



WDCO REPORT



May 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 122 homes have been sold and are occupied. There are 5 homes left for sale in block D and 7 homes in block B.

1.2 Phase 3

Phase 3 is progressing well with the first shared ownership handovers due in May 2024; the Social Rent homes will follow from June 2024 onwards.

NHG, LB Hackney and Berkeley met to discuss the next tenant choice workshop for Phase 3b which is scheduled for September 2023. Lessons learnt from the 3a workshops have been discussed and will be implemented.

NHG and our M&E experts are collaborating with Berkeley to ensure that we install efficient heat network systems.

The service charge budget estimate is being produced by NHG and this will help us finalise our management strategy. NHG have also requested budget information from Berkeley Homes on the estate management costs. Berkeley will be tendering the management contract for this phase in the summer.

1.3 Phase 4 and Masterplan

Phase 4 design was completed up to planning stage, however due to changing building regulations, Berkeley are reviewing the design to incorporate second staircases. This re-design will need to be completed and agreed with the Delivery Partners before the planning application is re-submitted. Berkeley is targeting a submission in September 2023.

Masterplan collaboration with Delivery Partners and WDCO is ongoing and Design Committee meetings are continuing.

2. SOCIO ECONOMIC UPDATE

2.1 Social Impact of the Regeneration Programme (WD Social Impact Framework)

We have commissioned Social Life to assess the social impact of regeneration on Woodberry Down. Social Life developed the social impact monitoring framework for Woodberry Down in 2019, that will be used for this assessment, and collected the baseline data. The 2020 summary and full reports can be found [here](#).

This piece of work proposes:

- To review and if needed update the existing social impact framework and indicators taking into account new social challenges and partners' and residents' priorities
- To carry out a second assessment using the framework, comparing the data to the benchmark

and earlier comparable information

- To assess the impact of the regeneration on residents' wellbeing and on community life and to make recommendations for the regeneration in the future.

In April 2023 a workshop was held with the Delivery Partners which focused on what has changed for the community and the estate since 2019. As part of this we reviewed the existing indicators and discussed if there was anything missing or if there is any further detail that needs to be captured.

The next steps for this piece of work are to conduct the research during May to July. This will include:

- Stakeholder interviews x 21
- In-depth resident interviews x 10
- Resident survey x 420 (Savanta ComRes)
- Youth engagement (working with the Woodberry Down **My Place** project being delivered by LDT)
- Built environment survey (Matter Architecture)

Who are Social Life? - Their work is about the relationship between people and places. They specialise in research and community projects exploring how people are affected by changes in the built environment. For more information: [who we are | Social Life \(social-life.co\)](https://social-life.co)

2.2 Blueprint Arts

Blueprints Arts met with LBH's Cultural and Heritage Team in April to find out more about Hackney's main offer and discussed ways in which the 'Time for Us club' project could engage and collaborate with the team and projects. The team provided some good ideas on other organisations to reach out to (and have made some introductions) such as Immediate Theatre and Jun Mo Generations.

Blueprint Arts have been meeting with local organisations such as LDT, Skinners Academy and The Edge and will now be focusing on the recruitment of young people to the training course for 18–25-year-olds, equipping them with the expertise required to deliver arts workshops, for the purpose of helping young people to develop better mental health.

2.3 Woodberry Down My Place

NHG together with Berkeley Homes and the London Borough of Hackney are providing funding to develop and support a local Youth Forum Group on the estate. This will ensure the voices of young people and youth delivery organisations are heard.

During the pandemic in 2021, four local young people came forward to be part of the beginnings of a youth forum called STAY (Social, Trust, Access, Youth), who were passionate about improving the wellbeing of young people in Woodberry Down. The project empowered them to strengthen their foundations for future success through mentoring, training, and volunteering opportunities,

The next evolution of this group is being delivered by London Development Trust (LDT), through

their My Place project methodology, employing one of the original members of STAY as a project officer. This youth social action project will engage young people from Woodberry Down aged 13 - 21 to enable their voice, and the voice of other young people, to be included in decisions affecting the local area. Through this project young people will be trained to engage with local people, including those often considered hard to reach, to understand the issues they face and what kinds of changes could be made to support them and improve their local area.

LDT are currently working on a plan for recruitment of young people and have been meeting with (and will be meeting in future) other organisations including Blueprints Arts, The Edge, Skinners Academy, Arsenal in the Community and looking for opportunities to collaborate in inclusively engaging with young people in the area.

3. OPERATIONAL UPDATES

3.1 Mechanical and Electrical – Ashview

In our update to residents in January 2023 we detailed the works carried out by our contractor D&L, what issues were found and what had been done to resolve these. We also confirmed that we would install a new combined pump and macerator set.

We have procured a new combined pump and macerator and are in the process of tendering for the installation of this and upgrade of the associated buried drainage pipework. Please note that this work will be at no cost to residents.

The current pump set will be replaced with a combined pump and macerator unit. At the moment these are separate, and the macerator is located in a pipe serving the pump chamber. The new macerator location will reduce the risk of blockages.

The works are planned for July to ensure that there is sufficient time for mobilisation and will ensure that we have sufficient technical oversight of the work from our consultants.

The timeline for procurement is outlined below, however this may be subject to change.

Task Name	Days	Start	Finish
Tender sent to contractors	1	26/04/2023	26/04/2023
Site visit (TBC)	1	10/05/2023	10/05/2023
Deadline for receipt of clarifications	1	15/05/2023	15/05/2023
Deadline for responses to clarifications	1	17/05/2023	17/05/2023
Responses received	27	23/05/2023	23/05/2023
Proposals evaluation and moderation	17	23/05/2023	09/06/2023
Notification of Contract Award Decision sent to all suppliers	1	09/06/2023	09/06/2023
Contract signing	5	09/06/2023	14/06/2023
Contract mobilisation	21	14/06/2023	05/07/2023
Contract commencement	1	05/07/2023	05/07/2023

Please note that once the contractors return their bids and these are reviewed we will be able to share the expected end date for works. Once the works are completed we will confirm this to residents and partners.

4. Housing Management Update

4.1 Housing Staffing Arrangements

Jada Guest continues to manage the Housing and Estate Teams on Woodberry Down, as well as Housing Officers covering other NHG properties in LB Hackney (temporarily). We are currently recruiting for a Team Leader to manage the Woodberry Down housing officers and aim to have the successful candidate in post by end of August 2023.

The Housing Officers currently working on Woodberry Down are as follows:

- **Nicola Barker** - covering 1-40 Watersreach, Maplewood, Birchwood
- **Mohammed Mayet** - covering Rowan, Hornbeam, Reservoir
- **Ayse Maguire** - covering Berryside, Bluebell, Honeysuckle, 41-84 Watersreach, 268 Green Lanes

4.2 Estate Walkabouts

Estate walkabouts with WDCO and other key stakeholders take place on the 1st Tuesday of every month. The May walkabout was cancelled due to sickness. The next will take place on 6 June 2023.

4.3 Estate Wide Pest Control Update

An estate wide Pest Control Strategy meeting was held on 25 April 2023. Berkeley, NHG, Hackney and Rendal & Rittner attended and minutes will be circulated shortly.

4. COMMUNICATIONS

NHG continue to attend the monthly Woodberry Down Communications Group and supported completion of the Woodberry Down Communication Activity Planner and contributed towards the Woodberry Down Newsletter. NHG are also part of the Kings Coronation Working Group, which was meeting on a fortnightly basis.

