

WDCO Report July 2024



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 12 September 2024. NHG, Berkeley and LB Hackney met on 11 July to discuss the occupation strategy for residents moving into Woodberry Down this September. Residents will receive a welcome letter from NHG which sets out the next steps. We will also contact residents to discuss rent, service charge, affordability and arrange viewings for residents to see their new home. LB Hackney will be contacting residents to book in their removal time slot so that we can manage the volume of residents moving in at once.

A meeting between WDCO, NHG and Public Voice has been scheduled on 25 July to discuss the management strategy and service charge figures for Phase 3. NHG will explain the rationale behind the decision to appoint R&R and answer questions relating to the management structure and service charge.

1.3 Phase 4 and the Masterplan

The Phase 4 planning application was approved by LB Hackney's planning committee on 08 May. No change in the programme, demolition forecast to commence in the summer of 2025.

The 2024 Masterplan submission was shared with NHG and LB Hackney in April and NHG had fed back their comments which Berkeley are working through to address. The comments are primarily around; height, density, sun light / day light and estate servicing arrangements to ensure the best quality homes and affordable service charges for our future residents.

2. SOCIO ECONOMIC UPDATE

2.1 Business start-up course funded by NHG

Since the last update, this pilot course has been completed with great success. For 5 weeks over April and May, The Rebel School delivered the business startup course in the HCD business incubation space at 8 Woodberry Down (above The Gym). The course was aimed at anyone who has thought about starting a business to earn some money doing what they love - no matter anyone's background or circumstance.

The course gathered huge interest with an initial 72 residents registering. Over the 5 weeks an average of 25 residents attended the weekly sessions, exceeding our targets.

We are working with LBH's Hackney Impact programme on how the attendees can be supported through their extensive programme including an area of support being offered is free desk space at 8 Woodberry Down to help incubate and grow businesses for 6 months. The Rebel School will provide a full evaluation in the coming weeks, which we can update the WDCO Board on the outcomes and the next steps for this programme.

3. OPERATIONAL UPDATES

3.1 Woodberry Grove North Sewage System

D&L (below ground sewage pipework contractor) and New Haden Pumps (sewage pump installation contractor) have met with NHG staff on site. The new pumps are planned for installation at the end of June. In the meantime, D&L are taking more maintenance responsibility from ECG to improve the service and remove the possibility of flooding that has occurred recently.

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

4. PLACES AND ESTATES UPDATES

4.1 Vital Energi Billing and tariffs

We understand there have been some issues with Vital which we are currently working through. A further update will be sent to residents and stakeholders w/c 15 July.

4.2. Service Charge

Our estimated timeframe for the outcome of our service charge review was shared with WDCO and stakeholders at the June board meeting and followed up in writing. There are no further updates at this stage.

We are currently reviewing the 2023/24 accounts and these will be shared with residents in due course.

5. COMMUNICATIONS

The Woodberry Communications Group has now been reconvened and will be producing in consultation with WDCO a revised Communication Strategy and Action Plan. The first draft of the new strategy will be ready by September 24.