



WDCO REPORT



19TH MAY 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 9th May 2022, we have sold 52 homes.

Block B consists of 72 x Shared Ownership homes and 7 x Social Rent homes. As of the 9th May, 40 homes have been sold.

1.2. Phase 3

We are currently finalising our Fire Guardian appointment. This will complete the procurement of our Quality Management Team for Phase 3.

NHG has reviewed the feedback from the architects on the Design Committee comments and where possible these have been incorporated. A further session to review the layout with the Design Committee is proposed for 23rd May.

LB Hackney hosted the first drop-in session for existing residents who are due to move into Phase 3 on 20th April at the Redmond Centre. This was an introduction to the decant and allocations process. Further sessions will be held as the process progresses and the NHG Development team will be involved in future sessions to talk through the tenant's choice.

1.3. Phase 4 and Masterplan

NHG continue to be active in the design committee meetings, which are currently focused on Phase 4.

2. SOCIO ECONOMIC UPDATE

2.1. NHG & Arsenal in the Community – Community planting day

During the Easter holidays a group of young people from Arsenal in the Community, supported by our contractor Mears, helped to replant some of the flowerbeds in the communal garden at Watersreach and Reservoir. The event was an opportunity for them to learn about the on-going regeneration of the estate and contribute to revitalising some of our outdoor communal areas.

The group of 12–18-year-olds are all regulars on Woodberry Down, who play weekly football, led by Arsenal in the Community, on the estate's MUGA pitch. Off the pitch, they brought the same energy and enthusiasm as they set about planting new flowers and plants for the residents of Woodberry Down, with excitement not usually associated with gardening.

They also had the opportunity to chat with members of NHG's Social & Economic Team about our work experience and mentoring programme, as well as careers in the housing sector.

It was a day of community-driven outdoor fun, and a great example of how partnership working supports our communities.

See photos below.

2.2. WD Jubilee celebration event

NHG along with the other partners will be supporting the WD Jubilee celebration event due to take place on Sunday 5th June taking place by the Redmond Community centre. This will be an opportunity for the local residents to share food together and celebrate the Queen's special day.

3. OPERATIONAL UPDATES

3.1. Monthly Contract Performance Monitoring Meetings

Monthly virtual BSW (heating and hot water) and Mechanical 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 14 April and 21 April 2022. The next one will be on the 12 May 2022.

BSW (heating and hot water):

- The replacement boiler at Watersreach has been installed which means both boilers in the plantroom are now operational.

Mechanical and Electrical:

- NHG Contractor Clearview attended on the 11th and 12th April to carry out remedial works for the sewage system at Ashview Apartments as well as cleaning and surveying the foul water tank. We are awaiting the results carried out from the survey. NHG consultant AECOM have provided NHG with the initial flood and drainage recommendations which we are in process of reviewing. We will be working with AECOM and internal departments within NHG over the next month to understand what works will need to be carried out and next steps. We will provide an update to residents once we have concluded what works need to be carried out.

3.2. NHG Operations Meetings with WDCO and Ward Councillors

NHG's Resident Involvement Manager attended the Operations Meeting on the 12th April and presented the various ways that residents can engage and become involved. Presentation slides were sent to WDCO and ITLA so they can discuss this with residents who they engage with. The last Operations Meeting was on the 10th May.

Heating Tariffs – NHG's Executive Board will consider in May a report on heating tariffs for all schemes with a Heat Network across NHG – including those operated by NHG on Woodberry Down. We expect the outcome of any changes will take effect around August. Communication and support information will be sent to residents in blocks operated by NHG,

giving 30 days' notice of any increases. Those residents will benefit from the current rate until the new tariffs come into effect.

HACT Energy Hardship Fund - We made over 100 referrals to the Energy Hardship Fund for those residents who do not use a pre-payment meter. We are awaiting to confirm how many of these residents were successful in obtaining a voucher. Also the CAB and PocketPower projects still continue which are funded by NHG – the services for which continue to be accessed.

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 3 May 2022 and the next will be the 7 June 2022.

4. Communications

NHG continue to attend the monthly Woodberry Down Communications Group. NHG contributed to Woodberry Down yearly summary brochure and in the preparation for WD newsletter.

Photos - NHG & Arsenal in the Community – Community planting day

