



WOODBERRY DOWN ROUNDTABLE REPORT



JUNE 2021

Woodberry Down Roundtable Report June 2021

1. DEVELOPMENT PROGRESS

1.1. Phase 2 Block B

Block B is progressing well. Quality controls are ongoing, and handover of the properties has been scheduled for 15 October 2021.

Two properties have been identified to be used as the Marketing Suite and an office for the Sales team. The two units have been dressed and are currently being used.

1.2. Phase 3

Following planning, BHL are progressing with demolition. The draft Build Agreement and lease plans have been circulated and negotiations have commenced between the partners.

1.3. Phase 4 and Masterplan

The Design Committee have appointed the consultant team and recently held its introductory meeting. NHG met with consultants and shared its knowledge and understanding of the estate and the people who live there, w/c 4 May 2021. Early meetings have covered resident engagement and design of the central square in Phase 4.

1.4. Socio Economic

1.4.1. Woodberry Down – Youth consultative forum

NHG and Berkeley Homes have jointly funded a piece of work to scope out and set up a WD Youth Consultative Forum, using co-creation and working closely with our regeneration partners as well as other agencies such as Young Hackney - The Edge and Hackney's Young Futures commission and local young people, to collaborate in this project. We commissioned Year Here (a social innovation consultant agency that provides multidisciplinary teams to design and deliver social innovation projects to help enhance the impact of the social needs of the client) to deliver this element of the project. This work was commissioned as a direct result of the 'Understanding Woodberry Down' report which highlighted the lack of youth engagement and their influence on the regeneration programme.

1.4.2. Project update – June 2021

Project handover happened at the end of April, where NHG and BHL were presented the findings of the projects team's research, outcome of discussions with stakeholders, introduction of STAY and recommendations going forward. We gave the team some feedback on what is required for a Summary report about this stage of the project and the first draft is currently be reviewed by NHG and BHL and once agreed and completed will be distributed to partners. We are currently using this time to explore training providers that can offer support to the leadership team of the forum to capacity build them as a group, and to engage with young people across the estate, and provide them with skills to effectively engage in the upcoming masterplan consultation. The next stage will be the

incubation period (estimated as 6 months), where an organisation will be in place to manage the forum and coordinate the training to empower and grow the initial group.

1.4.3. So who are STAY?

STAY stands for Social Trust Access Youth and there are currently 4 members who came forward to be part of the youth forum during Year Here's 8-week project. They are very interested and engaged and are young people who live on or around the estate and are keen to work with partners in creating meaningful consultation with young people and the regeneration. They have created a mission "To improve the wellbeing of young people in Woodberry Down, and empower them to strengthen their foundations for future success" and they want to achieve this by offering mentoring, training and gaining experiences to its youth members delivered by its volunteers and partnering organisations and to elevate the voices of the young people of Woodberry Down in decisions that affects them.

Following the WDCO Board meeting on the 20 May 2021, NHG will pick up on the queries raised at the meeting and feedback the outcome in the next report.

2. OPERATIONAL UPDATES

2.1. Monthly Contract Performance Monitoring Meetings

Monthly virtual BSW (heating and hot water) and Maintenance and Electrical (e.g. intercom, lifts, car park gates) performance meetings continue to be held in partnership with WDCO. Both the last BSW and M&E meetings were held on 10 June 2021. As a result of the continued focus performance and partnership working continues to improve in the key areas. The next meeting is scheduled for 8 July 2021. All WDCO Board members are encouraged to attend.

2.2. NHG Operations Meetings with WDCO and Ward Councillors

During the pandemic NHG operations meetings have been held fortnightly, rather than monthly with WDCO and the Ward Councillor, however these have now returned to monthly meetings. Attendees include WDCO Board members, the Ward Cllr, ILTA and NHG officers. The last meeting was held on 19 May 2021. . The next meeting is scheduled to be held on 23 June 2021. .

2.3. Building Safety intrusive surveys for tall blocks at Woodberry Down

2.3.1. PEWSHAM/ BLOCK E

BHL works continue to replace the High-Pressure Laminate (HPL) panels within the podium courtyard, as well as carry out fire stopping, and signage (works began in March 2021). BHL will pick up the cost of these works. The replacement panels will be of a similar colour to those currently in place, but they will be powder coated aluminium and therefore non-combustible. The works will take approximately seven months to complete, however, should there be delays to the programme we will write to update residents. EWS1 certificates with a B1 rating have been issued for both

Bankside and Mulberry Apartment blocks at Pewsham. EWS1 certificates for Honeysuckle, Bluebell and Berryside will be issued once works are completed which is targeted for September.

We held a second residents meeting on Wednesday 17 March 2021, only one resident attended. We continue to send weekly updates, about the works, to all Pewsham residents and will hold another residents meeting in the summer, if necessary.

2.3.2. WOODBERRY GROVE NORTH

An EWS1 assessment was undertaken at Woodberry Grove North (Ashview, Birchwood and Maplewood Apartments) in partnership with BHL, on 4 February 2021, with a view to issuing EWS1 certificates to assist those who wish to sell, re-mortgage or staircase. There has been a slight delay in issuing the certificates, but BHL are continuing to chase the fire engineer to issue the certificate and NHG are keeping residents updated.

2.4. Estate and Housing Management – Service Improvement

- There are no changes to how the housing management team is working at Woodberry Down. Staff will remain primarily home based, visiting Woodberry Down only to carry out tasks that cannot be undertaken from home. This will be reviewed on a monthly basis in line with Government announcements.
- Monthly estate inspections (only NHG staff) restarted on 12 April 2021. Monthly walkabouts with WDCO and other stakeholders will re-start on 15 June 2021 in line with wider NHG policy.
- As noted before, we have received the AECOM report regarding the sewage at Woodberry Grove North. We held a residents meeting on 14 April 2021, where we presented report findings, next steps and answered resident questions. Residents and WDCO have been sent a summary of the report. As recommended in the report, we have now commissioned further investigative works and should receive this report back w/c 12 July 2021. Thereafter we will hold a further resident meeting to present the report findings/ recommendations. Updates will be provided to residents and WDCO at the monthly M&E contracts meetings. We are committed to finding a long-term solution to this problem so that this does not continue to happen.
- Two underground leaks were found at Watersreach and Reservoir. Residents were without hot water and heating whilst contractors worked to temporarily repair the leaks as fast as possible. Residents were contacted, supported and updated via text, email and via signage in the blocks. We are working with BHL to implement a permanent solution to this issue and will continue to keep residents updated.