

WDCO Report February 2023



1. DEVELOPMENT PROGRESS

1.1 Phase 2 Block D & B

All homes have sold (except one in block D retained to use as a show flat for Phase 3). This is a temporary solution to help residents visualise the homes until the new show flat is handed over in June 2024.

1.2 Phase 3

Phase 3 build programme is progressing well, and the first handovers remain on track for September 2024. The snagging is due to commence soon with NHG and our team of consultants ensuring that we deliver high quality homes for our residents. The Management Strategy discussion between NHG and Berkeley Homes has been scheduled for the 27 January. This meeting will look at apportioning management responsibilities such as; the Heat Network, estate and block costs. Once agreed, the service charge costs will be finalised and updated.

We have concluded the tenant's choice sessions and the 12 choices have been submitted to Berkeley Homes. No further changes can be made to the choices due to the build programme and any new allocations will receive the package that was installed in the property. A lessons learnt workshop with NHG, Berkeley and LB Hackney will be scheduled to improve the process for Phase 4.

A site walk with the NHG Sales and Marketing Team occurred on the 7 February to view the customer journey to the show flat. This is to help plan for the Phase 3 show flat launch in June 2024.

1.3 Phase 4 and the Masterplan

The detailed Phase 4 planning information was distributed to the Delivery Partners on 12 September 2023 to review and provide feedback. Berkeley have incorporated NHG's feedback and NHG supported the planning submission on 9 October 2024. Berkeley advised that it will go to the March planning committee.

Berkeley chose to delay the Masterplan consultation events until late November 2023, with four consultation events held in November. A second round on consultation with a further four events, three in-person and one webinar, will be held in February ahead of a planning submission in March.

2. SOCIO ECONOMIC UPDATE

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

Following the presentation to WDCO Board and members at their board meeting on 18 January 2024, Social Life will be incorporating the feedback and comments taken into the final report, along

with comments from the other Delivery Partners. The report is due for completion and distribution by March 2024.

2.2 Partnering with the West Reservoir Water Centre

NHG are happy to announce we will be continuing working with the West Reservoir Centre in 2024. This is following a successful pilot project in 2023, through our funding we held an Open Day, specifically targeted at local families and groups. The day had over 120 people in attendance and gave young people and families the opportunity to try kayaking or sailing. The event received great feedback from locals who had never been able to get on the water at the centre before. Following this, the centre ran a Stage One Royal Yachting Association (RYA) Sailing Course, specifically for eight young people from the Open Day who lived in N4.

For 2024, we will be delivering 2 x Stage One Sailing Courses, including outreach activities in the local community, another community Open Day and provide support to the young people that attend the RYA sailing course to continue with watersports through the promotion of activities and further training.

This is an important initiative to continue due to an identified problem regarding a lack of both local and ethnically diverse representation in watersports activity at the West Reservoir Watersports Centre. Both the centre and NHG are committed to looking at how we can break down these barriers and improve access and opportunities for all through this partnership.

2.3 Woodberry Down My Place project

NHG have been having discussions with the team at Manor House Development Trust who are delivering this project to discuss the priorities of years 2 and 3 of this project. Discussions have included funding, exploring ways in developing a youth strategy for the area and ideas to grow the number of young people involved as Community Ambassadors.

3. OPERATIONAL UPDATES

3.1 Woodberry Grove North Sewage System

D&L are due to complete works on the buried sewage pipework w/c 12 February. This will then allow New Haden Pumps to fit the new uprated sewage pump in the existing chamber. D&L have also upgraded some manholes in the public area to the rear of Ashview Terrace.

Enhanced maintenance of the sewage system continues at no cost to residents whilst these works are completed.

4. HOUSING MANAGEMENT UPDATES

4.1 Service Charges

We regret the delay in addressing outstanding historic service charges at Woodberry Down and acknowledge the service shortfall. Our focus is reviewing the 2020/21 accounts and publishing the 2021-22 and 2022-23 accounts, with a commitment to improving future service charges. We will provide an update on the service charge accounts at the next WDCO Board meeting on 15 February.

5. COMMUNICATIONS

NHG continue to meet with the communications leads for Berkeley Homes and LB Hackney and all partners will be contributing to the next Woodberry Down publication which will be an Annual Highlight report for 23/24 and will celebrate 15 years of the regeneration programme.