

Hackney Update

WDCO Board Meeting - 16 July 2026

This paper provides an update on projects and work streams within Woodberry Down.

1. Phase 5

On June 29th, Hackney's Cabinet agreed to progress Phase 4 and Phase 5 of the Woodberry Down Regeneration. The Phase 5 elements consisted of preparatory works for a Compulsory Purchase Order to begin to align with approval for all relevant documentation to be developed, to bring Phase 5 'in phase' as well as permission to serve demolition notices and award decant status to secure council tenants. The Council will need to go back to Cabinet for approval to make a CPO at a later stage. All residents in phase 5 will be written to in the coming weeks to notify them of the Cabinet decision. Further engagement will take place in the Autumn once the decant strategy for Phase 5 is finalised. An update on the decant strategy and forward programme will be presented to WDCO Board once finalised. The council will seek to minimise double decants where possible to reduce the disruption for those affected. Council officers will work closely with residents to understand their needs and support them through the relocation process.

2. Moves to Phase 3

Phase 3B

There are 42 new homes for social rent in Phase 3B of which 40 have now been let with 2 remaining. This includes 31 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	9
Phase 6	6
Phase 7	5
Phase 8	11
CBL	9
Total	40

Two remaining tenants in Phase 6 are awaiting split household moves before finalising the moves to the remaining properties. One of these involves more than one 'split' which is the reason for the delay, as suitable properties must be available for each adult child before the main tenant can complete their move.

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)

Augarde & Partners have begun work on this Strategy, having been awarded the contract.. There will be opportunities throughout the project timeline for input by community organisations, community projects, businesses and residents. The final strategy will be complete by early September.

5. Block D

The Council has requested 'as built' architects drawings from Berkeley Homes but have yet to receive the required drawings needed to accept handover. Berkeley Homes have issued drawings that were produced before the fit out works. The Council and Berkeley teams working on this are in communication to resolve this.

Mill Co and LBH solicitors are meeting 9 July to finalise changes to the sublease.

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.

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.

An Art Framing Company was previously mentioned as a potential use. This business has found alternative space. Following completion of the sublease, Mill Co will market the remaining two units and engage with the Block D working group.

6. Seven Sisters Road

The last Seven Sisters Road Steering Group took place on 15 June. A written commitment restating TfL's intention to deliver a road narrowing scheme for Seven Sisters Road will be provided to the Council to enable the drawdown of Section 106 funding for two proposed pedestrian crossings on Seven Sisters Road. Once funding is confirmed, the expected timeline for starting work is 12 to 18 months. TfL confirmed that the installation of the two pedestrian crossings on Seven Sisters Road to address immediate severance issues will be independent of investigations into the Cycleway 50 alignment through Manor House Junction. Clarification of the crossing locations, a detailed timeline and engagement plan have been requested from TfL.

7. West Reservoir

The new cafe and changing rooms are now open at the West Reservoir Centre. The new public path along the east bank of the reservoir remains closed to allow time for the landscaping to establish and further work to take place.