

# Hackney Update

## WDCO Board Meeting - November 2025

---

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

### 1. Phase 5

The Regeneration Team has concluded a housing needs survey for phase 5-8, and has submitted its findings to Berkeley Homes. The timescale to bring Phase 5 'in phase' is dependent on developing a decant strategy in more detail, and the regeneration team is working closely with Berkeley on this. The resultant 'decant strategy' will be shared with WDCO in due course.

### 2. Moves to Phase 3

#### Phase 3A

All homes in Phase 3A are now occupied.

#### Phase 3B

There are forty two new homes for social rent in Phase 3B. The table below shows agreed moves and where they've come from.

<b>Moves to 3B</b>	
Phase 5	6
Phase 6	4
Phase 7	3
Phase 8	6
<b>Total</b>	<b>19</b>

In addition to what is shown above there are 10 households that are currently going through the system - leaving 13 potential "surplus" properties.

### 3. Split Households - Woodberry Down Local Lettings Policy

Hackney's Housing Policy and Strategy team intends to review the Split Household element of the Woodberry Down Local Lettings Policy. WDCO met with Cllr Nicholson (Lead Member for Regeneration) on 29th September to discuss this. It was agreed that Cllr Nicholson would collaborate with officers on a note to be shared with WDCO. Such a note has yet to be produced.

### 4. Ground Floor Strategy

A draft brief for an external consultant to produce a commercial and community asset strategy was presented to the Partnership Board on 1st October with comments and feedback received up to the end of October. The brief is now being updated to reflect feedback and a procurement exercise will follow.

## 5. Block D

The Council, Berkeley Homes and NHG have now signed and completed the legal agreements underpinning Block D. There have been some delays with registering the lease for the building, but the Council is still preparing to enter a sublease with Mill Co. Social value commitments will be captured in the tenant (licence) agreements between the subtenant and Mill Co..

The basic fit out of the space is now largely complete with some final details in review by the Council and Mill Co. As subtenants moving in will also need time to mobilise and carry out any of their own fit out works, we expect the building to open for business during spring 2026.

Information about interested organisations in the space has been shared with the Working Group, and a more refined list is due to be shared with a follow up meeting to discuss details and confirm the mix of activities.

## 6. Seven Sisters Road

**No change since last report** - Awaiting response from TFL on design updates. Expectation remains that there are to be proposals ready for consultation by the Summer of 2026.

## 7. West Reservoir

Blakedown Landscapes was appointed to deliver the improvement works which started on 12 May 2025 and are due to finish in April 2026. The works include:

- New accessible green space for local residents and visitors (via a new bridge on the north east of the Reservoir);
- A new accessible bridge towards the South of New River;
- Development of new open water swimming opportunities;
- Enhanced habitats for wildlife;
- Improved landscaping;
- Cycle parking;
- New cafe, reception, changing facilities and other building improvements.

Enabling works for the bridge will start in the next few weeks and is expected to take 7 days . The contractors will then return in February to install it.

## 8. New Satellite Community Facility

**No change since last report.** - NHG are in discussions with MHDT in respect of the future use of the new unit. NHG to advise on progress.