

Hackney Update

WDCO Board Meeting - 17 September 2026

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

1. Phase 5

Hackney's Cabinet officially approved the progression of Phases 4 and 5 of the Woodberry Down Regeneration on June 29th. Public engagement will resume this autumn once the Phase 5 decant strategy is finalised, after which an update and forward programme will be presented to the WDCO Board. The council is committed to avoiding double decants wherever possible to minimise resident disruption, and officers will work directly with individuals to support their relocation needs. Additionally, council officers have already met with the ITLA and WDCO to address initial concerns and incorporate mitigation measures directly into the strategy. A follow up meeting is scheduled for 17th September.

2. Commercial and Community Asset Strategy (AKA the Ground Floor Strategy)

Augarde & Partners have begun work on the strategy, having been awarded the contract by a procurement panel including representatives from WDCO, NHG, Berkeley Homes and Hackney Council. There will be opportunities throughout the project timeline for input by community organisations, community projects, businesses and residents. The final strategy will be complete in October.

3. Block D

Block D was handed over to Hackney Council by Berkeley Homes on 5 August. Mill Co's solicitor is reviewing the final draft of the lease which is expected to complete shortly. The working group will be reconvened following completion of the lease with Mill Co.

Works in Unit 1 to improve the partition wall currently blocking visibility from Spring Park will be starting this September. This will improve daylighting into the space, encourage footfall from Spring Park and improve accessibility by removing the need for visitors to use two sets of double doors to enter into the cafe.

Organisations and businesses interested in the remaining units can express interest via Mill Co's website at <https://millco.co.uk/buildings/block-d-woodberry-down/>

4. Seven Sisters Road

TfL are exploring options to align Cycleway 50 through Manor House Junction, avoiding Woodberry Grove and enabling improvements along Seven Sisters Road.

Separately, TfL have proposed the installation of the two pedestrian crossings on Seven Sisters Road to address immediate severance issues. Further details including drawings and a detailed timeline have been requested from TfL.

5. 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 is now open.