



All Board Members.

Dear WDCO Board Members,

Please see below a suggested note from WDCO to Councillor Binnie Lubbock the cabinet member responsible for regeneration.

This follows up a discussion which took place at the Partnership Board last week. This requires approval from the board at our next board meeting before it can be sent to Councillor Binnie-Lubbock .

Very briefly, the decision taken by the cabinet was to continue work on the Woodberry Down regeneration by bringing Phase 5 into phase. Whilst this enables progress to be made on the overall regeneration it does bring with it the very high probability of a double decant for secure tenants in phase five.

*Dear Cllr Binnie-Lubbock,*

*Following my comments at the Partnership Board, I want to follow up with an email.*

*Firstly, I want to note that WDCO is not asking Cabinet to revisit its decision on 29 June.*

*Our focus is on ensuring that, as the project moves forward, residents are properly informed, engaged at key milestones, and given meaningful opportunities to raise questions and concerns.*

*A target date by which all 21 secure tenant households potentially facing an interim move will have been individually contacted and had a documented needs assessment completed — distinct from the phase-level dates already in the Cabinet paper.*

*A contact team of suitably high quality, including me in a properly credentialed capacity so there's no data protection difficulty, given my experience advocating for residents with additional needs.*

*My inclusion, on the same basis, in the team developing the decant strategy itself, not just consultation once it's drafted.*

*Confirmation that the strategy, and the contact preceding it, covers all four groups affected: secure tenants, temporary accommodation households, leaseholders who may take up shared equity, and private tenants currently renting in Phase 5.*



*Confirmation that the same documented needs assessment applied to secure tenants will also be carried out for the households in temporary accommodation in Phase 5, not only for secure tenants.*

*What proportion of the 132 temporary accommodation households in Phase 5 the Council expects to move into a permanent secure tenancy rather than further temporary accommodation, and on what criteria individual cases will be decided.*

*The number of leaseholders likely to want the shared equity option, and a clear statement of the financial implications for them if they too face a double move.*

*The number of private tenants currently affected, and what help the Council will provide them in finding a new home.*

*Confirmation of when the planning assumptions and lead times for Phase 6 will be set out, so WDCO can check whether the timing gap that produced this problem for Phase 5 has been designed out from the outset.*

*At the various stages when Hackney will be contacting/writing to Phase 5 residents, this should be done in conjunction with scheduled drop-in sessions.*

*This will ensure residents are kept informed, have an opportunity to ask questions, and can raise any concerns directly with Hackney.*

*Kind regards*

*Jacqueline Myers , on behalf of the WDCO board,*