the June Cabinet meeting (it has now been published on the Council's forward plan for Cabinet decisions). This Cabinet decision will enable work to commence on the preparation of a Compulsory Purchase Order (CPO), Delegate Authority to enter into a CPO Indemnity Agreement with Berkeley Homes, enable us to serve initial demolition notices and award decant status to affected secure tenants. The Council is continuing work on formalising the decant strategy as well as preparing a communications plan specific to the decant strategy for Phase 5.

2. Moves to Phase 3

Phase 3B

There are forty two new homes for social rent in Phase 3B of which 37 have now been let. This includes 28 WD Tenants who have moved in, and 9 non WD households that placed a bid on Choice Based Lettings.

The table below shows the households that have moved in, and where they came from. 9 households from outside WD have now moved in:

Moved in to 3B	
Phase 5	7
Phase 6	6
Phase 7	5
Phase 8	10
CBL	9
Total	37

There are 5 remaining WD tenants that have been pre-allocated homes but moves into 3B have been delayed due the availability of voids needed to facilitate a split household.

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 the submission deadline extended to 15 May due to scheduling constraints. The procurement panel will be made up of representatives from WDCO, NHG, Berkeley Homes, and LB Hackney. We will have a consultant appointed in early June, and a strategy in place by the end of August.

5. Block D

The Council inspected the unit on 7 May however outstanding documentation is required before the Council can formally accept handover.

The Council expects an agreed lease with Mill Co in the coming weeks, allowing fit out works to proceed in June subject to handover from Berkeley Homes.

Pre-opening community engagement activities were delivered by Mill Co on the weekends of 25th and 26th April and the 2nd and 3rd of May. Mill Co will be applying for further external grant funding to deliver more community activities ahead of the full opening of Block D.

As previously reported, 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.

6. Seven Sisters Road

The next Seven Sisters Road Steering Group is scheduled for 3 June. The Council is awaiting a letter of commitment restating TfL's intention to deliver a road narrowing scheme for Seven Sisters Road. The Council is also seeking detailed costs and timescales for TfL's plans to install two pedestrian crossings along Seven Sisters Road and a progress update on modelling work for Cycleway 50.

7. West Reservoir

The refreshed West Reservoir amenities are scheduled to open in May 2026 following the completion of all works. The work is progressing well on site and is still scheduled to be completed in May 2026. The centre will be opened when the work is complete with the exact date still to be confirmed.