

Hackney Update

WDCO Board Meeting - 18 June 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. The Woodberry Down team is seeking Cabinet approval 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, including reference to the Phase 5 decant strategy. The Council is continuing preparation of this strategy as well as a communications plan for this. To note, a cabinet paper outlining next steps in phase 5 and bringing it 'in phase' is scheduled for June cabinet which makes reference to the decant strategy being in development and provides some details of the specifics should double decanting be required for some residents. Each decant will be tailored as best possible to the residents needs. An update on the decant strategy and forward programme will be presented once finalised.

2. Moves to Phase 3

Phase 3B

There are 42 new homes for social rent in Phase 3B of which 39 have now been let. This includes 30 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:

Moved in to 3B	
Phase 5	8
Phase 6	6
Phase 7	5
Phase 8	11
CBL	9
Total	39

There are 3 remaining WD tenants that have been pre-allocated homes. One awaiting confirmation and 2 awaiting 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. The RFQ window has now closed with four responses received. A procurement panel with representatives from LBH, BH, NHG and WDCO reviewed and scored the submissions. Augarde & Partners were the successful supplier and have been notified of the intention to award contracts. The final strategy is expected by the end of August.

5. Block D

The Council is reviewing updated handover documentation from Berkeley Homes. If no further information is required then the Council will be able to formally accept handover of Block D.

The lease with Mill Co is close to completion, and a sub-licence has also been shared with Mill Co's solicitors to allow the tenant fit out works to start.

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 now scheduled for 15 June. The Council will be raising the need for written commitment restating TfL's intention to deliver a road narrowing scheme for Seven Sisters Road. The Council is also expecting updated 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 works at the West Reservoir Centre are almost complete following some minor delays with an opening date to be announced soon.