

## **WDCO Chair Annual Report 2023-2024**

I want to take this opportunity to extend my appreciation to the Board, our partners, and all stakeholders for their unwavering dedication and collaborative efforts throughout the year.

Since our last AGM, one of the key issues we addressed was the Phase 4 Planning Application. Due to changes in building regulations, there were some delays, and we were subsequently presented with amended Phase 4 proposals. After thorough discussions, the Board ultimately decided not to support the Planning Application due to various concerns, including the number of social rented homes, the design of podiums, the public realm, servicing, and the environmental impact along Seven Sisters Road. However, despite our reservations, the application was approved by the Planning Subcommittee.

Our WDCO Design Committee representatives have also been busy this year, particularly in reviewing and commenting upon the masterplan that Berkeley is set to submit in October. While the Board has not yet taken a formal stance on the masterplan, there have been several presentations by Berkeley to keep everyone informed on the masterplan's progress.

On the Phase 3 front, Hackney has been pre-allocating social rented units. Private residents began moving in from July, while social rented tenants are set to view their properties in September, with move-ins scheduled shortly thereafter. Unfortunately, progress on Block D has been slower than anticipated, although the council has now received cabinet approval to enter into a contract with Millco.

In our ongoing efforts to advocate for residents, we have continued to address key issues such as service charges, housing concerns, and the broader regeneration of our community. Our regular meetings with the council and housing association have been crucial in ensuring that the interests of our residents remain a priority.

This year, we also held our second Community Forum since 2008, which saw an impressive turnout of 40 attendees. There was a lot of feedback we received, which was encouraging and showed there was an appetite for this form of engagement and we look forward to building on this momentum.

Unfortunately, we had to bid farewell to some esteemed partners this year. I want to express our deepest gratitude to Jaime Powell and Isobel Pierce for their many years of dedicated service; their departure marks the loss of a wealth of institutional knowledge. We also extend our thanks to Tracy Lavers and Anthony Green who are due to leave NHG in October/November.

I would also like to extend my thanks to the outgoing Board members who will not be continuing for the next term. Your hard work and contributions have been greatly appreciated.

As we look to the future, WDCO remains steadfast in our mission to represent and support the residents of Woodberry Down. We will continue to work closely with all stakeholders to ensure that the needs of our community are met and that our collective voice continues to be heard.