



# WDCO REPORT



20<sup>TH</sup> JANUARY 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 4th January 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 10th January 2022, 20 homes have been sold and we have 17 reserved. 6 General Needs properties have been let.

### 1.2. Phase 3

NHG is finalising the procurement of its Quality Management Team. We will do another walk of previous phases and review design and specification issues from earlier phases once the Clerk of Works is appointed.

NHG has also forwarded the lessons learned documents to Berkeley Homes design and construction teams so that they can see exactly the issues raised by WDCO. NHG and Berkeley will work together to address them through Phase 3 detailed design and construction period.

NHG has proposed to Berkeley and LB Hackney that once the Phase 3 Social Rent layouts are 'frozen', we bring them back to Design Committee so that all Partners can see the improvements NHG and Berkeley have made since the planning application stage. We estimate these will be presented in February 2022.

### 1.3. Phase 4 and Masterplan

NHG continue to be an active in the design meetings – the most recent of which was on 5th January 2022.

## 2. SOCIO ECONOMIC UPDATE

Notting Hill Genesis supported Berkeley Homes with the preparing of and delivery of Christmas Hampers for our vulnerable residents across the estate. On Friday 17<sup>th</sup> December working alongside Woodberry Aid, 65 food hampers including a special voucher as a gift from BH and NHG. Hampers contained a selection of fresh and dried/tinned foods with considerations for dietary and cultural requirements. Food was donated to Woodberry Aid by a number of projects, like the Felix Project, a London-based organisation that tackles poverty and food waste.

### **STAY – Woodberry Youth Forum**

The mentoring and training programme to capacity build the members of STAY will be commencing this month. A collaborative paper is being prepared for submission to a future 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 15 November and 9 December 2021. The next meetings will take place on 13 January 2022. All WDCO Board members are encouraged to attend.

#### 3.2. NHG Operations Meetings with WDCO and Ward Councillors

NHG operations meetings with WDCO and the Ward Councillor are taking place monthly (1<sup>st</sup> Wednesday of every month). Attendees include WDCO Board members, the Ward Cllr, ILTA and NHG officers. The last meeting was held on 5 January 2022.

#### 3.3. Estate and Housing Management – Service Improvement

The estate and housing management team will remain primarily home based, visiting Woodberry Down only to carry out tasks that cannot be undertaken from home. This will be reviewed monthly, in line with NHG and Hackney guidance.

Estate walkabouts with WDCO and other stakeholders take place on the 1<sup>st</sup> Tuesday of every month. However, this month's walkabout will take place on 11 January 2022. Please note, we will only ever change or postpone the date of a meeting if completely necessary. Councillor Young has been invited to attend this month at the request of WDCO and the ITLA. We have set up a communal repairs tracker which will be monitored and reviewed at monthly operations meetings with WDCO.

##### Ashview Update

- We carried out jetting of the lines within the drainage system and also unblocked the pumps at Ashview Apartments on the 21<sup>st</sup> December. Despite this on the 30<sup>th</sup> December we experienced a minor overflow. ECG attended and found the pumps blocked with wet wipes/rag being placed through the drainage system which caused the blockage.
- AECOM (our consultant) have been to site again and have confirmed that there are a number of missed connections within a column of the block which includes 4 flats. AECOM have recommended that Clearview now carry out more dye testing to try and identify other missed connections in other parts of the block. This work will be undertaken shortly.
- There were also a number of minor remedial works which did not take place due to issues with access. We are arranging for Clearview to reattend to undertake the works.
- AECOM will be returning to Ashview to carry out a Drainage and Flood Survey report. The aim of this will be to identify any further issues within the drainage system itself. This is an on-going investigation and as such AECOM's will produce a

report upon completion of the drainage survey and any additional works – at which point we will updated residents.

#### Watersreach and Reservoir

- We had a communal leak at Watersreach at the end of November 2021 from the cold-water supply pipework. Water had to be isolated which affected residents in both Watersreach & Reservoir. There was also a communal leak into the 4th floor corridor at 2-20 Reservoir on 21 Dec 2021 from the cold-water supply pipework. The leak was repaired and communal carpets wet vacced to remove excess water. Further remedial works will be carried out to make good the area once the ceiling and walls have dried out.
- Following the issue with the heating and hot water in Watersreach and Reservoir last year, NHG and Berkeley work together to resolve the issue. This included excavation of pipework at a number of areas and the replacement of some pipeworks to resolve the issue and a joint site visit took place in November to review the works. These were all confirmed as good but it was agreed that further investigation works would take place around the pipeworks at 'Sub Station 2, Within Bike Store, 41-84 Watersreach Apartments' and as such a groundworks team will attend with BSW on Thursday 13 January 2022 to excavate the area and inspect pipework. If remedials works are required Berkeley will arrange for these to be carried out. The issues experienced at Watersreach and Reservoir will be discussed at a meeting with all parties involved in Phase 3 shortly to ensure this does not happen again elsewhere.