



# WDCO REPORT



**9<sup>th</sup> March 2023**

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## 1. DEVELOPMENT PROGRESS

### 1.1 Phase 2 Block D & B

Phase 2 (Blocks D and B) contains 134 Shared Ownership homes. To date 114 homes have been sold and occupied. Block B end of defects inspections have been completed and all outstanding issues were resolved quickly.

### 1.2 Phase 3

There have been delays reported for Phase 3a. We are expecting a 16 week delay to block A1 Shared Ownership (82 homes). The delay was caused by incorrect concrete specification and Berkeley Homes are working to remedy this. Our Clerk of Works has oversight of Berkeley's remediation works to ensure safety and quality. Warranties will not be affected.

We are finalising the communal area finishes which will be tenure blind. The internal specification has been agreed for all homes.

There was a Phase 3 landscaping workshop on the 22<sup>nd</sup> February to discuss the landscaping proposals. The Berkeley Technical Team are reviewing the comments from the workshop and will revert back to WDCO and Delivery Partners in the coming weeks.

### 1.3 Phase 4 and Masterplan

Phase 4 design has been completed up to planning stage.

Masterplan collaboration with Delivery Partners is ongoing and there was a Design Committee workshop with Berkeley on the 8<sup>th</sup> March. NHG and Partners will discuss priorities and ways of working for the Masterplan design process.

## 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 the Skinners 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 also supported Skinners Academy at the end of the week, on an awareness session for parents of pupils who wanted to expand their knowledge and ask questions about apprenticeships.

2 local residents have been employed on Phase 3 and have been working since February 2023.

### 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 are also installing a new pump and adapting the existing buried pipework to suit so that it meets the new higher capacity of the new pumps.

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**

Pocket Power provides a free phone service to help NHG tenants save on their household bills – including energy, water, internet, and phone bills. They can also assess for residents' eligibility for discounts and apply for them on their behalf – for example the Warm Homes discount.

As the energy switching market is limited, Pocket Power are looking at where residents can make savings elsewhere with their bills and will schedule in follow up calls, for example when phone or internet contracts are coming to an end.

Whilst this project cannot focus on energy switching it is helping residents to make savings elsewhere, which will help with the rise of the cost of living. Housing officers are referring residents to this service where appropriate.

### **4.2 Housing Staffing Arrangements**

Samehra Arif is now in post as Regional Head of Housing for the East replacing Neil Coils who is now Assistant Director of Housing.

Ophelia continues cover as Housing Operations Manager for Housing East Team 3. 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 7 February 2023. The next will take place on 4 April 2023.

### **4.4 Communal Pest Control Update**

Estate wide pest control strategy is on the agenda for the upcoming SMB meeting in March where it will be confirmed which partner will lead on this workstream.

NHG continue monthly inspections and baiting programme across all blocks on the estate.

### **4.5 New rent and service charges for 2023/24**

Residents have now been sent their new rent and service charge increase booklets for the financial year 2023/24.

#### **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. NHG are also part of the working group for the Kings Coronation in May 2023.

