

WDCO Report May 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 September 2024. NHG are finalising the Phase 3 show home design and will begin dressing the interiors towards the end of May. This will allow PPE free viewings to the show flat so that buyers can view a physical product and see the latest specification. Show home viewings will commence from late June and there will be a one and two bed available for purchasers to view. This will free up the remaining unsold home in block D that is currently being retained as a show flat.

The community space design has been agreed with Berkeley and meets the PDA specification. NHG are engaging with potential occupants that meet the PDA requirement of providing a space for the local community.

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 it is going to the London Borough of Hackney's planning committee on 08 May.

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, were held in February ahead of the planning submission in May. The 2024 Masterplan submission was shared with NHG in April and NHG had fed back their comments.

2. SOCIO ECONOMIC UPDATE

2.1 Business start-up course funded by NHG

NHG is partnering with The Rebel School and is funding a 5-week business startup course on the estate which started at the end of April. The course is aimed at anyone who has thought about starting a business to earn some money doing what they love, how to work out the next steps to do this - no matter anyone's background or circumstance. This course is open to everyone and anyone, and even if you don't have an idea, The Rebel School is here to help.

For the past two weeks the course has been attended by over 30 local people and they have been finding out how to turn their idea into a business and the importance of sales and marketing. We

are working with HCD, who have given us the business incubation space at 8 Woodberry Down (above The Gym) to deliver the course.

We are working with LBH's Hackney Impact programme on how the attendees can be supported through their extensive programme after the 5 weeks have been delivered. One area of support being offered is free desk space at 8 Woodberry Down to help incubate and grow businesses for 6 months.

Further details and outcomes will be shared once the course is finished.

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 Billing / Heating & Hot Water

WDCO, Councillors and the ITLA met with NHG Heat Network team last week to discuss issues with Vital billing. NHG have drafted communications (including a cover letter, FAQ's and a 'How to Guide') to explain and assist residents. These will be circulated to all once approved by partners.

The plantroom pump and boiler replacement at Rowan & Hornbeam is now complete. Vital will return to check the flow/pressure at the affected properties.

4.2. Service Charge

We have completed the review of service charge accounts for all blocks for the financial years 2020-21, 2021-22 and 2022-23. Work to confirm balances and how any credits will be applied to resident rent accounts or to Housing Benefit/Universal Credit, is underway. We will request stakeholder feedback on our communications before finals are sent. We aim to provide a timeframe on this in the next two weeks.

5. COMMUNICATIONS

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