



WDCO REPORT



17TH FEBRUARY 2022

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1. DEVELOPMENT PROGRESS

1.1. Phase 2 Block D & B

Block D contains 62 x Shared Ownership homes. As of the 1st February 2022 we have sold 52 homes.

Block B has now fully handed over to NHG, consisting of 72 x Shared Ownership homes and 7 x Social Rent homes. As at the 1st February 2022, 22 homes have been sold and we have 20 reserved. 6 General Needs properties have been let and we are awaiting the final nomination.

The landscaping along Spring Park Drive and the commercial area has progressed and is due to be completed on 18th February 2022

1.2. Phase 3

We have recently met on site with our Clerk of Works, part of our Quality Management Team, to brief them on the lessons learned document and help familiarise them with the project.

NHG and Berkeley presented the latest Phase 3A Social Rented layouts to Design Committee on 2nd February. The main concerns raised were around storage and washing machine locations. Berkeley/NHG are reviewing the feedback to see what can be incorporated. The Phase 3B layouts will be presented to Design Committee at a later date.

1.3. Phase 4 and Masterplan

NHG continue to be active in the design committee meetings.

2. SOCIO ECONOMIC UPDATE

Two local Woodberry Down organisations have been successful in securing funding from our Notting Hill Genesis Foundation:

- Active Within – to deliver a ‘Let’s get Active’ programme of free online and outdoor fitness classes with an additional Health Coaching services that provides those most in need with 121 supports on achieving physical & mental wellbeing goals.
- Fame Star Youth – who are working with local young people to create a feature film, learning all the processes from pre to post production, with the film being premiered at the annual Summer Screenings in August. This project is a platform to grow, showcase, and develop young people’s talent in the media.

STAY – Woodberry Youth Forum

A collaborative paper has been prepared for discussion at the February Roundtable for agreement on the work going forward and the youth consultative forum’s long-term sustainability.

3. OPERATIONAL UPDATES

3.1. 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. The last BSW and M&E meetings were held on 10 February 2022. The next meetings are on the 10th March.

3.2. NHG Operations Meetings with WDCO and Ward Councillors

NHG operations meetings with WDCO and the Ward Councillor are taking place monthly (1st Wednesday of every month). Attendees include WDCO Board members, the Ward Cllr, ILTA and NHG officers. The last meeting took place on 9 February 2022.

3.3. Estate and Housing Management – Service Improvement

Estate walkabouts with WDCO and other stakeholders take place on the 1st Tuesday of every month. The last walkabout took place on 1 February 2022 and the next will be the 1st March. We have set up a communal repairs tracker which will be monitored and reviewed at monthly operations meetings with WDCO.

Ashview Update

- Following last month's update, Clearview will be returning to carry out more Dye testing in the block to investigate any misconnections. We anticipate this will be carried out in the next couple of months and will keep residents informed.
- There are some minor remedial works which did not take place before due to issues with access. This will be carried out the same time when the Dye testing take place.
- AECOM are in process of carrying out a Flood and Drainage survey at Ashview. The aim of this will be to identify any further issues within the drainage system itself – an update will be provided.

Watersreach and Reservoir

Following the issue with the heating and hot water at Watersreach and Reservoir last year, NHG and Berkeley have worked together to resolve these issues. Following further investigation works around the pipework at 'Sub Station 2, Within Bike Store, 41-84 Watersreach Apartments' it was confirmed that some minor remedials need to be completed. This has been agreed and Berkeley will shortly complete these minor works.

Service Charge Update

We wrote to residents and WDCO/ITLA to update on an error in the 2022/23 service charge estimate letters sent in December 2021. Unfortunately, due to an IT systems issue the adjustments and changes that were requested were not taken into account. We are working with our service charge team to ensure the adjustments are made and accurate estimates are sent to residents by the beginning of March 2022.

We have also launched a project looking specifically at our service charge process and what improvements we can make and be able to introduce these improvements for the next round of service charges.