

Hackney Update

WDCO Board Meeting - 15 October 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 took place on the 17th September, and there are now monthly meetings in the diary with WDCO, ITLA and LBH regeneration to discuss, develop and monitor progress on the decant strategy.

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

Augarde & Partners were appointed by a procurement panel including representatives from LBH, BH, NHG and WDCO to produce a strategy setting out how existing and proposed non-residential spaces in Woodberry Down (both community and commercial) can be used to deliver the best possible place making outcomes. This strategy is building on the work already undertaken by Social Life and CF Commercial (the early draft Ground Floor Strategy work). Over the summer, Augarde & Partners recruited two community researchers to deliver a resident/visitor survey reaching 120+ people. Augarde & Partners have also engaged with local businesses, community organisations and projects and the regeneration partners. The draft strategy was presented at Partnership Board and the consultants are now preparing the final version.

3. Block D

The Council have appointed contractors to remove a partition wall in Unit 1 which is currently blocking visibility and access from Spring Park. Designs have been submitted to Hackney Building Control for approval. A fire consultant has also been appointed to produce an updated fire strategy for landlord approval from Berkeley Homes.

Removal of the partition wall will improve usability of the space for the operator, increase 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 the unit.

Hackney's and Mill Co's solicitors are reviewing the final schedules of the sublease.

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 continue to explore options to align Cycleway 50 through Manor House Junction, avoiding Woodberry Grove and enabling improvements along Seven Sisters Road. Strategic modelling is taking place which factors in improvements along Seven Sisters Road.

Roadworks at Woodberry Grove remain on schedule for completion in October.