



WDCO REPORT

9th February 2023



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1. DEVELOPMENT PROGRESS

1.1 Phase 2 Block D & B

Phase 2 (Blocks D and B) have 134 Shared Ownership homes. To date 113 have been sold.

1.2 Phase 3

Phase 3 is on programme and some blocks in Phase 3b are 16 weeks ahead of programme. There are ongoing meetings between NHG, Berkeley Homes and NHG's Quality Management Team to ensure that all information is reviewed, and our comments are fed back to Berkeley Homes. Most recently, reviews have been completed on the M&E layouts and the kitchen layouts.

We are also working with LBH and BH's re tenant choices for Phase 3b. These must be completed by February 2024. A lessons learnt workshop was hosted to capture how we can improve the process for 3b and plan ahead for the next tenant's choice. We have set aside a date in September for the next tenants choice workshop.

Mark Bowden has joined the NHG Regeneration team and will lead on delivery of Phase 3. He will over the next few weeks start to take over from Steve Hall on Phase 4 and the Masterplan. Mark has worked at NHG for over 12 years; his first six years were spent on the front line in housing management and the last six years in new build development and project management. Most recently, he has been working on our estate regeneration project at the Aylesbury Estate in Southwark. Steve will be focusing on our Estate Regeneration project at Grahame Park in Barnet but will continue to attend the Masterplan Design Committee meetings for the next few weeks.

Anthony Green has also joined the team and replaces Colin Boxall as Project Director. Anthony also formerly worked on the Aylesbury Estate and is currently Assistant Director of Development and Regeneration. Anthony will start to get more involved at the end of February 2023.

1.3 Phase 4 and Masterplan

Phase 4 design has been completed up to planning stage. Masterplan work will recommence in February 2023. NHG and Partners will discuss priorities and ways of working for the Masterplan design process. The Woodberry Down Awayday took place on 19th January which was well attended and where we discussed ways of working more efficiently and collaboratively.

2. SOCIO ECONOMIC UPDATE

2.1 National Apprenticeship week

During National Apprenticeship week (6 – 10 February 2023), NHG partnered with Skinners Academy to support them with promoting and providing information and guidance to the students about the benefits of taking on an apprenticeship.

NHG led on the coordination of guest speakers at their presentation and panel event on the 8

February which included NHG, Transport for London, Hackney Council, Capital City College Group and Berkeley Homes.

Around 90 students found out about the breadth of apprentices available in terms of sectors and levels as well as hearing from current apprentices and their journeys from working in the apprenticeship team in Hackney council and working on the phase 3 build from Berkeley Homes.

NHG will also be supporting Skinners on an awareness session for parents of pupils who look to expand their knowledge and ask questions about apprenticeships.

2.2 Blueprint Arts – Wellbeing Ambassadors project

Blueprint Arts who have been successful in being awarded funding from our NHG Foundation, will be recruiting young individuals interested in working within the Community and Arts, aged 18-25, from the Woodberry Down area of Hackney.

This project will equip young people with the expertise required to deliver arts workshops, for the purpose of helping young people to develop better mental health & wellbeing. These workshops will be delivered to local schools and youth groups in the area later in the year.

3. OPERATIONAL UPDATES

3.1 Mechanical and Electrical - Ashview:

We are pleased to confirm all works completed before Christmas went as planned. D&L completed the following:

- Cleared all surface and foul pipes (to include from roof level down)
- Traced out drainage infrastructure
- Dye tested 15 properties internally, to establish if there were any misconnections
- High pressure water jet to all surface & foul below ground drainage
- CCTV survey surface and foul, below ground drainage
- Pumped out pumping station and foul water emergency storage tank
- Repaired 10 manholes
- Excavated trial pits, to inspect ground quality

D&L also carried out additional works established whilst on site. This included replacing metal leaf guards on top of stack pipes (on the roof) which had corroded and fallen down some stacks. Other debris found within the pipework was also removed, along with encrustation which had built up over time.

The pump chamber serving Ashview was attended and found to need a repair to some internal pipework. This was completed.

The foul water emergency storage tank was pumped out prior to Christmas to ensure full capacity was available should there be an emergency. A blockage of the macerator was identified over the Christmas period. This was attended to by D&L and ECG who resolved the issue and ensured the area was left in a sanitary condition.

Given the encrustation build up, we will continue to carry out regular PPM of the pipework to prevent future backing up of the foul water pipes.

We will continue with increased monitoring of the system, as provided over the last few months, until the new combined macerator and pump are installed.

We will be writing to residents to advise of the above and will update them again once we have the more information on this.

4. Housing Management Update

4.1 Cost of living support

Debt Free London (DFL) is a partnership of 16 charities across London working together to provide free, independent debt advice. The touring bus is one of their outreach campaigns as part of the response to the cost-of-living crisis, supported by the Mayor of London.

We arranged for the touring bus to be located at Woodberry Down (Redmond Centre) on **Wednesday 11 January 2023 between 10am to 4pm**, where residents received advice on managing their debt, childcare entitlement, employment opportunities and much more.

4.2 Housing Staffing Arrangements

Neil Coils has been appointed as Assistant Director of Housing and will take up the role from 16 January 2022.

Ophelia will temporarily be covering Housing East Team 3 and will take up the role from the said date. Jada Guest will manage both the housing team and estates team at Woodberry Down in Ophelia's absence.

4.3 Estate Walkabouts

Estate walkabouts with WDCO and other stakeholders take place on the 1st Tuesday of every month. The last walkabout took place on 5 January 2023. The next will take place on 7 February 2023.

4.4 Communal Pest Control Update

Partners including NHG, ITLA, Rendall & Rittner, Councillor Sellman and the ITLA met on 14.12.22 to discuss individual pest control strategies. A joined up approach from all partners, including Berkeley and Hackney, is needed for the wider estate and its residents. Roda will ensure this is added to the agenda at the next SMB meeting at where it will be confirmed which partner will lead on this workstream.

NHG attended the Maplewood and Birchwood TRA meeting in December 2022. We confirmed that additional baiting of the risers (on each floor in both blocks) would take place in January (reviewed in February) to determine if this should be added to our monthly baiting programme going forward. We are also working on other mitigating measures and will keep the TRA and WDCO updated on these as they progress.

4.5 Service Charge Update

Service charge estimates for 2023/24 have now been reviewed and the final budgets will be sent to residents before the end of February 2023.

4. COMMUNICATIONS

NHG continue to attend the monthly Woodberry Down Communications Group and supported the completion of the Woodberry Down Communication activity planner and contributed to the Woodberry Down Newsletter.

