

# WDCO Report December 2024



## 1. DEVELOPMENT PROGRESS

### 1.1 Phase 2 Block D & B

All homes have sold except one. This was previously used as a show flat and is available on the market. NHG and Hackney are reviewing whether this home can be converted to Shared Equity due to interest from a Phase 5 resident.

### 1.2 Phase 3

33 Shared Ownership leaseholders have moved into Calico House and there are 39 homes left on the market in this block. 12 tenants will move in w/c 9 December and this is being coordinated by the Decant Team and RLO. The Delivery Partners will be delivering welcome hampers to the Social Rent residents to welcome them to their new homes and provide a tenure blind experience. The hampers will include; tea, coffee, hand wash, a diffuser, toilet roll and biscuits.

NHG and Berkeley Homes have reviewed the service charges for Phase 3 with Rendall & Rittner and have secured a reduction in costs due to removing the security charges. The new figures have been shared with LB Hackney and WDCO. A letter regarding the rent and service charges for Phase 3 is due to be distributed to residents on 6 December. Preparations for the next block and lessons learnt will commence in the new year. This includes preparing residents for their upcoming move and consulting with them on rent and service charges.

The community space has been snagged by our Clerk of Works and the de-snag is booked for 11 December. Conversations are ongoing regarding whether WDCO would like to occupy the space.

### 1.3 Phase 4 and the Masterplan

Phase 4 is due to start on site in November 2025 in line with the CPO programme. NHG are reviewing the design elements ahead of Berkeley Home's Gateway 2 submittal which is targeted for the first quarter of 2025. Negotiations will commence in December 2024 with the Build Agreement (contract) to be entered into prior to the commencement of construction.

A GLA pre-application meeting was attended by Berkeley Homes, NHG and LB Hackney on 3 December with feedback expected within 8 weeks. NHG are supportive of the changes made in relation to estate servicing, amenity and the general arrangement at street level. The remaining comments primarily around; height, density, sun light / day light and would largely be dealt with during the Reserved Matters planning process that would be subject to statutory consultation.

## 4. PLACES AND ESTATES UPDATES

### 4.1. Service Charge Review

The historic service charge review is ongoing. An update was shared with residents and stakeholders in late November 2024, and we will provide further communication in the new year.

## **4.2. Proposed Service Charge Budgets for 2025-26**

The proposed service charge budgets for 2025/26, along with details of the consultation period, have been communicated to all residents by our central service charge team (either via email or posted letter).

Residents have until 15 December to submit their feedback to NHG. Additionally, residents had the opportunity to discuss the draft estimate budgets with us in person during two drop-in sessions held during the week commencing 2 December, which were reasonably well attended.

Final budgets will be issued in March 2024.

## **5. COMMUNICATIONS**

The Woodberry Communications Group has now been reconvened and will produce with WDCO a revised Communication Strategy and Action Plan. The next communications meeting will be in January 25. Winter Fest was held on the 4 December 2024, which was in partnership with Berkely Homes, NHG and Hackney Council.