Hackney Update
WDCO Board Meeting - 19 November 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 once the Phase 5 decant strategy is finalised, and an update and forward programme will be presented to the WDCO Board at the November Board meeting. The council is committed to avoiding double decants wherever possible and minimising resident disruption, and officers will work directly with all individuals affected by the Phase 5 decant strategy to support their relocation needs. Council officers have met with the ITLA and WDCO to address initial concerns and incorporate mitigation measures directly into the strategy. There are 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)**

   A final draft of the Commercial and Community Asset Strategy for Woodberry Down has been issued to the Council for review. The Strategy includes recommendations 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. The consultants, Augarde & Partners, will attend a future WDCO Board to present the recommendations and discuss suggested next steps, including setting up a business forum and network for community organisations and projects.

3. **Block D**

   Work has been complete to remove a partition wall in Unit 1 which blocked visibility and access from Spring Park. The completed work was inspected by Hackney Building Control, with the final certificate due to be issued shortly.

   The removal of the partition wall improves usability of the space for the operator, increases daylighting into the space and will 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.

   The sublease with Mill Co has been agreed, with public opening targeted for Spring 2027.

   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**

   The next Seven Sisters Road Steering Group will take place on 19 November. TfL have carried out strategic modelling on the wider road, aligning Cycleway 50 through Manor House Junction, avoiding Woodberry Grove and enabling improvements along Seven Sisters Road.